

**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 Sarah B. Gerdes, who, being by me duly sworn according to law, stated the following under oath:

“My name is Sarah B. Gerdes. 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 is an original of, or true and correct copy of, the following dedicatory instrument, including known amendments or supplements thereto, governing the Association, which instrument has not previously been recorded: **FORREST LAKE TOWNHOUSE ASSOCIATION, INC. -AMENDMENT TO THE BY-LAWS: REMOVAL OF BOARD OF DIRECTORS.**

The document attached hereto is 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) Forrest Lake Townhouse Association, Inc. Reservations, Restrictions, and Easements recorded March 6, 1975 under Clerk’s File No. E380175 in the Official Public Records of Harris County, Texas;
- 2) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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;

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- 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;
- 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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;
- 21) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. 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) Forrest Lake Townhouse Association, Inc. Amendment to the By-Laws: Dispute Resolution recorded April 26, 2017 under County Clerk's File No. RP-2017-178062 in the Official Public Records of Real Property of Harris County, Texas;
- 51) Forrest Lake Townhouse Association, Inc. Amendment to the By-Laws: Officers recorded April 26, 2017 under County Clerk's File No. RP-2017-178062 in the Official Public Records of Real Property of Harris County, Texas;
- 52) Forrest Lake Townhouse Association, Inc. Resolution regarding Proof of Homeowner's Insurance recorded on May 8, 2017 under County Clerk's File No. RP-2017-197769 in the Official Public Records of Real Property of Harris County, Texas;
- 53) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instruments that have not been previously recorded: Feeding of Feral or Stray Animals Resolution, filed on February 21, 2018, under County Clerk's File No. RP-2018-70441 in the Official Public Records of Real Property of Harris County, Texas;
- 54) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instruments that have not been previously recorded: Display of Decorative Items Resolution, filed on December 14, 2018, under County Clerk's File No. RP-2018-560105 in the Official Public Records of Real Property of Harris County, Texas;
- 55) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instruments that have not been previously recorded: Display of Decorative Items Resolution, filed on January 2, 2019, under County Clerk's File No. RP-2019-1046 in the Official Public Records of Real Property of Harris County, Texas. This document supersedes and replaced the Affidavit and Resolution referenced in No. 54 above;

- 56) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instrument that has not been previously recorded Forrest Lake Townhouse Association, Inc. Amendment to the By-Laws: Patio Fences and Amendment to the By-Laws: Maintenance Fund, filed on June 7, 2021, under County Clerk's File No. RP-2021-317176 in the Official Public Records of Real Property of Harris County, Texas;
- 57) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instrument that has not been previously recorded Forrest Lake Townhouse Association, Inc. Bid Process and Contract for Services Policy, filed on September 1, 2021, under County Clerk's File No. RP-2021-502089 in the Official Public Records of Real Property of Harris County, Texas; and
- 58) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instrument that has not been previously recorded Forrest Lake Townhouse Association, Inc. Amendment to the By-Laws Regarding Owner Occupancy, filed on February 7, 2022, under County Clerk's File No. RP-2022-68020 in the Official Public Records of Real Property of Harris County, Texas.
- 59) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instruments that have not been previously recorded: Fines Policy, Yard/Estate Sale Resolution, and Amendment to the By-Laws: Liens, filed on August 22, 2023, under County Clerk's File No. RP-2023-321139 in the Official Public Records of Real Property of Harris County, Texas.
- 60) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instrument that has not been previously recorded: Forrest Lake Townhouse Association, Inc. Personnel Policies Guide, Compensation and Benefits, filed on September 28, 2023, under County Clerk's File No. RP-2023-373544 in the Official Public Records of Real Property of Harris County, Texas.
- 61) Affidavit in Compliance with Section 202.006 for Forrest Lake Townhouse Association, Inc., recording the following dedicatory instrument that has not been previously recorded: Forrest Lake Townhouse Association, Inc. Vehicle Registration Resolution, filed on May 3, 2024, under County Clerk's File No. RP-2024-161765 in the Official Public Records of Real Property of Harris County, Texas.

SIGNED on this the 25th day of July 2024.



Printed Name: Sarah B. Gerdes
Attorney/ Agent for Forrest Lake Townhouse
Association, Inc.

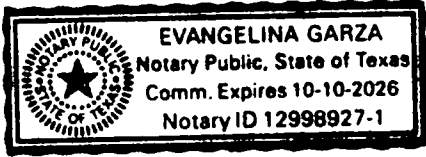
VERIFICATION

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, 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 25th day of July 2024.



Evangelina Garza
Notary Public – State of Texas

RP-2024-270088

**FORREST LAKE TOWNHOUSE ASSOCIATION, INC.
AMENDMENT TO THE BY-LAWS: REMOVAL OF BOARD OF DIRECTORS**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

BE IT RESOLVED THAT

WHEREAS, Forrest Lake Townhouse Association, Inc. (the "Association") is the governing entity for Forrest Lake Townhouses, a planned unit development in Harris County, Texas, according to the map or plat thereof, recorded in Volume 222, Page 102 of the Map Records of Harris County, Texas, along with any amendments, supplements or replats thereto (collectively referred to as the "Subdivision"); and

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, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code Section 202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants.

WHEREAS, in accordance with the By-Laws, Article XIX Amendments, Section 1, that authorizes the By-Laws may be altered, amended, or repealed by the affirmative vote of a majority of the full Board of Directors at any regular or special meeting, provided notice of said proposed amendment be contained in the notice of the meeting.

Effective July 18, 2024 this Amendment to the By-Laws, Article VII, Board of Directors, adding Section 5, hereby establishes the aforementioned Amendment. All Owners are subject to this Amendment.

NOW, THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Board of Directors hereby adopts the following:

**Article VII
Board of Directors**

Section 5. A Director may be removed from office, with or without cause, by either the members of the Association during a regular or special meeting of the membership, or by the members of the Board during a regular or special meeting of the Board. The removal of a Director requires that affirmative vote of either a majority of the members of the Association present at the called meeting or by a majority of the full Board of Directors.

This Amendment shall be effective as of the date ("Effective Date") of recording in the Official Public Records of Harris County, Texas.

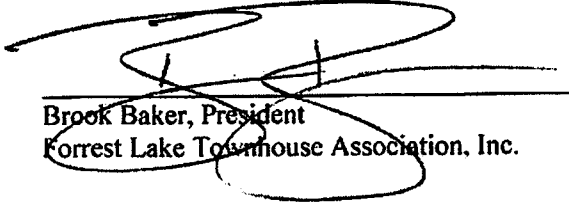
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AMENDMENT TO THE BY-LAWS: LIENS

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 18 day of July 2024.



Brook Baker, President
Forrest Lake Townhouse Association, Inc.

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Pages 10
07/26/2024 10:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$57.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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