



LT1-1-2012034735-1

**Corporate Certificate**  
**177 Lake Estates Homeowners Association**

The undersigned certifies that he/she is the President of 177 Lake Estates Homeowners Association (the "Association"). The Association is the property owners' association for 177 Lake Estates, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the **Restrictions and Regulations** is attached to this certificate as Exhibit "A".

Signed this 5 day of April, 2012.

**177 Lake Estates Homeowners Association**

By: Carl Schiller  
\_\_\_\_\_, President

STATE OF TEXAS  
COUNTY OF MONTGOMERY

SWORN TO AND SUBSCRIBED BEFORE ME on the 5<sup>th</sup> day of April, 2012, by Carl Schiller, President of 177 Lake Estates Homeowners Association, a Texas non-profit, on behalf of said corporation.

Ray M. Staley  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 5<sup>th</sup> day of April, 2012 by Carl Schiller, President of 177 Lake Estates Homeowners Association, a Texas non-profit corporation on behalf of said corporation.

Ray M. Staley  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**

William T. Fowler  
The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301



LT2-10

RESTRICTIONS AND REGULATIONS OF  
"177" LAKE ESTATES  
A Subdivision in Montgomery County, Texas

March 2012  
Covering All Lots and Tracts in Section I-VII

THE FOLLOWING RESTRICTIONS and REGULATIONS for "177 LAKE ESTATES SUBDIVISION" are set up for the purpose of providing for the mutual protection, enjoyment, and pleasure of all lot owners and to enhance the future value of all land in the subdivision. "TPC" as used in these covenants refers to the Texas Property Code.

**1. HOME OWNER ASSOCIATION MEMBERSHIP, VOTING PRIVILEGES AND ASSESSMENTS**

Every person or entity who is a recorded owner of any lot or tract in "177" LAKE ESTATES" is a member of the "177" Lake Estates Homeowners Association, Inc. (hereinafter referred to as "HOA"). The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of land which is subject to assessment by the HOA. Each member is entitled to one vote per platted lot or tract owned.

**Annual Meeting.** The HOA will call an annual meeting. If the HOA board does not call an annual meeting of members, a committee of owners may call a special meeting to elect directors (TPC 209.014).

**Voting Rights and Procedures.** A property owner cannot be denied the right to vote due to the property owner's delinquent assessments (TPC 209.0059). A property owner may vote in person, by proxy, absentee or electronic means (TPC 209.00592). Any property owner has a right to demand a recount of an election within 15 days after the election, provided the owner pays the cost of the recount (TPC 209.0057).

Candidates and the Candidates' relatives cannot be vote tabulators and only vote tabulators and re-counters have access to the ballots (TPC209.00594). All ballots must be in writing and signed by the property owner. Solicitation of votes by absentee ballots will be conducted per the rules in TPC 209.00592 and 209.00593..

**Annual Maintenance Fees** are mandatory for all lot owners in the subdivision as provided for in the State of Texas Property Code. The Board of Directors (hereinafter referred to as "Board") sets Annual Maintenance Fees and these fees may be amended with a majority approval vote of the Board.

Each lot/tract shall be assessed at the same rate. Ownership of non-contiguous lots may be liable for separate assessment if the elected Board of the HOA approves such action.

**Special Assessments** for capital improvements or repair of same may be assessed in any calendar year by 2/3 vote of membership eligible to vote, provided a quorum of twenty percent (20%) of the membership is present.

**Collection** methods for annual maintenance fees and other assessments will be governed by the By-Laws of the elected Board. The Board has the right to file liens and use a collection agency following guidelines contained in the By-Laws of the HOA. All expenses incurred in collection of maintenance fees, special assessments and any other fees approved in these restrictions, including reasonable attorneys' fees, will be the responsibility of the property owner. Lien judgments will accrue an interest rate of 10% per annum.

**Foerclosures** will be in accordance with stipulations in TPC 209.0091, 209.0092, 209.0093, 209.0009

**2. RESIDENTIAL, COMMERCIAL AND SPECIAL USE ZONING**

All lots and tracts in Section I-VII are single-family residential lots and shall be used for such purposes and none other EXCEPT:



Section I, Block 2, Lots 9, 10 and 11, and  
Section VII, Block 1, Lots 1, 2 and 3

These lots may be used for either residential or any type commercial purpose EXCEPT (a) The sale of alcoholic beverages (b) The sale and storage of wrecked cars or used auto parts, (c) Any business engaged in the purchase and resale of junk or salvage and d) any business which engenders undue noise.

