



SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENT
for
WATERVIEW ESTATES OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the President of Waterview Estates Owners Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby amends and supplements that certain instrument entitled "Notice of Dedicatory Instrument for Waterview Estates Owners Association, Inc." filed of record in the Official Public Records of Real Property of Fort Bend County, Texas under County Clerk's File No. 2007125136 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Restrictive Covenants. In addition to the description of the document(s) imposing restrictive covenants on the Property contained in the Notice, the following document likewise imposes restrictive covenants and the title and recording information for such document is as follows:
 - a. Documents:
 1. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Ten (10) a Subdivision in Fort Bend County, Texas.
 - b. Recording Information:
 1. Fort Bend County Clerk's File No. 2008045109.
2. Additional Dedicatory Instrument. In addition to the Dedicatory Instrument identified in the Notice, the following document is a Dedicatory Instrument governing the Association.
 - a. Unanimous Written Consent of Directors of Waterview Estates Owners Association, Inc. of Resolution Adopting Fining Policy.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Fort Bend 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 the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 7 day of July, 2009.

**WATERVIEW ESTATES OWNERS
ASSOCIATION, INC.**

By:

James B. Grover
James B. Grover, President

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

BEFORE ME, the undersigned notary public, on this day personally appeared James B. Grover, President of Waterview Estates Owners 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 7 day of July, 2009, to certify which witness my hand and official seal.

Paul Savage Grover
Notary Public in and for the State of Texas

Return to:
Butler | Hailey
8901 Gaylord Drive, Suite 100
Houston, Texas 77024



157635

**UNANIMOUS WRITTEN CONSENT OF DIRECTORS
OF
WATerview ESTATES OWNERS ASSOCIATION, INC.
OF
RESOLUTION ADOPTING FINING POLICY**

We the undersigned, being all of the members of the *Board of Directors* (Board) of *Waterview Estates Owners Association, Inc.* (Association), a Texas non-profit corporation organized under the *Texas Non-Profit Corporation Act*, do by this writing approve the following resolution:

WHEREAS, the *By-Laws of Waterview Estates Owners Association, Inc.* grant to the Board the power to govern the affairs of the Association; and

WHEREAS, the Board has determined that there is a need to implement a fining policy to assist the Association in enforcing the Association's dedicatory instruments;

WHEREAS, it is the intent of the Board to adopt the attached *Fining Policy*;


NOW THEREFORE, BE IT RESOLVED THAT the Board does hereby adopt the attached *Fining Policy*, a copy of which will be mailed to all owners of record;

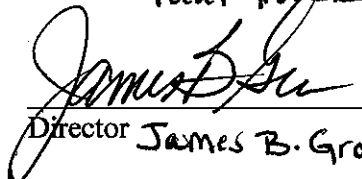
This consent is executed pursuant to Article 9.10 of the *Texas Non-Profit Corporation Act*, which authorizes the taking of action by the Board by unanimous consent without a meeting. This consent may be executed in multiple counterparts, which, when placed together shall constitute the fully executed original instrument.

EXECUTED on the dates set forth below to be effective on the latest date.

**BOARD OF DIRECTORS
WATerview ESTATES OWNERS ASSOCIATION, INC.**

| | |
|---|---------------|
|  | <u>5-4-09</u> |
| Director Sawyer Blackburn | Date |

| | |
|---|---------------|
|  | <u>5-5-09</u> |
| Director Paul Grover | Date |

| | |
|---|---------------|
|  | <u>5-5-09</u> |
| Director James B. Grover | Date |

FINING POLICY

1. Each Owner (as that term is defined by the Declaration) is responsible for assuring that Owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of the applicable Dedicatory Instruments [as that term is defined by Chapter 202.001(1) of the *Texas Property Code* or its successor statute]. In the event an Owner, tenant, occupant, guest or invitee of an Owner violates any of the provisions of the Dedicatory Instruments, the *Board of Directors* (Board) of the *Waterview Estates Owners Association, Inc.* (Association) shall have the authority to impose a fine as described below upon the Owner and/or occupant of a property.
2. The Association shall, before a fine is imposed, give the Owner and/or the occupant the notice required by law, if any.
3. If the violation continues from day to day without intervening activity by the Owner and/or the occupant responsible therefore (as determined at the sole discretion of the Board), the Fine Schedule shall be as follows:

\$ 10.00 per day until corrected

4. If the violation consists of single occurrence or separate occurrences (as determined at the sole discretion of the Board), the Fine Schedule shall be as follows:

\$ 100.00 per violation

5. The Fine Schedule for a violation of any term or provision of Article II (Architectural Control) of the Declaration shall be as follows:

\$ 10.00 per day until corrected

6. The Board is hereby authorized at its sole 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 this Fine Schedule or the Dedicatory Instruments.
7. This Fining Policy is in addition to any other remedy the Association may have to pursue a violation of the Dedicatory Instruments and in no way limits or estops the Association from pursuing any other remedy to enforce the Dedicatory Instruments.

RETURN TO:

Ret
BULTER HAILEY^o
8901 GAYLORD STREET, SUITE 100
HOUSTON, TEXAS 77024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2009 Jul 22 01:27 PM

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HMC \$23.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS