

2009-061945

CORPORATE SECRETARY'S CERTIFICATE
APRIL HARBOUR HOMEOWNERS' ASSOCIATION, INC.

The underlined certifies that she is the duly elected Secretary of April Harbour Homeowners' Association, Inc. (the "Association"). The Association is the property owners' association for April Harbour Condominia, a condominium project in Montgomery County, Texas, according to the maps or plats thereof of record as follows: Cabinet 1C, Sheet 34, et seq., of the Map Records of Montgomery County, Texas (Section One) and Cabinet 1C, Sheet 45B, et seq., of the Map Records of Montgomery County, Texas (Section Two), (the "Condominium").

The Condominium is subject to certain dedications, covenants and restrictions (the "Restrictions") set out in the recorded plats of the Condominium and as set out in the Declaration of Condominium of April Harbour Condominium of record under Clerk's File No. 8020720, Film Code No. 023-01-0679, et seq., of the Official Public Records of Real Property of Montgomery County, Texas, and Second Amendment to Declaration of Condominium of record under Clerk's File No. 8118560, Film Code. No. 074-01-0150, et seq., of the Official Public Records of Real Property of Montgomery County, Texas.

The Association is a Texas nonprofit corporation and a true and correct copy of the Association's current Rules and Regulations is attached to this certificate as Exhibit "A."

Signed this 8 day of July, 2009.

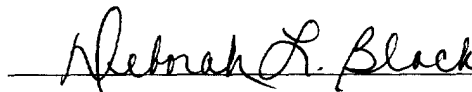
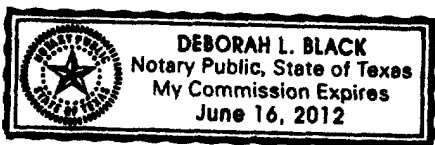


JUDY POWELL, Secretary of April Harbour Homeowners' Association, Inc.

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Sworn to and subscribed before me on the 8th day of July, 2009, by JUDY POWELL, Secretary of April Harbour Homeowners' Association, Inc., a Texas non-profit corporation.

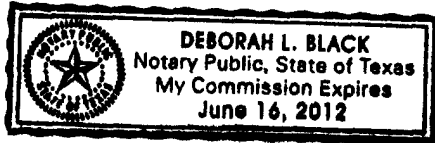


Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 8th day of July, 2009, by JUDY POWELL, Secretary of April Harbour Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Deborah L. Black
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

April Harbour Homeowners' Association, Inc.

P.O. Box ~~1061~~ 1061
MONTGOMERY, TX 77356

April Harbour Association Rules and Regulations

Violations of regulations can result in fines and/or penalty levied against Homeowners.

Monthly payments will be applied first to fines and then to Homeowners maintenance fees.

Underpayment of total due will result in delinquency in payment of maintenance fees.

1. Without prior approval, no resident shall modify, in any way, the common property. Changes to the external appearance of the building (e.g., "French doors" on patios, tiling of patio or entry areas, entry doors) must receive Board approval prior to any change being made. The policy of the Board is to approve improvements that improve or do not detract from the appearance of the property. Changes made in the past that establish a precedent for approval will be allowed, but still require Board approval prior to any work being done.
2. Nothing shall be done in any unit or common area to cause the property to be uninsurable against loss by fire or other perils.
 - a. Charcoal grills and cookers **MUST NOT BE USED ON THE BALCONIES** and shall be placed no closer than fifteen feet from the building. (Violation fine is \$100.00)
 - b. Professional smoke detectors, provided by the Association, are in each unit and must not be disconnected by the resident.
3. Homeowners and adult residents of each unit are responsible for the actions of their children, visitors, and tenants within the common areas, and in the swimming pool.
4. Entertaining in the pool area and other common grounds is to be confined to reasonable hours, Sunday – Thursday until 10:00 PM. Friday - Saturday until 11:00 PM. Parties in excess of ten participants must be cleared with Management 48 hours in advance.
5. Swimming pool rules are posted at the pool and must be observed. The pool gate is to remain closed at all times. All users of the pool must enter through the gates (keys are available to all owners). Jumping of the fence or gate damages them and is not allowed. State Law prohibits any type glass containers in the pool area; and due to the potential severity of the problem, fines will be assessed as follows: For the first offense, \$100 and/or warning at Management discretion, and \$250 for the second offense.
6. Pets must be leashed and held by owner or your agent. Pet feces must be picked up immediately. Fines for any pet running loose or for not picking up after a pet are \$15.00 for the first offense, \$40.00 for the second offense, and \$70.00 for the third and subsequent offense. Pets may be on second and third floor balconies without a leash. For ground floor units, pets may be present on hand-held leashes not to exceed 5' from the edge of the patio. Pets may not be present on the patio if owner or guest is not present. For any ground floor units with a fence approved by the board, pets may be present without a leash consistent with the rules for second and third floor balconies. Information on approved fences is available through the Property Manager/Architectural Committee.
7. Covered parking spaces are reserved. These spaces are for the transportation vehicles of unit owners only. **Non-functioning vehicles, boats, trailers, jet skis, campers, etc. are not permitted.** You may use an owner's parking space for your second functioning vehicle if you have that owner's permission. No vehicles shall be parked on the grass or in such a manner as to block a sidewalk.
8. Boat and trailer 72 hour parking area is a TOW AWAY ZONE for all vehicles except vendors, contractors, and **UNHOOKED** watercraft and trailers. Boats are not to be left full-time at the bulkhead, temporary mooring only is allowed (72 hours at the dock, 72 hours off). A \$75.00 fine per day will be assessed on the 4th day. For visits that will extend past the 72 hour limits, please contact the property manager.

9. Balconies are to be kept clear other than normal patio furniture and decorations and no unsightly items will be stored in public view including clothing, laundry, or equipment. Nothing is to be left in hallways, stairwells, or elsewhere upon the common property.
10. Each owner shall keep the windows of their unit clean and in good repair.
11. Trash is to be bagged and placed in containers in the designated area. Do not leave trash by front doors or elsewhere on the common property
12. Fireworks, of any kind, are prohibited on the property of April Harbour by homeowners, tenants, and guests. NO EXCEPTIONS. Homeowners will be assessed \$100.00 for violation of this resolution.
13. Malicious damage to common property by owners, guests of owners, or tenants of owners shall result in owner being liable for repair of damages plus a fine of \$100.00 for the first incident and \$200 for each subsequent incident in a 12 month period.

These rules are an expansion of the by-laws of April Harbour Homeowners Association and are subject to amendment, as deemed necessary by the Board of Directors. Notification will be given of any modification by the Board. Please report violations of these rules to the property manager, Rynley Property Management - office number (936) 582-6744, alternate number (936) 718-6358.

FILED FOR RECORD

2009 JUL 14 AM 9: 06

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

JUL 14 2009



Mark Turnbull
County Clerk
Montgomery County, Texas

7/7/09 4:30 p.m.