

SECRETARY'S CERTIFICATE OF  
SANDSPOINT CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS     §  
                                   §  
COUNTY OF HARRIS     §

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07/10/06 201194933

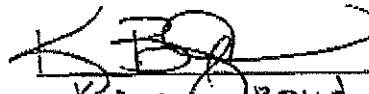
\$20.00

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified, and acting Secretary of Sandspoint Condominium Association, Inc., a Texas non-profit corporation (the "Association"), the corporation set forth and described in that certain "Condominium Declaration for Sandspoint Condominiums" recorded in Volume 99, Page 14, et seq., of the Condominium Records of Harris County, Texas, together with all amendments thereto as (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the following are true, correct and genuine copies of the following described original documents attached hereto as indicated herein below:

1. *Unanimous Written Consent of Directors of Sandspoint Condominium Association, Inc. (Fine Policy) attached hereto as Exhibit "A".*

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 5<sup>th</sup> day of July, 2006.

  
\_\_\_\_\_  
Kwan Boyd, Secretary of  
Sandspoint Condominium Association, Inc., a  
Texas non-profit corporation

FILED FOR RECORD  
8:00 AM

JUL 10 2006

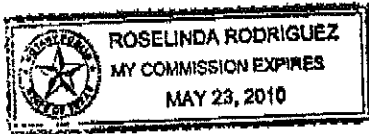
  
County Clerk, Harris County, Texas

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 5<sup>th</sup> day of July, 2006, by Kwam Boyd, Secretary of Sandspoint Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Roselinda Rodriguez  
Notary Public in and for the State of Texas

**Sandspoint Condominium Association, Inc.**  
**Deed Restriction Fine Policy**

page 2 of 3

**Fines:**

1.	Broken window or torn screen	\$50/month
2.	Damage to property by owner or renter	\$100 charge plus cost of repair
3.	Holiday decorations left up more than 10 days after holiday is over	\$50/month
4.	Exterior modifications or alterations without prior approval from the Board of Directors. This includes satellite dishes which have specific guidelines.	\$50/month
5.	Inappropriate or missing window covering or torn window coverings (White or off-white backing is encouraged)	\$50/month
6.	Unauthorized exterior improvement or exterior paint color	\$100/month
7.	Trash placed out before 6:00 pm on the day before a designated pickup day (including refuse, lawn bags, etc.) and/or trash cans stored in view, or left out 24 hours after pickup	\$50/per occurrence
8.	Operating a business out of the home that generates traffic and interferes with the peace of other residents	\$500/month
9.	Any activity disturbing the peace of other homeowners	\$100/per occurrence
10.	Odor from pet urine or feces inside patio area that is offensive to neighboring residents	\$50/month
11.	Leaving pet feces on common areas	\$50/per occurrence
12.	Barking dogs creating a nuisance to other residents	\$50/per occurrence
13.	Hurricane preparation / protection materials left up more than 10 days after occurrence	\$50/month
14.	Potted plants must be maintained and are not allowed on common areas (limit is (5) plants per front patio/balcony)	\$50/month
15.	Front patio/balcony must be maintained in orderly fashion	\$50/month

**NOTE: If the Board of Directors authorizes the demand letter in #3 above, the Association's attorney is also authorized to file the suit if no response is received.**

**Internal Use Only:**

- 1 - reg vio ltr
- 2 - cert ltr w/ 209w
- 3 - fn ltr

**Sandspoint Condominium Association, Inc.  
Deed Restriction Fine Policy**

page 3 of 3

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Amended this 24th day of January 2006, by the Board of Directors of Sandspoint Condominium Association, Inc.

  
June Giddings

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Internal Use Only:  
1 - reg via ltr  
2 - cert ltr w/ 209w  
3 - fn ltr

OFFICE OF  
DEVKILY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

196069

FILM CODE \_\_\_\_\_

SANDSPOINT CONDOMINIUM ASSOCIATION  
INC., FINE POLICY

THIS IS PAGE 1 OF 2 PAGES

SCANNER KM-4850v

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.