Section VI, Block 5, Lot 2 may be used only for the purpose of a non-denominational or multi-denominational Chapel. No alcoholic beverage shall ever be allowed on the Chapel property.

TRACTS 1, 2, 3

Tract 1, adjoining Lot 7 Block Two (2) Section II and Tracks 2 and 3, adjoining the north easternmost boundaries of Lots 13 and 14 respectively of Block Two (2) Section II, are small portions of land less than lot size. Tracks 1, 2 and 3 may be used only for extensions to their respective adjoining lots. These tracts shall carry no additional building or community owned lake and recreational or voting privileges

### **3. BUILDING MATERIALS, REQUIRED FOOTAGE AND SETBACKS**

New residential dwellings shall be built on concrete foundations and/or slabs, with adequate steel and beam reinforcement commensurate with the size and type of residence to be built. All residential buildings shall have a minimum wooden, masonry, or glassed-in living area of 1,000 square feet excluding patio(s), deck(s) and garage(s).

No new building roof overhangs shall be nearer than four (4) feet from the sideline of any property or nearer than forty (40) feet from the center of the facing road.

The exterior of all buildings, except brick, stone and cedar, shall be painted. Paint is to be of one color for the entire structure with the addition of a complimentary trim colors permitted.

Commercial buildings shall be constructed of wood, masonry, or glass materials and must obtain the written approval of the "177" Lake Estates Homeowners Association, Inc. Architectural Control Committee (hereinafter referred to as Architectural Control Committee) not less than seven (7) days prior to the start of construction.

No second-hand residence or other building shall be moved into the subdivision without the previous written approval of the Board upon the review of the building plans by the Architectural Control Committee.

Architectural Guidelines as set forth in the Texas Property Code shall prevail. Architectural Guidelines may be implemented when approved by a majority Board vote and filed with the Montgomery Clerk.

### **4. RESTRICTIONS ON NON-PERMANENT BUILDINGS**

No trailer house, trailer home or mobile or manufactured home of any kind will be permitted permanent occupancy in any section or on any lot in this subdivision.

Each resident with a residence of the minimum standards listed prior retains the right to own and store/park a camper, motor home, or travel trailer on their lot(s). These recreational-type items shall be stored/parked in such a manner that they are not a nuisance or become offensive to the neighborhood; but they may not be used as living quarters. No commercial trucks or trailers with three (3) axles or more per unit shall be parked in open view on any lot.

### **5. OUTDOOR STRUCTURES**

Permanent structures defined as backyard patio and/or barbecue areas, storage sheds, towers, gazebos, and other structures apart from the main residence are permitted provided prior written approval is secured from the Architectural Control Committee and:

- a. Structure materials are new, good quality, wood, masonry or high-grade prefab material.
- b. Shed structures not more than 250 square feet in size,



- c. Structure is neat in design and appearance,
- d. Structure, if wood or steel, has two coats of paint
- e. A structure is placed a minimum of 100 feet, a carport is placed 40 feet, from the middle of the facing road line  
Carport structures, barns and garages must be built of new, wood, masonry or prefab material, painted and neat in appearance. Barns, garages and fencing require Architectural Control Committee Approval.

No fencing shall be erected, placed, or altered or added to until the construction plans and specifications and a drawing showing the location of the new fencing has been approved by the Architectural Control Committee as to the quality of workmanship, material and location with respect to the survey boundaries. Fencing material shall be of quality wood, chain link or like material. No fencing shall be of barbed wire, chicken wire or hog wire or like material. A wood frame with wire backing is permissible. Building plan approval must be secured not less than seven (7) days before construction is to begin. (County Clerk File: 2011067874)

#### **6. BUILDING PERMIT REQUIRED**

No building shall be erected, placed, altered, or added to until the construction plans and specifications and a plan showing the location of the new structure or alteration have been approved by the Architectural Control Committee as to quality of workmanship, material, harmony of external design with existing structures, location with respect to topography and finished grade elevations. Information that must be provided to the Architectural Control Committee in writing shall include but is not limited to: a) Size of building, b) Kind and quality of building materials, c) Foundation and/or slab layout, d) Septic System plan. The Architectural Control Committee must review any changes made in plans during construction prior to implementation.

