

BOARD RESOLUTION
REGARDING DISSOLUTION OF
THE FENCE MAINTENANCE ASSESSMENT

DATED: November, 6, 2017.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This Board Resolution ("Resolution") is made this 6th of November, 2017, by Lakes of Pine Forest Homeowners Association, Inc., a Texas non-profit corporation, of Harris County, Texas ("the Association");

WITNESSETH:

WHEREAS, the Lakes of Pine Forest Homeowners Association, Inc. is a Texas non-profit corporation governed by the Texas Property Code, specifically Chapters 202-211;

WHEREAS the Lakes of Pine Forest subdivision is located in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 530249, Plat Records of Harris County, Texas ("the Property" and/or "the Subdivision");

WHEREAS, the Association is governed by the Master Declaration of Covenants, Conditions and Restrictions ("Master Declaration") adopted on June 26, 2003, and filed in the Real Property Records of Harris County, Texas on July 9, 2003, under Harris County, Texas Clerk's File No. W818777;

WHEREAS, Article X, Section 5 of the Master Declaration provides that the Master Declaration may be amended unilaterally by Declarant for "any [...] purpose, provided that the amendment has no material adverse effect upon any right of any Owner or that the Owner or Owners so affected have consented thereto" during the period of Declarant control;

WHEREAS on or about December 17, 2013, the Association and the Barker Cypress Municipal Utility District entered into a "Storm Water Quality and Detention Pond Maintenance Agreement" ("Original Agreement") for the purposes stated therein, to ensure the common maintenance, repair, and beautification, in addition to promoting the health, safety and welfare of the community and those residents living in proximity to the affected areas. The Original Agreement was filed under Clerk's File No. 20130625650;

WHEREAS the Original Agreement provided that "For the duration of the "Storm Water Quality and Detention Pond Maintenance Agreement" [...] the Owners of each of those Lots described [...] shall be required to pay an annual Fence Maintenance Assessment Fee of \$100.00 to the Association;"

WHEREAS on May 4, 2017, the Barker Cypress Municipal Utility District and the Association entered into a "Mutual Termination of Storm Water Quality and Detention Pond Maintenance Agreement" ("Termination Agreement") which terminated the Original Agreement in its entirety;

WHEREAS a copy of the Termination Agreement is attached hereto as Exhibit "A";

WHEREAS on May 9, 2017, the Barker Cypress Municipal Utility District and the Association entered into a new "Storm Water Quality and Detention Pond Maintenance Agreement" ("New Agreement").

WHEREAS A copy of the New Agreement is attached hereto as Exhibit "B";

WHEREAS the New Agreement does not contain any terms creating or imposing a "Fence Maintenance Assessment" on any of the Lots within the Association;

WHEREAS pursuant to the terms of the Original Agreement, the Fence Maintenance Assessment was in force and effect only for so long as the Original Agreement was in effect;

NOW, THEREFORE the Association files this Resolution for the purpose of filing the Termination Agreement and the New Agreement in the County's Real Property Records, as well as to catalogue and expressly record the dissolution of the Fence Maintenance Assessment;

Dated: November 6, 2017

Mohamad Hijazi
Lakes of Pine Forest Homeowners
Association, Inc.

By: Mohamad Hijazi

STATE OF TEXAS §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 6th day of November, 2017,
by Mohamad Hijazi on behalf of **LAKES OF PINE FOREST HOMEOWNERS
ASSOCIATION, INC.**, on behalf of said corporation.

Hannah Langolf
Notary Public in and for the State of Texas

After recording, please return to:

LAMBRIGHT & ASSOCIATES
2603 Augusta, Suite 1100
Houston, TX 77057

