

CERTIFICATE OF RESOLUTION  
of  
BOARD OF TRUSTEES  
of  
WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.  
(Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code)

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STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

I, Dorothy C. Thompson Secretary of Woodlake Forest IV Homeowners Association, Inc. ("Association"), do hereby certify that at a meeting of the Board of Trustees ("Board") of the Association duly called and held on the 28 day of December, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Resolution was duly approved by a at least a majority vote of the members of the Board:

**RECITALS:**

1. The property encumbered by this Resolution regarding Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code ("Resolution") is the property under the jurisdiction of the Woodlake Forest IV Homeowners Association, Inc. ("Association") per the Association's Dedicatory Instruments [as that term is defined by Texas Property Code Section 202.001(1)] and any other property which may subsequently be annexed thereto and made subject to the authority of the Association.
2. Article III, Section 20(b) of the Association's Amended and Restated Bylaws grants the Board the power to establish rules and regulations regarding the use of the Common Properties (as that term is defined in the applicable Declaration of Covenants and Restrictions).
3. On June 14, 2021, Chapter 148 of the Texas Civil Practices & Remedies Code was amended to state that a person (as the term is defined in Section 311.005(2) of the Texas Government Code) is not liable for injury or death caused by exposing an individual to a pandemic disease during a pandemic emergency unless the claimant establishes certain facts, including a failure to implement or comply with government-promulgated standards, guidance, or protocols intended to lower the likelihood of exposure to the disease that were applicable to the person's business.

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4. The Centers for Disease Control ("CDC") and State of Texas have issued guidance and recommendations for avoiding the spread of COVID-19 (collectively, the "Government-Promulgated Guidance").

5. Should the Government-Promulgated Guidance change, the Owners must comply with such altered guidelines without further action by the Association.

6. The Board wishes to adopt this Resolution in order to implement the relevant Government-Promulgated Guidance with respect to Association amenities and other Common Properties.

7. In an effort to comply with the terms of Chapter 148 of the Texas Civil Practices & Remedies Code and the Government-Promulgated Guidance, the Board adopts the following Resolution.

**Amenity Use Guidance Pursuant to**

**Chapter 148, Texas Civil Practice & Remedies Code**

1. Warning Regarding Use of Amenities and Other Common Properties. THERE ARE INHERENT RISKS INVOLVED IN THE USE OF THE ASSOCIATION'S AMENITIES AND OTHER COMMON PROPERTIES DUE TO HIGH FOOT TRAFFIC AND CLOSE PROXIMITY TO OTHERS. THESE RISKS INCLUDE BUT ARE NOT LIMITED TO BODILY INJURY, SICKNESS, DISEASE, AND DEATH RESULTING FROM EXPOSURE TO THE VIRUS THAT CAUSES COVID-19.

2. Precautionary Measures for Unvaccinated Individuals. Per the Government-Promulgated Guidance, unvaccinated individuals are encouraged to practice the following precautionary measures when visiting Association amenities or when entering other Common Properties:

- a. Get vaccinated; and
- b. Wear a face covering over your nose and mouth; and
- c. Practice social distancing by maintaining six feet (6') of distance from others who are not a member of your household.

3. Precautionary Measures for Fully Vaccinated Individuals. Per the Government-Promulgated Guidance, to reduce the risk of becoming infected with the COVID-19 variants including, but not limited to, the Delta variant, and potentially spreading it to others, fully vaccinated individuals are encouraged to practice the following precautionary measures when visiting Association amenities or when entering other Common Properties in counties of substantial or high transmission which may be found on the following CDC website: <https://covid.cdc.gov/covid-data-tracker/#county-view>: wear a face covering over your nose and mouth in public indoor settings and crowded outdoor settings.

4. Self-Isolation for all Symptomatic Individuals. Vaccinated and unvaccinated individuals should self-isolate in accordance with current CDC guidance if they begin to exhibit symptoms of COVID-19. As of the date of this Resolution, the Government-Promulgated Guidance provides you should suspend self-isolation only when:

- a. at least ten (10) days have passed since your symptoms first appeared; and
- b. you have gone at least twenty-four (24) hours without a fever without the use of fever-reducing medication; and
- c. your other COVID-19 symptoms are improving.

5. Quarantine for Unvaccinated Individuals Exposed to COVID-19. Unvaccinated individuals should additionally quarantine in accordance with CDC guidance after having close contact with someone who has COVID-19, unless the exposed individual has had COVID-19 in the preceding three (3) months. As of the date of this Resolution, the Government-Promulgated Guidance provides that such quarantine should last for a period of fourteen (14) days after the last occurrence of close contact. Close contact means:

- a. You were within six feet (6') or less of someone who has COVID-19, for a total of fifteen (15) minutes or longer;
- b. You provided care at home to someone who is sick with COVID-19;
- c. You had direct physical contact with someone who is sick with COVID-19 (e.g., hugged or kissed them);
- d. You shared eating or drinking utensils with someone who is sick with COVID-19; or
- e. Someone who is sick with COVID-19 sneezed, coughed, or somehow got respiratory droplets on you.

6. For purposes of this Resolution, you are considered unvaccinated until two (2) weeks following your final dose of a COVID-19 vaccine.

7. While the recommendations in this Resolution are current as of the date of this Resolution, individuals are strongly encouraged to visit the following websites for guidance on continually changing protocols for vaccinated and unvaccinated individuals:

- a. Centers for Disease Control and Prevention (CDC): <https://www.cdc.gov/coronavirus/2019-ncov/index.html>; and
- b. Texas Department of State Health Services (DSHS): <https://www.dshs.texas.gov/coronavirus/opentexas.aspx#protocols>; and
- c. The official governmental website(s), if any, at which Harris County, Texas, posts recommended COVID-19 protocols and/or guidelines.

The provisions of the foregoing Resolution are in addition to any other applicable rules or policies. To the extent the provisions of this Resolution conflict with any other applicable rules or procedures (other than those contained in the Bylaws or applicable Declaration of Covenants and Restrictions), the provisions of this Resolution control.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Resolution was approved by at least a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Condominium Records of Harris County, Texas.

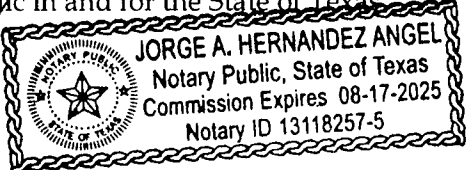
WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.

By: Dorothy C. Thompson  
As Secretary of the Association

Name Printed: Dorothy C. Thompson

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned notary public, on this 28 day of December  
2021, personally appeared Dorothy C. Thompson, as Secretary  
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 s/he executed the same  
for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas  


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