Building plan approval must be secured not less than seven (7) days before ground is broken for construction. Construction will be halted until the appropriate permit is secured.

A permit or document showing evidence of Architectural Control Committee approval must be posted within fourteen (14) feet of building site prior to starting construction.

#### **7. SEPTIC SYSTEMS**

All newly installed septic systems must be permitted by the Montgomery County Environmental Health Department and must meet all county, state and federal regulations. All new septic systems installed on lake front lots shall not be of conventional design, including no use of field lines.

All septic systems shall be maintained by the Owner at all times, in a proper and sanitary condition and in accordance with Montgomery County regulations. Texas law states the drainage of septic tanks into any road, street, alley or other public ditches, either directly or indirectly is strictly prohibited. If a hazardous and/or unhealthy septic problem exists and is neglected by a property owner in the subdivision, inspection documentation may be requested by the HOA. Non-compliance could result in intervention by the Montgomery County Health Department.

No septic tank or other means of sewage disposal may be installed unless approved by the proper governing authorities having jurisdiction with respect thereto and the approval of the Architectural Control Committee.

#### **8. ARCHITECTURAL CONTROL COMMITTEE**

The Architectural Control Committee is an appointed and authorized committee of the HOA. Neither the members of the committee or its designated representatives are entitled to any compensation for services performed pursuant to this covenant. The committee is authorized to monitor and ensure compliance with all articles of these Deed Restrictions as related to new construction, renovations and improvements.

#### **9. FIREARMS AND FIREWORKS**

Firearms practice or use within the subdivision is prohibited. Firearms are defined as devices that use gunpowder.



Use of fireworks by property owners is permitted on their on property, provided the fireworks are not used at such times and places as to be a disturbance of the peace of other property owners. Each property owner is responsible for provision of safety measures and the cleanup of the firework debris from their property. Use of fireworks is strictly prohibited on the HOA-owned common areas (the parks, lakes, dams and private roads). Any expenses incurred by the HOA related to cleanup will be the responsibility of the property owner using the fireworks. Use of fireworks inside the subdivision by non-property owners is not permitted.

#### **10. GARBAGE AND TRASH PICKUP**

Garbage, trash or other refuse accumulated by property owners shall not be dumped at any place where it creates a nuisance to any resident of this subdivision. Property owners are responsible for removing all trash, garbage or litter accumulated on their property.

Trash cans located in the parks are designated for use in keeping the parks clean of refuse following picnics and meals taken in the parks. These trash cans are NOT to be used for household garbage. Each and every property owner is charged with responsibility for the actions of their guests.

#### **11. PROPERTY ADDRESSES/MAILBOX MAINTENANCE**

Property Owners are required to have the property address numbers, as assigned by 9-1-1, attached to the house, or some type of signage in a location upon the property, that is easily visible from the street. Addresses need to be easily visible for fire and emergency services. (County Clerk File: 2010095340-1)

Mailboxes are to maintain a neat appearance. Poles are to be straight and boxes maintained free of rust. Box numbers are to be on both sides of the box, or post and easily visible. Numbers on the box or post are to be correct; and if names appear on the boxes or posts, they are to be correct. (County Clerk File: 2010095340-1)

#### **12. ANIMALS**

No wild or exotic animals, horses, swine, livestock, or poultry of any kind shall be raised, bred or kept on any lot. Dogs, cats or other household pets are permitted provided they are not kept, bred or maintained for any commercial purpose. Montgomery County ordinances regarding pets shall apply. Outside pets must have adequate containment. All dogs outside their premises must be leashed.

#### **13. RENTERS**

"Renter" is defined as person/persons not listed on the property deed. It shall be the property owner's responsibility to notify the HOA if the property is owner-occupied, leased or vacant. (County Clerk File: 2010095345-1)

The property owner must inform the HOA within seven (7) days of a renter occupying or vacating the property.

Renters are defined as guests of the property owner. The property owner must personally request the issuance of 177 Lake Estates Guest ID cards and vehicle decals for their renters.

