

PI145-2015032027-6

**CORPORATE CERTIFICATE
DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that he is the Attorney-in-Fact for Del Lago Section III Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for del Lago Section Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the **Statement of Corporate Resolutions of Del Lago Section III Property Owners Association, Inc.**, (dated June 27, 2003).

Signed this 30th day of March, 2015.


DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.

By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

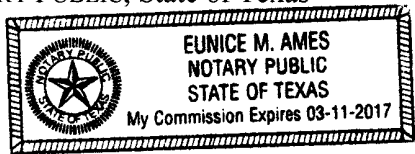
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 30th day of March, 2015, by **BRYAN P. FOWLER**, Attorney-in-Fact for **DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation.



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

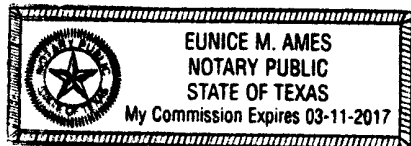
COUNTY OF MONTGOMERY §



This instrument was acknowledged before me on the 30th day of March, 2015, by **BRYAN P. FOWLER**, Attorney-in-Fact for **DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301



**STATEMENT OF CORPORATE RESOLUTIONS
OF
DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, at the regular meeting of the Board of Directors was held on January 9, 1993, it is deemed in the best interest of the corporation and its members that the corporation adopts the following:

RESOLVED THAT, the following statement shall be standards adopted by the Board of Directors as the Architectural Standards of future construction within the boundary of property as is fully described in the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements as file in the Real Property Records of Montgomery County, Texas on December 17, 1982, file number 8257208, and as amended on February 1, 1983, file number 8305387, and as further amended on November 2, 1983, file number 8353871, hereinafter referred to as the "Declaration", and pursuant to the Declaration and the Reservation of Architectural Control as file in the Real Property Records of Montgomery County, Texas on December 17, 1982, file number 8257207, and this resolution is hereby adopted pursuant to the powers and responsibility conveyed therein.

Such resolution shall become effective immediately and shall remain in effect until amended or repealed by a majority vote of the Board of Directors of the corporation.

1. Types of structures. No building shall be erected, altered, or permitted to remain upon any portion of the property other than one (1) single family residential dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) automobiles and other bona fide servants quarters; provided, however, that the servants quarters do not exceed the main dwelling area in area, height, or number of stories.

2. Minimum square footage. No building shall be erected which does not contain as living area a minimum of 1,750 square feet, if such building is of single story construction, or, 2,000 square feet for a building in excess of one story. Such square footage shall be calculated exclusive of porches, garage, terrace, servants' quarters, or any other open areas.

3. Setback lines. No building shall be erected so that any permanent improvement of any kind, including roof overhangs, be constructed nearer than fifteen (15) feet to any side street line, five (5) feet to any adjacent lot line, fifteen (15) feet to the rear property line, or twenty five (25) feet to the front lot line. Where any setback line established on the subdivision plat as filed in Cabinet D, Sheet 85-B, file number 8257205 of the Real Property Records of Montgomery County, Texas differs from the foregoing, such setback line shall control. For the purpose of this part, the rear setback line on the waterfront properties shall be calculated from the line established on the aforementioned plat and prior to any re-capture of land due to bulk heading or any other man made structure.

4. Driveways. Driveways shall be constructed in such a manner as to not occupy an area wider than the width of two (2) cars at the street, but may widen gradually as to enable access to a three-car garage.

5. Front yards. Except with respect to driveways and walkways no front yard may contain other than grass without the further approval of the committee.

6. Wall, fences, hedges, and other screening material. No wall, fence, hedge, or other screening material may be erected as to inhibit the view from any other lot, as determined by the Architectural Committee in its sole discretion.

7. Boat houses. No boathouses of any kind are permitted except a low profile, canvas covered structure as is approved on a case-by-case basis by the committee. Placement of such structure shall adhere to the side setback lines.

8. Construction materials. The committee must approve all materials used in the construction of the exterior of any dwelling. Only new materials shall be used. No concrete blocks may be used unless covered by the final exterior finish material. All dwellings must be on a slab, solid beam foundation, or pier and beam foundation. Slab elevation must be no lower than recommended by the San Jacinto River Authority and/or the Corps of Engineers, and no higher than approved by the committee. In no event shall any structure be moved onto any lot or reserve area.

9. Air conditioners and heaters. No window or wall type air conditioner or heater shall be permitted on any structure on the property.

10. Drying yard. The drying of clothes in public view is prohibited.

11. Prosecution of construction. with due diligence, and notwithstanding war or acts of God, any construction commenced on any property shall be completed, as to the exterior, within six (6) months.

12. Whereas, the Board of Directors of Del Section III Property Owner's Association, Inc. ("The Board") has determined that some undeveloped acreage in the subdivision has the potential to be developed for the purpose other than residential, and,

Whereas, the Architectural Standards ("The Standards"), in some cases, make references to properties within the subdivision in a general term without regard to whether the property will be utilized for residential or other than residential use, and,

Whereas, the Board is desirous to amend the Standards to provide specific language to address properties, which may be further, developed for use other than residential.

Now, therefore, the Board hereby amends the Architectural Standards by adding the following section:

All Properties not Restricted to Residential Use.

This section applies to all properties not restricted to residential use by that certain plat of Del Lago Section Three filed in the Map Records of Montgomery County, Texas, Cabinet "D", Sheet 85, et. Seq.

Any property developed for other than residential use may be required to construct a sound barrier, approved by the Board, for the purpose of limiting the noise level from the resultant final development and affecting residential properties in Del Lago Section Three.

Any property developed for other than residential use may be required to construct a visual barrier, approved by the Board, for the purpose of limiting the view to any portion of the resultant final development and affecting residential properties in Del Lago Section Three.

Any property developed for other than residential use may be required to limit access to any side of the resultant development from specific easements or roadways as determined by the Board.

Notwithstanding the provisions imposed by any applicable governmental agency, any property that has its boundary contiguous to the boundary of Del Lago Section III may be required to utilize holding tanks or other means to minimize the effects of drainage during periods of inclement weather or other natural or man made events, and may, at the sole discretion of the board of directors, be required to direct runoff and drainage from said property onto existing public drainage easements.

Any property to be developed for other than residential use must submit a preliminary proposal to the Board clearly indicating the proposed use of the property, provisions for drainage, utilities, access, and artist renderings of the site. Following the Board approval of the preliminary plans, the developer may commence final plan drafts. Prior to commencement of construction the developer must submit the final plans to the Board for approval, together with a non-refundable fee of \$500. The plan, as submitted, will be considered automatically approved if the Board does not respond, in writing, within ninety (90) days. In the event the Board makes any inquiries or makes certain requirements of the developer the said ninety-day period begins on the date the most recent submission by the developer.

Prior to commencement of construction the developer will be required to post a \$10,000 cash deposit or surety bond payable to the Association on demand. Said deposit or bond shall be forfeited in the event of default of the developer in the performance of the requirements of the Board.

The Board may place a time limit whereby the developer must complete construction. This time limit shall be agreed by both the developer and the Board and may be extended upon application and reasonable cause. Continued construction beyond said agreed limit without reasonable cause, as is determined in the sole discretion of the Board will be charged a fee of \$1,000 per day.

Nothing in this section shall be construed as to revoke any provision of any other section of the Statement of Architectural Standards of Del Lago Section III. All other sections shall apply unless specifically stated to be applicable to residential properties only.

ENTERED INTO RECORD this 27th. Day of June 2003.

/signed/
Bill Hamlin
President

Attest: /signed/
J.T. Kassuba
Secretary

FILED FOR RECORD

04/08/2015 4:02PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

04/08/2015



County Clerk
Montgomery County, Texas