

**CERTIFICATE OF SECRETARY**  
*of*  
**WESTBOURNE HOMEOWNERS ASSOCIATION, INC.**  
*regarding*  
**LATE FEES, COLLECTION COSTS and DEED RESTRICTION**  
**ENFORCEMENT COSTS**

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STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

I, Kenath Fether, Secretary of *Westbourne Homeowners Association, Inc.* (Association), do hereby certify that at a regular meeting of the Association's *Board of Directors* (Board) duly called and held in February 2005, and as ratified at the May 24, 2005, meeting of the Board, with at least a quorum of the board members being present and remaining throughout each meeting, and being duly authorized to transact business, a policy was adopted regarding: (1) a late fee to be added to the assessment account for any property for which the annual assessment is not paid by February 1 of each year; (2) a fee to be added to the assessment account of a property for past due letters sent by the Association or its agent to a property owner for delinquent annual assessments; and (3) a fee to be added to the account of a property for certified letters sent by the Association or its agent to a property owner for deed restriction violations which have not been corrected.

Specifically, the Board adopted the following:

- 1) A fifty dollars and 00/100 (\$50.00) late fee shall be added to the assessment account of a property for which the annual assessments is not paid by February 1 of each year.
- 2) A fee of fifteen dollars and 00/100 (\$15.00) shall be added to the assessment account of a property for each past due letter sent by the Association or its agent to a property owner for delinquent annual assessments.

- 3) A fee of fifteen dollars and 00/100 (\$15.00) shall be added to the assessment account of a property for each certified letter sent by the Association or its agent to a property owner for deed restriction violations which have not been corrected.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

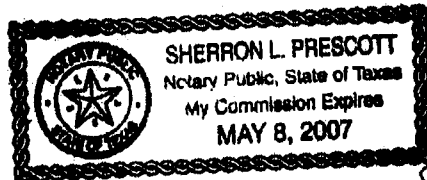
TO CERTIFY which witness my hand this the 26th day of July, 2005.

WESTBOURNE HOMEOWNERS ASSOCIATION,  
INC.

By: Kenath Fether  
Kenath Fether, as Secretary of the  
Association

STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 26 day of July, 2005, by Kenath Fether, Secretary of Westbourne Homeowners Association, Inc. on behalf of said corporation.



Sherron L. Prescott  
Notary Public in and for the  
State of Texas

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