The property owner of deed is responsible for providing the renter with a copy of the Deed Restrictions and for any deed restriction violations on the part of the renter. Violation letters will be sent to both owner and renter.

#### **14. PORTIONING OF LOTS**

No portion of a lot or tract (less than the whole lot as described on the plat of the subdivision filed with the Montgomery County Clerk's Office) shall ever be sold, assigned or conveyed, nor shall any undivided interest, less than the whole, ever be sold, assigned or conveyed by any lot owner of said premises, unless the purchaser thereof purchases the entire lot. In the event of a violation of the foregoing provision, then all owners of said premises so sold shall automatically without any further action of the part of anyone, forfeit voting rights in the HOA.



**15. REMOVAL OF TREES**

Trees are an invaluable asset to this subdivision and play a significant role in the value of the properties. Tree removal for purpose of building dwellings or other structures in connection therewith, the clearing of underbrush and removal of dead or diseased trees is permitted. Property cannot be cleared of trees for purpose of selling for commercial reasons.

**16. PUBLIC HEALTH NUISANCE AND UNLAWFUL USE OF PROPERTY.**

No noxious or offensive trade or activity shall be carried out upon any lot, nor shall anything be done thereon that may be or become an annoyance or nuisance to the subdivision. Offensive activity includes, but is not limited to, excessive noise, littering, storing squalid objects in public view, and parking heavy trucks or equipment in public view. No trade or business may be conducted in or from any lot, except that an Owner or occupant residing in a dwelling on a lot may conduct business activities within the lot so long as: (1) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the lot; (b) the business activity conforms to all zoning requirements, if any; (c) the business activity is consistent with the residential character of the subdivision and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other lot owners.

No lot shall be in such manner as to create a public health nuisance as defined by Texas Health and Safety Code 341.011 (2003). No lot shall be used in any manner that is illegal under the Texas State Law.

**17. EASEMENT DEDICATIONS**

"177 Lake Estates Homeowners Association, Inc." does herein dedicate, for the benefit of the lot and block owners of the subdivision, easements for rights of electricity, communications, water, gas and all other utility purposes, together with roadways as set out in the map or plate of said subdivision.

**18. SPECIAL REGULATIONS FOR ALL LAKE FRONT LOTS**

- a. Newly installed septic tanks must be a minimum of 100 feet from the nearest point to the shoreline edge with the exception of Lots 9, 10, 11, 12 and 13 of Block One (1) Section II, on which the septic tanks shall be a minimum of seventy-five (75) feet from the shoreline edge of the lake. Montgomery County Environmental Health Department has final jurisdiction in all installations and repairs of septic systems.
- b. Owners of Lots 1 through 32 of Block One, Section II and Lots 1 through 27 of Blocks One and Two, Section VI (lakefront lots) may build only wooden piers or boat landings out into the lake adjacent to their property provided these structures do not extend into the lake more than twenty (20) feet. The pier construction plans and materials to be used must be approved by the Architectural Control Committee prior to construction. The owner is to maintain the piers in good appearance and safe conditions at all times.
- c. Lots 11 and 12 of Block One (1) Section II are subject to a lake overflow easement, said flowage to be confined to a drainage ditch not more than five (5) feet in width and paralleling the northern line of Lot 11 and the southern line of Lot 12.
- d. Lot 4 and 5 of Block One (1), Section II are subject to a drainage ditch easement for waters draining into the lake.

**19. DRAINAGE**

- a. Lots 2 and 3, Block Five (5) Section V are subject to a ditch drainage and maintenance easement. Said maintenance easement shall constitute a strip fifteen (15) feet wide centered by the ditch line being the northernmost line of Lot 2 and the southernmost line of Lot 3. The above described easement area shall be used only for the purpose of keeping this natural drainage area unobstructed, but at all times must be kept accessible for this purpose.
- b. The forty (40) feet Drainage Way intersecting Block Two (2), Section V and the thirty (30) foot Drainage Way separating the north portion of Section III and a part of Block Two (2), Section V as shown on a Plat of the area filed for record on October 8, 1965 at the Montgomery County Court House is dedicated for the use and benefit of the lot owners of the subdivision. Said Drainage Ways shall at all times be kept



free from trash and refuse. Any lot owners who congest or misuse any part of either of said Drainage Ways shall forfeit their voting privileges in the HOA until such time as the violation is remedied.

Culverts: New culvert drainage installations must meet the Montgomery County standards as to size. All culverts must permit free flow of water without causing backwater in areas where driveways cross bar ditches and drainage ditches. Lot owners must consult with the Architectural Control Committee before installing a driveway. The Architectural Control Committee has the authority to request that a lot owner install the proper culvert should drainage needs dictate a change.

All natural drainage ditches shall be kept free of debris by the property owner.

Easements for the establishment and maintenance of drainage ditches wherever and whenever deemed necessary in order to provide the maximum of natural drainage shall be permanently granted by all lot owners of "177" Lake Estates to the HOA. Easements for the establishment and maintenance of waterlines adjoining and paralleling any lot boundary line shall be permanently granted by all lot owners

## **20. PRIVILEGE OF USE OF PARKS AND LAKES**

The parks (Lake "77" Park, Holly Park, Chapel Park, Dogwood Park, and Trailway Park) and the lakes (Lake "77" and Old Trail Lake) as set out on the plat of the subdivision are dedicated for the use and benefit of all lot owners, and their immediate families and guests only and shall not be open to the public. No motorized recreational vehicles shall be operated on the common grounds herein listed or in either lake. All parties using lakes, parks, roads and other facilities dedicated to the HOA shall use same at their own risk and benefit and the HOA herein expressly does not assume any liability by reason of use of such facilities.

## **21. PRIVATE ROADS**

The private road extending over the Lake "77" Dam and the private road connecting Intervale Drive and Trailway Drive are for the use and benefit of the lot owners and their immediate families and guests only. These roads shall not be open to the public including any utility or construction company. No vehicles of more than one ton are to cross these private roads. No motorized ATV's or recreational vehicles may be operated on these roads or the shoulders of these roads or on the dam.

## **22. PROPERTY APPEARANCE**

All lots shall be kept in a neat and orderly condition. Mowing of the easements on the front and sides of lots are the responsibility of the lot owner. Refuse shall not be kept or allowed on any Lot. Vehicles not in operating condition and without current license plates and registration shall not be parked or stored in open view. Antique and Collectors autos are permitted provided the vehicles are not in public view on any lot in excess of seven (7) successive days. The HOA will monitor and issue certified mail notices for violations. In the event of non-compliance with the violation notices, the Board of Directors has the option of entering the premises and removing and disposing of abandoned autos and refuse at its discretion. Cost of such removal will be the responsibility to the lot owner. Failure to pay such costs may result in a lien against the property owner.

Any building or approved structure on any lot which may in whole or in part be destroyed by fire, windstorm, vandalism or for any other reason, must be rebuilt or all debris removed and the lot restored to a sightly condition with reasonable promptness. In no case shall this time for removal exceed twelve (12) months from the date of the destruction. Plans for restoration of the property must be provided in writing to the Architectural Control Committee within ninety (90) days of the destruction. Restoration must be completed within one year from date of beginning the work.

The lot owner is responsible for maintaining the appearance of any and all structures on the lot even if the lot is not inhabited. The property is to be secured against vandalism and the lot owner is responsible for the repair of any damage caused by vandalism or natural causes. The general appearance of the uninhabited property is to be in compliance with all the other provisions in these deed restrictions. In the event of violation of this restriction, the HOA will pursue action through all remedies available to it through these covenants.



**23. VIOLATIONS OF DEED RESTRICTIONS**

If a property owner/owners, their heirs or assigns shall violate or attempt to violate any of these restrictions or covenants, the HOA may prosecute the person in violation or violation-attempt in order to prevent said party from doing so. In addition, the HOA may recover damages or other relief from such violators as provided by law.

**24. CONVEYANCE OF PROPERTIES AND DEED RESTRICTIONS**

It shall only be necessary that any deed or any conveyance of the premises located in the subdivision shall refer to these restrictions and covenants as Restrictions filed for record with the County Clerk's office of Montgomery County, Texas, and same shall become a part of the said deed the same as if copied therein verbatim.

**25. TERM OF DEED RESTRICTIONS**

The above listed terms, reservations, conditions and restrictions, renewed in July 2010, will automatically renew for each successive ten (10) year periods unless further amended or terminated by a simple majority of the eligible Members voting in any given regular or special meeting call for that purpose. Such amendment or termination must be filed for record in the Real Property Records of Montgomery County, Texas.

**RULES AND REGULATIONS FOR  
Use of All Common Areas In  
"177 Lake Estates"**

The common areas covered by these RULES AND REGULATIONS include: Lake "77", Old Trail Lake, "77" Park, Holly Park, Chapel Park, Dogwood Park, and Trailway Park.

LAKE AND PARK PRIVILEGES

1. The HOA does not provide lifeguards. All individuals who choose to conduct any activity in, on, or near the lake do so at their own risk.
2. All lot owners shall have equal rights to use the park areas, the swimming areas and facilities constructed in and adjacent to the parks.
3. All lot owners shall have the right of trespass of a twenty (20) foot strip bordering the entire shoreline of Lake "77" and Old Trail Lake so long as said trespassing on lake front is limited to the activity of fishing and walking only.
4. Piers built by lake-front owners adjacent to their respective lots shall be private property to be used only by the respective lake front lot owners and their guests.
5. Swimming is permitted in the designated swimming areas and in front of any owner's lot, but confined to an area the width of the lot and fifty feet out into the lake. Diving from the swimming dock is not advised, the water is shallow.
6. For the safety of swimmers, fishing is prohibited in defined areas designated for swimming.
7. No lifeguard is on duty in either lake. Parents of children swimming must accept responsibility for the safety of their children.
8. Boats, floats and rafts must be removed from the lake when not in use.
9. Dogs and other animals will not be permitted in the swimming area of "77" Lakes. No dogs will be allowed in the park areas except on leash.
10. No open fires will be permitted in the parks except in portable metal grills.
11. Intoxicating beverages and any illegal substances are prohibited in the parks.
12. All bicycles and motorized vehicles are prohibited on Association owned property, specifically the parks and easements.  
Bicycles are not allowed on the docks
13. Abusive language, and offensive, unlawful or inappropriate behavior will not be permitted in the parks or swimming areas.

BOAT LAUNCHING

All lot owners have equal rights to use of the boat launching facilities provided in Lake "77" Park. Vehicles and boat



trailers are to be parked outside of the boat corridor to prevent traffic problems. The area in front of the double gate at "77" Park is to be cleared of vehicles at all times. Lot owners of properties adjacent to "77" Park, Holly Park and Dogwood Park may not to use park frontages for personal parking.

PLANTS, FISH AND WILDLIFE

No water plants of any kind shall be brought into the lake. The Board will follow the recommendations of the State Game and Fish Commission on fish habitat construction, stocking, fertilization etc. No fish or wildlife is to be brought into the lake by lot owners. Unused bait shall not be discarded or set free in the lakes.

GAME AND FISH LAWS

All Federal and State Game and Fish Laws are to be strictly complied with. State bag limits on fish will be observed. The State Game and Fish Commission recommends that no Crappie or Blue Gill Perch that is caught should be ever thrown back while alive. No fishing or trot-lines are to be set up in the lakes.

SANITATION

No chemicals, trash, garbage, sticks, rocks, paper, bottles, cans or any other thing is to be put into the lake that will pollute it or create an undesirable condition for fishing and/or swimming. No cans or other litter is to be left on the grounds of the parks. Glass containers are prohibited in the parks and on the piers. Each lot owner is responsible for removing his own litter from the park premises.

GUESTS

Each lot owner is responsible for the actions of their guest/s while they are in the parks and lakes. This includes fishing, swimming, boating and picnics. Lot owners must secure prior approval from the Board of Directors of the 177 Lake Estates Homeowners Association for parties of more than fifteen (15) persons.

BOATS

Power for boats is limited to oars, sails or other small electric motors.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 5 day of April 2012.

177 LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Carl Schiller  
President, Title

**FILED FOR RECORD**

04/18/2012 2:26PM



COUNTY CLERK  
MONTGOMERY 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 black-outs, additions and changes were present at the time the instrument was filed and recorded.

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 Montgomery County, Texas.

**04/18/2012**



County Clerk  
Montgomery County, Texas