

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Catherine A. Zarate, who, being by me duly sworn according to law, stated the following under oath:

“My name is Catherine A. Zarate. I am over twenty-one (21) years of age and fully competent to make this affidavit. I have personal knowledge of all facts stated herein, and they are all true and correct.

I am the attorney for Forrest Lake Townhouse Association, Inc., a Texas non-profit corporation (the “Association”), and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as defined in Section 202.001(2) of the Texas Property Code.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded: **1.) Proof of Homeowner’s Insurance Resolution.**

The documents attached hereto are subject to being supplemented, amended or changed by the Association.

Dedicatory instruments of the Association that have already been filed in the Real Property Records are as follows:

- 1) Reservations, Restrictions, and Easements recorded March 6, 1975 under Clerk’s File No. E380175 in the Official Public Records of Harris County, Texas.
- 2) Correction to Reservations, Restrictions and Easements recorded March 14, 1975 under Clerk’s File No. E386773 in the Official Public Records of Harris County, Texas.
- 3) First Amendment to Reservations, Restrictions and Easements recorded April 18, 1975 under Clerk’s File No. E4134109 in the Official Public Records of Harris County, Texas.
- 4) Articles of Incorporation of Forrest Lake Townhouse Association, Inc. recorded December 28, 1999 under County Clerk’s File No. U147592 in the Official Public Records of Real Property of Harris County, Texas.
- 5) Articles of Amendment to the Articles of Incorporation of Forrest Lake Townhouse Association, Inc. recorded December 28, 1999 under County Clerk’s File No. U147592 in the Official Public Records of Real Property of Harris County, Texas.
- 6) Forrest Lake Townhouse Association, Inc. By-Laws recorded December 28, 1999 and recorded under County Clerk’s File No. U147592 in the Official Public Records of Real Property of Harris County, Texas.

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- 7) Summary of Policies (Rules and Regulations) for Forrest Lake Townhouse Association, Inc. recorded December 28, 1999 under County Clerk's File No. U147592 in the Official Public Records of Real Property of Harris County, Texas.
- 8) Forrest Lake Townhouse Association, Inc. Maintenance Fees Policy recorded December 28, 1999 under County Clerk's File No. U147592 in the Official Public Records of Real Property of Harris County, Texas.
- 9) Payment Plan Policy dated September 11, 2012 and recorded under County Clerk's File No. 20120495641 in the Official Public Records of Real Property of Harris County, Texas.
- 10) Forrest Lake Townhouse Association, Inc. Voting, Tabulation of Ballots, and Access to Ballots Policy recorded October 24, 2012 under County Clerk's File No. 20120495646 in the Official Public Records of Real Property of Harris County, Texas.
- 11) Forrest Lake Townhouse Association, Inc. Guidelines for Solar Energy Devices recorded October 24, 2012 under County Clerk's File No. 20120495645 in the Official Public Records of Real Property of Harris County, Texas.
- 12) Forrest Lake Townhouse Association, Inc. Guidelines for Display of Certain Religious Items recorded October 24, 2012 under County Clerk's File No. 20120495644 in the Official Public Records of Real Property of Harris County, Texas.
- 13) Forrest Lake Townhouse Association, Inc. Records Production and Copying Policy recorded October 24, 2012 under County Clerk's File No. 20120495643 in the Official Public Records of Real Property of Harris County, Texas.
- 14) Forrest Lake Townhouse Association, Inc. Guidelines for Rainwater Recovery Systems recorded October 24, 2012 under County Clerk's File No. 20120495642 in the Official Public Records of Real Property of Harris County, Texas.
- 15) Forrest Lake Townhouse Association, Inc. Guidelines for Display of Flags recorded October 24, 2012 under County Clerk's File No. 20120495640 in the Official Public Records of Real Property of Harris County, Texas.
- 16) Forrest Lake Townhouse Association, Inc. Document Retention Policy recorded October 24, 2012 under County Clerk's File No. 20120495639 in the Official Public Records of Real Property of Harris County, Texas.
- 17) By-Laws of Forrest Lake Townhouse, Inc. Amendment Number 6 recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 18) By-Laws of Forrest Lake Townhouse, Inc. Amendment Number 7 recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 19) By-Laws of Forrest Lake Townhouse, Inc. Amendment Number 8 recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 20) Amendment to the By-Laws dated July 19, 2012 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.

