

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.", "Supplemental Notice of Dedicatory Instrument for Woodlake Forest IV Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Woodlake Forest IV Homeowners Association, Inc." and "Supplemental Notice of Dedicatory Instruments 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, RP-2017-537498, RP-2018-490386 and RP-2020-67773 ("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:

- **Certificate of Secretary of Woodlake Forest IV Homeowners Association, Inc. adopting Fining Policy.**

[The attached document was properly adopted in the open session of the June 9, 2020 meeting of the Association Board of Trustees and supersedes any previously recorded versions.]

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.

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Executed on this 11th day of June, 2020.

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



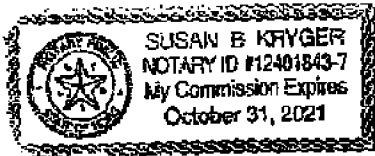
By: _____
Cliff Davis, authorized representative

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BEFORE ME, the undersigned notary public, on this 11th day of June, 2020 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



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CERTIFICATE OF SECRETARY
of
WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.
adopting a
FINING POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, LIANA HOWIE, Secretary of Woodlake Forest IV Homeowners Association, Inc., a Texas non-profit corporation ("Association"), do hereby certify that, in the open session of a properly noticed meeting of the Association's Board of Trustees ("Board"), duly called and held on the 9th day of June, 2020, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Fining Policy was approved by the Board:

WHEREAS, Article III, Section 20(f) of the Amended and Restated Bylaws of Woodlake Forest IV Homeowners Association, Inc. recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2017-537498 (the "Bylaws") provides the Board may establish a fine schedule for any infraction of the Association's Dedicatory Instruments; and

WHEREAS, Article III, Section 20(i) of the Bylaws provides the Board may enforce the provisions of the Declaration, Bylaws and the rules and regulations of the Association; and

WHEREAS, the Board believes that instituting a Fining Policy for violations of the restrictive covenants encumbering the subdivisions under the jurisdiction of the Association is necessary and desirable to assist with achieving one or more purposes of the Association.

NOW, THEREFORE, BE IT RESOLVED the below Fining Policy is hereby adopted as follows:

WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.
FINING POLICY

1. This Fining Policy ("Policy") replaces and supersedes any previous fining policy or similarly named document adopted by Woodlake Forest IV Homeowners Association, Inc. ("Association").
2. All capitalized terms in this Policy have the same meaning ascribed to them in the applicable "Declaration of Covenants, Conditions and Restrictions Woodlake Forest IV" or similarly

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named document for Sections A, B and C recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. D836442, E189316 and G990042, as each document has been amended and/or supplemented, if any, unless otherwise defined in this Policy.

3. Each Owner is responsible for assuring that the Owner and the Owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of the Association's Dedicatory Instruments [as that term is defined by Section 209.002(4) of the Texas Property Code or its successor statute] that are applicable to the properties under the jurisdiction of the Association. In the event that an Owner, tenant, occupant, guest or invitee of an Owner violates any of the provisions of the Dedicatory Instruments, the Association's Board of Trustees ("Board") shall have the authority to impose a fine as described below upon the Owner and/or occupant of a Lot under the jurisdiction of the Association.
4. The Association will, before a fine is imposed, send the Owner of the Lot the notice required by law, if any. The Board may, in its sole and absolute discretion, also provide the notice required by law, if any, to the occupant(s) of the Lot.
5. If the violation continues from day to day without intervening activity (a "Curable Violation") as determined at the sole and absolute discretion of the Board, the Fine Schedule will be as follows:

\$100.00 per day until corrected

5.1 Curable Violations - By way of example and not in limitation, the following are examples of Curable Violations:

- a. An ongoing parking violation;
- b. A maintenance violation;
- c. An ongoing noise violation.

6. If the violation consists of single occurrence (an "Uncurable Violation") or separate occurrences (i.e., repeat instances of an Uncurable Violation) as determined at the sole and absolute discretion of the Board, the Fine Schedule will be as follows:

First Violation: \$100.00 per occurrence

Each Additional Similar or Substantially Similar Violation: \$200.00 per occurrence

6.1 Uncurable Violation - A violation that has occurred but is not a continuous action or a condition capable of being remedied by affirmative action. By way of example and not in limitation, the following are examples of Uncurable Violations:

- a. An act constituting a threat to health or safety;
- b. A one-time or non-ongoing parking violation;
- c. A one-time noise violation that is not ongoing;

d. Conducting an activity or event prohibited by the Association's Dedicatory Instruments.

7. Notwithstanding any language to the contrary in this Policy, the Fine Schedule for a violation of any term or provision of Article VIII (Architectural Control) of the Declaration will be as follows:

\$200.00 per day until corrected

8. The Board is hereby authorized at its sole and absolute discretion to impose a lesser fine or no fine at all for a violation of the Dedicatory Instruments. Any adjustment to the Fine Schedule by the Board shall not be construed as a waiver of the Fine Schedule or the Dedicatory Instruments.

9. This Policy is in addition to any other remedy the Association may have to pursue a violation of the Association's Dedicatory Instruments and in no way limits or estops the Association from pursuing any other remedy to enforce the Association's Dedicatory Instruments.

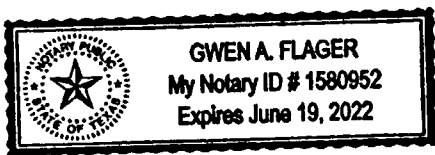
I hereby certify that I am the Secretary of the Association and that the foregoing Fining Policy was approved as set forth above and now appears in the books and records of the Association.

WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.

By: Diana Howie
As Secretary of the Association

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This instrument was acknowledged before me on the 11TH day of JUNE, 2020, by DIANA HOWIE, as Secretary of Woodlake Forest IV Homeowners Association, Inc., for the consideration and in the capacities stated herein.



Gwen A. Flager
Notary Public in and for the State of Texas

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Pages 6
06/12/2020 09:12 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$34.00

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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

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