

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the Authorized Representative of Woodlake Forest IV Homeowners Association, Inc. ("Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc." and "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc." respectively recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. 20070053194, 20070706508, 20090399152, 20120020524, 20120318528, 20140200925 and 2017-537498 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

- **Woodlake Forest IV Homeowners Association, Inc. Board of Trustees Resolution Regarding Financial Priorities.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 26<sup>th</sup> day of October, 2018.

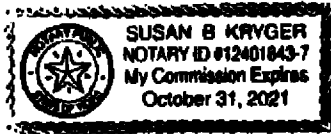
**WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.**


By:  \_\_\_\_\_  
Cliff Davis, Authorized Representative

RP-2018-490386

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 26<sup>th</sup> day of October, 2018 personally appeared Cliff Davis, Authorized Representative of Woodlake Forest IV Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

RP-2018-490386

**WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.  
BOARD OF TRUSTEES  
RESOLUTION REGARDING FINANCIAL PRIORITIES**

WHEREAS the Declaration of Covenants and Restrictions (“DCRs”) provide the framework for the Board of Trustees’ (“Board”) of the Woodlake Forest IV Homeowners Association, Inc. (“Association”) decisions regarding paying expenses from the Maintenance Fee charged our homeowners (“Members”); and

WHEREAS the DCRs provide that:

1. The Association shall use the Maintenance Fund “for the common benefit of **ALL** members” (Art. VI, Sec. 1, emphasis added);
2. The uses for the Maintenance Fund to promote the “common benefit of all members” are further specified in Art. VI, Sec. 1 and Art. XI, Sec. 2 which mandates perpetual care for the Common Properties and Common Facilities as defined in the DCRs;
3. The Board may, “in its sole discretion” give, “ preference to one purpose over another” (Art. VI, Sec. 1); and

WHEREAS, as reflected in the budgets and financial reports currently and in years past, the Board has established the following priorities for careful stewardship of the Maintenance Fund for “the common benefit of all members”:

1. Landscaping, sprinklers, and grounds maintenance;
2. Utilities and lighting;
3. Trash hauling;
4. Capital improvements and maintenance such as street repair on private streets and sewer maintenance as provided in the DCRs;
5. Pool, pool house, and tennis court maintenance;
6. Fencing and security;
7. Administrative expenses such as insurance, the directory, Woodlake Forest Community Assn. dues, audit, legal, storage room, and expenses for The Buzz and new neighbor packets;
8. Upgrades as needed; and

WHEREAS, the Association learned through the hard lessons of Hurricane Harvey the importance of a Reserve Fund to cover emergencies; and the Board deems an amount the equivalent to one year’s budget to be a reasonable Reserve Fund;

WHEREAS, if the Reserve Fund is depleted for recovery from an emergency, one of the priorities for the “common benefit of all members” is the replenishment of the Reserve Fund;

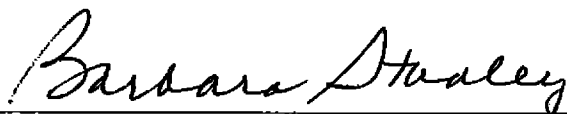
THEREFORE, BE IT RESOLVED, that the Association continue to prioritize good stewardship and use of the Maintenance Fund for the “common benefit of all members” as set out in the paragraphs above; and

THEREFORE, BE IT FURTHER RESOLVED that the Board maintain its goal of restoring and keeping the Reserve Fund at the approximate equivalent amount of one year’s budget.

ADOPTED THIS 14<sup>TH</sup> DAY OF AUGUST, 2018



Gerry Barnett, President



Barbara Stanley, Secretary

This document is being recorded as a COURTESY ONLY by Roberts Markel Weinberg Butler Hailey PC, without review and without liability, expressed or implied.

RP-2018-490386  
# Pages 5  
10/29/2018 08:45 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$28.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2018-490386