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- 21) Amendment to the By-Laws dated January 19, 2013 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 22) Amendment to the By-Laws dated July 18, 2013 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 23) Amendment to the Bylaws dated December 20, 2013 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 24) Amendment to the Bylaws dated December 20, 2013 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 25) Amendments to the By-Laws dated December 20, 2013 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 26) Amendments to the By-Laws dated April 23, 2014 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 27) Board Resolution dated December 20, 2005 (Rental Resolution) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 28) Board Resolution dated October 17, 2006 (Proof of Insurance) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.;
- 29) Board Resolution dated May 21, 2009 (Leasing including Application to Lease, Acknowledgement and Notice, and Affidavit of Each Proposed Occupant 18 or Over) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 30) Board Resolution dated April 19, 2012 (Mailroom Posting) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 31) Board Resolution dated April 19, 2012 (Board Meeting Minutes) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 32) Board Resolution dated April 19, 2012 (Board Minutes Reports) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 33) Board Resolution dated June 5, 2012 (Recording of Meetings) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 34) Board Resolution dated September 20, 2012 (Personnel Holidays) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.

- 35) Board Resolution dated January 19, 2013 (FLTA Personnel Policies Guides, Compensation and Benefits) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 36) Board Resolution dated December 20, 2013 (Postings on Bulletin Boards or Walls, Door, or Windows of the Mailroom) and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 37) Board Resolution (Format and Approval of Board Meeting Minutes) dated May 15, 2014 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas.
- 38) Board Resolution (Recording of Board or General Meetings) dated January 22, 2015 and recorded under County Clerk's File No. 20150057578 in the Official Public Records of Real Property of Harris County, Texas.
- 39) Leasing Resolution recorded April 8, 2015 under County Clerk's File No. 20150142564 in the Official Public Records of Real Property of Harris County, Texas.
- 40) Amendment to the By-Laws of Forrest Lake Townhouse (Owner Occupancy) recorded August 21, 2015 under County Clerk's File No. 20150380114 in the Official Public Records of Real Property of Harris County, Texas.
- 41) Amendment to the By-Laws of Forrest Lake Townhouse (Owner Occupancy) recorded September 2, 2015 under County Clerk's File No. 20150399589 in the Official Public Records of Real Property of Harris County, Texas.
- 42) Amendment to the By-Laws: Nominating & Elections recorded October 6, 2015 under County Clerk's File No. 20150458058 in the Official Public Records of Real Property of Harris County, Texas.
- 43) Policy regarding Board Actions via Email recorded October 6, 2015 under County Clerk's File No. 20150458058 in the Official Public Records of Real Property of Harris County, Texas.
- 44) Payment Plan Policy recorded October 6, 2015 under County Clerk's File No. 20150458058 in the Official Public Records of Real Property of Harris County, Texas.
- 45) Leasing Resolution recorded October 6, 2015 under County Clerk's File No. 20150458058 in the Official Public Records of Real Property of Harris County, Texas.
- 46) Personnel Policies Guide, Compensation and Benefits recorded February 8, 2016 under County Clerk's File No. 201651082 in the Official Public Records of Real Property of Harris County, Texas.
- 47) Proof of Homeowner's Insurance Resolution recorded February 8, 2016 under County Clerk's File No. 201651082 in the Official Public Records of Real Property of Harris County, Texas.
- 48) Resolution regarding Pooper Scooper and Resolution regarding Speaking at Board of Directors Meeting recorded on May 19, 2016 under County Clerk's File No. RP-2016-211981 in the Official Public Records of Real Property of Harris County, Texas.

49) Resolution regarding Feeding of Feral or Stray Animals recorded on July 28, 2016 under County Clerk's File No. RP-2016-328797 in the Official Public Records of Real Property of Harris County, Texas.

