

SEVENTH SUPPLEMENTAL  
NOTICE OF DEDICATORY INSTRUMENTS  
FOR  
WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The undersigned, being the authorized representative of Woodway Place Atrium Condominium Association, a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on August 23, 2011 under Clerk's File No. 20110354371, the "First Supplemental Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("First Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on September 13, 2013 under Clerk's File No. 20130472896, the "Second Supplemental Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("Second Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on February 5, 2015 under Clerk's File No. 20150050095, the "Third Supplemental Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("Third Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on April 20, 2015 under Clerk's File No. 20150159476, the "Fourth Supplemental Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on October 08, 2015 under Clerk's File No. 20150461447, the "Fifth Supplemental Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on October 16, 2015 under Clerk's File No. 20150474492, and the "Sixth Supplemental Notice of Dedicatory Instruments for Woodway Place Atrium Condominium Association" ("Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on August 3, 2017 under Clerk's File No. 2017-349421, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice and the Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

- **Certificate of President of Resolution of Board of Managers of Woodway Place Atrium Condominium Association adopting Amended and Restated Rules & Regulations**

This Seventh Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Seventh Supplemental Notice is true and correct and the document attached to this Seventh Supplemental Notice is a true and correct copy of the original.

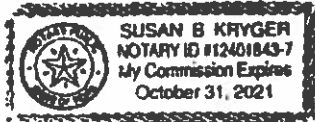
RP-2018-213056

WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION

By: *Jane W. Janecek*  
Jane W. Janecek, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 15<sup>th</sup> day of May, 2018 personally appeared Jane W. Janecek, authorized representative of Woodway Place Atrium Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



*Susan B Kryger*  
Notary Public in and for the State of Texas

RP-2018-213056

**CERTIFICATE OF PRESIDENT**  
*of*  
**RESOLUTION OF BOARD OF MANAGERS**  
*of*  
**WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION**  
*adopting*  
**AMENDED AND RESTATED RULES & REGULATIONS**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Mike Kahn, President of Woodway Place Atrium Condominium Association (the "Association"), a Texas non-profit corporation, do hereby certify at a duly called meeting of the Board of Managers of the Association ("Board of Managers") held on the 17 day of April, 2018, with at least a majority of the managers being present thereat and remaining throughout and being duly authorized to transact business, the following resolutions were duly made and approved:

WHEREAS, on or about April 23, 1980, that instrument entitled "Condominium Declaration for Woodway Place Atrium Condominium" (the "Declaration") was duly recorded in Volume 108, Page 26, *et seq.* of the Condominium Records of Harris County, Texas;

WHEREAS, Section 19, of the Declaration provides, in pertinent part, as follows:

- (19) Each owner shall comply strictly with the provisions of this Declaration, the By-Laws, the "Community Rules" now or hereafter existing, and the decisions and resolutions of the Association, adopted pursuant thereto, as the same may be lawfully amended from time to time.

WHEREAS, Article IV, Section 3(c) of the Amended and Restated By-Laws of the Association ("Bylaws") provides, in pertinent part, as follows:

The Board of Managers is empowered and may establish, adopt and amend rules regulating the use, occupancy, leasing or sale, maintenance, repair, modification, and appearance of Units and common elements, to the extent the regulated action affect common elements or other Units and enforce compliance thereof. ...

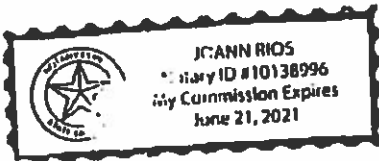
WHEREAS, Section 82.102(a)(7) of the Texas Uniform Condominium Act (the "TUCA") provides the Board of Directors of a condominium unit owner's association (unless otherwise provided in its declaration) has the power to "adopt and amend rules relating to the use, occupancy, leasing, or sale, maintenance, repair, modification, and

appearances of the units and common elements to the extent the regulated actions affect common elements or other units".

NOW, THEREFORE, BE IT RESOLVED that the attached "Amended and Restated Rules & Regulations Woodway Place Atrium Condominium Association" are hereby adopted and supersede and replace, in all respects, the previous Rules and Regulations recorded, including the "Rules & Regulations Woodway Place Atrium Condominium Association Adopted August 5, 1991 and Updated October 30, 2008" recorded under Film Code No. 211056, *et seq.* of the Condominium Records of Harris County, Texas, as well as any Board Resolutions, to date, that address the topics contained therein.

I certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolutions were approved as set forth above and now appear in the books and records of the Association.

TO CERTIFY WHICH WITNESS MY HAND on this 15 day of May, 2018.



WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION

By: Mike Kahn  
Mike Kahn, President

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 15 day of May, 2018 personally appeared Mike Kahn, President of Woodway Place Atrium Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

JC Ann Rios  
Notary Public in and for the State of Texas

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