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 the number Sequence on the  
date and at the time stamped hereon by me, and was duly RECORDED in the  
Original Public Records of Real Property of Harris County Texas on

July 10, 2006



*Devkily B. Kaufman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was  
found to be inadequate for the best photographic  
reproduction because of illegibility, carbon or  
photo copy, discolored paper, etc. All blockouts,  
additions and changes were present at the time  
the instrument was filed and recorded.

**UNANIMOUS WRITTEN CONSENT OF DIRECTORS**

**OF**

**SANDSPOINT CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being Directors of Sandspoint Condominium Association, Inc. a Texas Corporation ("Corporation"), do hereby consent that the following resolution is deemed to be adopted to the same extent and to have the same force and effect as if adopted by unanimous vote at a formal meeting of the Board of Directors of the Corporation duly called and held for the purpose of adopting and acting upon such resolutions, and by signature hereon, the undersigned hereby waive all requirements of call and notice pertaining to meeting of said Corporation.

**WHEREAS**, the BY-LAWS, grants the Board power to manage the affairs of the Corporation; and

**WHEREAS**, there is a need to implement a FINE SCHEDULE to assist the Association in enforcing the rules and regulations of the Association;

**WHEREAS**, it is the intent of the Board to adopt the attached FINE SCHEDULE;

**NOW THEREFORE, BE IT RESOLVED THAT** the Board does hereby adopt the attached FINE SCHEDULE and a copy of which will be mailed to all owners of record;

**RESOLVED FURTHER**, that this resolution be deemed effective on this the 29<sup>TH</sup> day of January, 2006.

**APPROVED** and accepted this 29<sup>TH</sup> day of January, 2006.

Jane Findings

Abelita Hussein

EXHIBIT "A"

**Sandspoint Condominium Association, Inc.  
Deed Restriction Fine Policy**

page 1 of 3

Policy for sending out letters:

1. Upon verification of a violation, a **courtesy** letter is sent to the owner (and renter if applicable) stating the violation and action required to correct same within thirty (30) days. *Violations involving vehicles and trash require correction within five (5) days.*
2. If not corrected within thirty (30) days, or upon next inspection, a **demand** letter will be sent stating the violation, the action required to correct the violation and a statement that if the violation is not corrected within ten (10) days or if there is a subsequent violation of the same rule or any other rule set out in the enclosed Fine Schedule, that it may result in the imposition of a fine as reflected in the enclosed Fine Schedule and a statement that if a fine is imposed it will result in a lien on the property. *For violations involving vehicles and trash, a second final notice will be sent to the Owner stating the violation must be corrected within five (5) days or a fine will be imposed upon the Owner, with notice of the date the fine will be assessed.*
3. If the violation is not corrected within ten (10) days, or if there is a subsequent violation of the same rule or any other rule set out in the Fine Schedule, a **final** letter will be sent to the Owner advising the Owner and/or Renter that a fine will be imposed upon the Owner according to the attached Fine Schedule along with a description of the violation and the date the fine will be assessed. The Owner may contact Principal Management Company in writing and protest the assessment of said fine; however, contact must be made at least 5 days prior to the date the fine is to be assessed.

The Owner or other Occupant will be advised in writing of the amount of the fine to be assessed against the Owner and that he/she has the right to appeal the decision to the Board of Directors by serving the Board of Directors with a written notice of such within ten (10) days after the assessment of said fine.

**Note: Payment of fine amount does not grant a variance for the violation. All violations must be corrected to come into compliance. If there is a subsequent violation of the same rule, the fine amount will double with each subsequent violation.**

OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

19606B

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SANDSPOINT CONDOMINIUM ASSOCIATION  
INC., FINE POLICY

THIS IS PAGE 1 OF 1 PAGES

SCANNER KM-4850

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