50) Amendment to the By-Laws: Dispute Resolution recorded April 26, 2017 under County Clerk's File No. 2017178062 in the Official Public Records of Real Property of Harris County, Texas.

51) Amendment to the By-Laws: Officers recorded April 26, 2017 under County Clerk's File No. 2017178062 in the Official Public Records of Real Property of Harris County, Texas.

SIGNED on this the 3rd day of **May 2017**.

Catherine Zarate

Printed Name: Catherine A. Zarate
Attorney/ Agent for Forrest Lake Townhouse
Association, Inc.

VERIFICATION

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Catherine A. Zarate, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 3rd day of **May 2017**.



Evangelina Garza
Notary Public - State of Texas

RETURN TO:



**SEARS,
BENNETT &
GERDES, LLP**

9700 RICHMOND AVENUE, SUITE 222
HOUSTON, TEXAS 77042

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FORREST LAKE TOWNHOUSE ASSOCIATION, INC.
Proof of Homeowner's Insurance Resolution

STATE OF TEXAS
COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

The original The Proof of Homeowner's Insurance Resolution for Forrest Lake Townhouse Association, Inc. was approved on October 17, 2006 and recorded under County Clerk's File No. 20140341568 in the Official Public Records of Real Property of Harris County, Texas. And subsequently the Proof of Homeowner's Insurance Resolution approved on January 23, 2016, with an effective date of January 23, 2016, and recorded under County Clerk's File No. 201651082 in the Official Public Records of Real Property of Harris County, Texas.

Effective August 1, 2017 this Proof of Homeowner's Insurance Resolution hereby amends, consolidates, and supersedes the aforementioned Resolution. All Owners are subject to this Resolution.

WHEREAS the Forrest Lake Townhouse Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Governing Documents, including, but not limited to, the Reservations, Restrictions and Easements; Articles of Incorporation; By-Laws; Rules; Resolutions; and Policies, including amendments thereto, for the Forrest Lake Townhouse community (referred to collectively as "Governing Documents"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to establish set guidelines for Homeowner's Insurance policies to provide clear and definitive guidance to property Owners when obtaining insurance coverage and providing proof of coverage to the Association.

NOW, THEREFORE, the Board has duly adopted the following *Proof of Homeowner's Insurance Resolution*.

1. All Owners of townhouses in the Association (defined as the property administered by the Board of Directors of the Association) must carry homeowner's insurance to cover all remediation and restoration required to refurbish the fabric and structure of their townhouse and to restore the townhouse to its original condition in the event of a fire, water damage, including damage caused by rising water, wind damage, or any other catastrophic event.
2. Owners are required to present to the Association at its office not later than thirty (30) days after the renewal of an existing insurance policy written proof of homeowner's insurance for their townhouse, with coverages determined at the discretion of the Association. The Association will provide notice to Owners of the required coverages periodically or upon request.
3. New Owners are required to provide the same proof of insurance at the time that they acquire ownership of their townhouse in the Association.
4. Owners who fail to provide proof of required insurance coverage to the Association by the deadline identified in Sections 2 and 3 of this Resolution will be charged a fine of \$200.00 per month until such proof is provided. The fine is not pro-rated. The fine may not be paid in lieu of an Owner contracting for homeowner's insurance with an appropriate insurance carrier in the State of Texas.

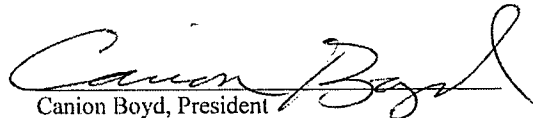
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This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any resolutions regarding proof of homeowner's insurance that may have previously been in effect. Except as affected by the Texas Property Code and/or by this Resolution, all other provisions contained in the Governing Documents or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Forrest Lake Townhouse Association, Inc., hereby certify that the foregoing Policy was adopted by at least a majority of the Forrest Lake Townhouse Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 24 day of April 2017.


Canion Boyd, President
Forrest Lake Townhouse Association, Inc.

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05/08/2017 08:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$40.00

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

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