

B-0715.1

**CERTIFICATE OF CORPORATE RESOLUTIONS
OF
BOARD OF DIRECTORS**

VILLAGE OF KINGS LAKE HOMEOWNERS ASSOCIATION, INC.

Relating to the Adoption of

**RULES AND REGULATIONS
(Establishing Administrative Charges Policy)**

The undersigned Officer of **VILLAGE OF KINGS LAKE HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation ("Association"), does hereby certify, that at a regular meeting of the Board of Directors ("Board") of the Association held on February 7th, 2023, with at least a majority of the Board of Directors being present, the following Resolutions were duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain (i) "**Declaration of Covenants, Conditions and Restrictions**" recorded on October 8, 2004 under Harris County Clerk File No. X976850 of the Real Property Records of Harris County, Texas, and (ii) the "**Declaration of Annexation of Village of Kings Lake Subdivision Section Three**" recorded on September 4, 2013 under Harris County Clerk File No. 20130454706 of the Real Property Records of Harris County, Texas, together with all amendments thereto (collectively "Declaration"), Articles of Incorporation of the Association ("Articles"), the Bylaws ("Bylaws") of the Association, Rules and Regulations of the Association now existing or hereafter adopted ("Rules"), and policies of the Association, now existing or hereafter adopted ("Policies"); the Association, acting by and through the Board, is responsible for administering the common area and facilities, Properties and Lots of **VILLAGE OF KINGS LAKE** Sections 1 and 3, a planned unit subdivision, and the restrictive covenants set forth therein governing the Subdivision; and

WHEREAS, (i) **Article V, ¶¶ (A), (B) and (B)(vi) of the Articles** provides the Association certain rights and powers, to be exercised by its Board of Directors, including without limitation, the rights and powers conferred upon non-profit corporations by the laws of the State of Texas in effect from time to time and all powers necessary, appropriate, or advisable to perform any purpose or duty of the Association as set out in the Articles, the Bylaws or the laws of the State of Texas; and (ii) **Article III, Section 18 and 18(f) of the Bylaws** grants to the Board of Directors the power to exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Bylaws, Articles, or the Declaration; and

WHEREAS, pursuant to the authority provided by the Bylaws of the Association, the Board of Directors has deemed it necessary to adopt **RULES AND REGULATIONS** establishing an **ADMINISTRATIVE CHARGES POLICY** listing and setting forth the charges for certain activity and costs for implementing and use of various facilities in the Subdivision;

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors on behalf of the Association hereby adopts the following policy for Administrative Charges as follows:

RULES AND REGULATIONS
(Establishing Administrative Charges Policy)

A. Administration Fees and Costs

(i)	Miscellaneous Admin. Letters, Notice(s) to Owners:	\$50.00
(ii)	Deed Restriction Violation Notice, Second Notice:	\$50.00
(iii)	Return Check Fee:	\$50.00
(iv)	Payment Plan Agreement:	\$15.00
(v)	Mortgage Company Payoff Request:	\$25.00
(vi)	Mortgage Company Payoff Request, each additional request(s):	\$10.00

B. Resale Certificates, Sales Transfers, Refin. Fees

(i)	Sales Transfer Fee:	\$250.00
(ii)	Resale Certificate Fee:	\$150.00
(iii)	Refinance Statement Fee:	\$100.00

This ADMINISTRATE CHARGES POLICY shall replace and supersede any prior or existing Administrative Charges Policy heretofore established by the Association.

EFFECTIVE DATE: This ADMINISTRATIVE CHARGES POLICY shall be effective upon the recordation of this Policy as a “dedicatory instrument” in the Real Property Records of Harris County, Texas.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand at Houston, Texas, this 7th day of February, 2023.

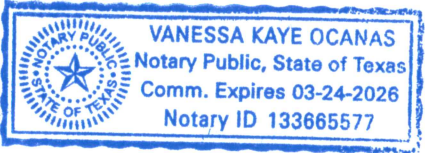
VILLAGE OF KINGS LAKE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

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By: [Signature]
Sharon L. Provost
Its: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of February, 2023, by Sharon L. Provost, president of VILLAGE OF KINGS LAKE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public in and for
the State of Texas

✓ ✓ **RECORD AND RETURN TO:**
Chesney Law Firm, P.L.L.C.
Attn: Wm. S. Chesney III
9225 Katy Freeway Suite 314
Houston, Texas 77024-1501

FILED FOR RECORD

8:00:00 AM

Friday, February 17, 2023

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, February 17, 2023

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

