

Corporate Secretary's Certificate**Community Improvement Association of Shadow Bay, Inc.**

The undersigned certifies that she is the duly appointed and acting Secretary of COMMUNITY IMPROVEMENT ASSOCIATION OF SHADOW BAY, INC., (the "Association"). The Association is the property owners' association for SHADOW BAY, SECTION ONE, a subdivision in Montgomery County, Texas, according to the map or plat thereof of record in Cabinet A, Sheet 172A et seq. of the Map Records of Montgomery County, Texas (the "Subdivision").

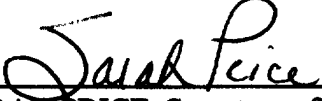
The Subdivision is subject to certain dedications, covenants and restrictions (the "Restrictions") set out in the recorded plat of the Subdivision and as set out in a declaration dated October 31, 1979, of record in Volume 1170, Pages 566, et seq., of the Deed Records of Montgomery County, Texas, and in instrument dated March 27, 1995, of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 9516125 and Film Code No. 052-00-1019.

The Association is a Texas nonprofit corporation, and true and correct copies of the Association's Articles of Incorporation and current By-Laws are of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2000-015103 and Film Code No. 664-00-0942.

The Board of Directors of the Association has promulgated certain rules, regulations and policies (the "Rules") relating to the Board's interpretation and enforcement of the Restrictions.. The Rules are of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2000-015103 and Film Code No. 664-00-0942.

The Board of Directors of the Association has modified and amended certain sections of the Rules, and true and correct copies of such modifications are attached to this certificate.

Signed this 20 day of July, 2001.



SARAH PRICE, Secretary of Community
Improvement Association of Shadow Bay, Inc.

Community Improvement Association of Shadow Bay
P. O. Box 1209
Willis, TX 77378

**Rules Regulations and Policy Statement for
Properties and Residents of Shadow Bay Subdivision**

A Registered Document in the County of Montgomery

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* Modification 7/3/01

** Modification 7/3/01

*** Modification 4/23/01

910-00-1785

Community Improvement Association of Shadow Bay, Inc.

*P. O. Box 1209
Willis, TX 77378
936-856-4793*

July 3, 2001

Modification to Rules and Regulations of Shadow Bay

Section 1 – Maintenance of Property

1.02 Garbage

If garbage or trash is not picked up and is left outside until the next garbage pickup day, the Community Improvement Association will arrange to have it picked up and the property owner will be charged a fee of \$50 for the first violation and \$100 for subsequent violations.

910-00-1786

Community Improvement Association of Shadow Bay, Inc.

*P. O. Box 1209
Willis, TX 77378
936-856-4793*

July 3, 2001

Modification to Rules and Regulations of Shadow Bay

Section 2 – Dwelling and Exterior

2.04 Fireworks

A rule to ban the use of Fireworks within Shadow Bay has been in effect for several years. Effective immediately, anyone shooting off fireworks within Shadow Bay will be charged a fee of \$50 for the first violation and \$100 for subsequent violations.

If the person violating the rule is not a resident of Shadow Bay, the property owner will be charged the fee.

Community Improvement Association of Shadow Bay, Inc.

P. O. Box 1209

Willis, TX 77378

936-856-4793

April 23 2001

Modification to Rules and Regulations of Shadow Bay

Section 5 – Animals

5.01 Confinement of Dogs and Cats

All dogs and cats must be confined to the owner's property. No dog or cat will be allowed outside the owner's property except on a leash. Any dogs or cats that are found outside the owner's property are subject to being picked up. This is in accordance with Montgomery County laws.

If the owner of the dog or cat is known, Shadow Bay will charge that owner a fee of \$50 for the first violation and \$100 for subsequent violations.

FILED FOR RECORD
2001 JUL 20 PM 3:42

Mark J. Tennant
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that 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 Real Property of
Montgomery County, Texas

JUL 20 2001



Mark J. Tennant
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS