

**RESOLUTION ESTABLISHING MANDATORY COMMUNITY SERVICE FEES FOR
HUNTER'S RIDGE VILLAGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Hunter's Ridge Village Community Association, Inc., (the "Association") a Texas non-profit corporation, is the governing entity for Hunter's Ridge Village, Section One, Section Two, Section Three, and Section Four, additions in Harris County, Texas according to the map or plats thereof recorded in the Map Records of Harris County, Texas under Clerk's File No. F625111, G899341, H790943, and K136890, respectively along with any amendments and replats thereto (collectively referred to as the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions, the First Amendment to Declaration of Covenants, Conditions and Restrictions for Hunter's Ridge Village, and the Hunter's Ridge Village, Section One, Section Two, Section Three, and Section Four Protective Covenants recorded in the Real Property Records of Harris County, Texas under Clerk's File Nos. F959936, G551775, F954087, H012759, J045501, and K247423 respectively (collectively referred to as the "Declaration"); and

WHEREAS, in accordance with its Articles of Incorporation, the Association, through its Board of Directors, is charged with the promotion of the health, safety, and welfare of the residents within the Subdivision and to fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; and

WHEREAS, in accordance with Article IV, Section 1 of the Declaration, the Association is entitled to levy and collect annual and special assessments, which together with interests, costs, and reasonable attorney's fees incurred by reason of failure to pay such assessment as required is a continuing lien upon the property against which the assessment is made; and

WHEREAS, in accordance with Article IV, Section 2 of the Declaration, the purpose of the assessments levied by the Association is, but is not limited to, the common good of the community to render constructive civic service for the promotion of the social welfare of the community and for the citizens within the Subdivision, to promote and/or provide municipal services, and to do any other thing necessary or desirable or of the general benefit to the community, including, but not limited to, mosquito abatement and police service; and

WHEREAS, Texas Property Code Section 204.010(a)(9), authorizes the Association, through its Board of Directors to impose and receive fees or charges for the use and operation of the common area and for services provided to property owners; and

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WHEREAS, Texas Property Code Section 204.010(a)(12) authorizes the Association, through its Board of Directors to charge costs to an owner's assessment account and collect costs in any manner provided in the restrictions for the collection of the assessments; and

WHEREAS, the Declaration limits the amount of lienable annual and special assessment to an amount insufficient to provide necessary services to owners, consistent with the Association's obligations; and

WHEREAS, to provide services including, without limitation: mosquito fogging and constable patrol, the Association has historically relied on the annual and special assessments; and

WHEREAS, in order to continue to provide the services to owners which are necessary to meet the Association's obligations and purpose, and to provide for the uniform levying, collection, and administration of services provided to property owners in the Subdivision, the Board of Directors has determined that it must utilize the statutory authority recited herein to make a mandatory community service fee;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association, through its Board of Directors, hereby adopts, establishes and imposes on the Subdivision, the following:

MANDATORY COMMUNITY SERVICE FEES

- 1) There is hereby imposed on each lot in the Subdivision, which is subject to the maintenance charge in the applicable Deed Restriction governing the lot, a "Community Service Fee".
- 2) The Community Service Fee is charged solely for providing community services to the property owners in Hunter's Ridge Village, Sections One, Two, Three, and Four.
- 3) The Community Service Fee will be billed annually at a rate of \$55.00 per annum, per lot, this being the annual cost per lot of providing the herein referenced services.
- 4) The amount of the annual charge may vary, as determined by the Board of Directors from time to time as it deems necessary, based on changes in the cost of providing the community services.
- 5) The various community services rendered to the owners may change in the sole discretion of the Board of Directors, and in that event, the amount of the Community Service Fee will change according to the increase or decrease in the cost of removing or adding the service(s).

- 6) The Community Service Fee will be charged to the lot owner's assessment account and will be collected in the same manner as the collection of the maintenance charge (assessments).
- 7) The due date for payment of the Community Service Fee in a given year will be the same as it is for annual assessments, as such due date is established or modified from time to time by the Board of Directors of the Association pursuant to Article IV, Section 7 of the Declaration.
- 8) This Dedicatory Instruments consists of Restrictive Covenants as defined by Texas Property Code § 202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants, this Resolution may be amended by the vote of a majority of the Association Board of Directors in accordance with applicable law.

CERTIFICATION

"I, the undersigned, being a Director of Hunter's Ridge Village Community Association, Inc., hereby certify that the foregoing instrument was approved by at least a majority of the Association Board of Directors, at an open Board meeting, properly noticed and at which a quorum of the Board was present."

By: Yean Kelley - Papp

Print Name: TERNETTE KELLEY

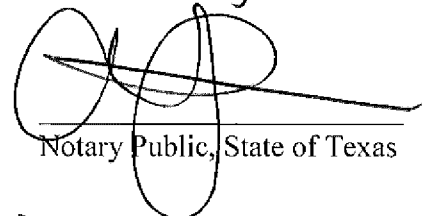
Title: Papp President
HARVCA BOARD
OF DIRECTORS

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

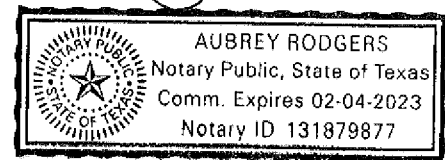
BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 22nd day of July, 2021.



Notary Public, State of Texas

Prepared and E-recorded by:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS