

**ADDITIONAL DEDICATORY INSTRUMENTS**  
**For**  
**LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS )(

COUNTY OF HARRIS )(

BEFORE ME, the undersigned authority, on this day personally appeared  
Michel Hayek, who, being by me first duly sworn, states on oath the following:

"My name is Michel Hayek; I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein states:

"I am the Secretary of LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**RESOLUTION REGARDING \$250.00 TRANSFER FEE ON SALES OF PROPERTY**

DATED this 20<sup>th</sup> day of March, 2017.

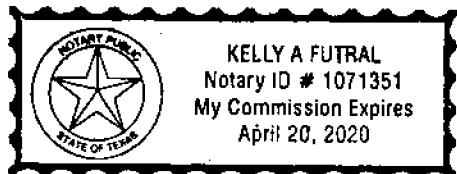
LAKES ON ELDRIDGE  
COMMUNITY ASSOCIATION, INC.

BY: [Signature]  
Secretary

PRINTED NAME: Michel Hayek

SUBSCRIBED AND SWORN TO BEFORE ME by the said 20<sup>th</sup>, on this  
the March-day of 2017.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



RP-2017-151566

# Lakes on Eldridge Community Association, Inc.

## Resolution re: Transfer Fee on Sales of Property

**WHEREAS** the Board of Directors is responsible for the management and maintenance of the Association's assets: and

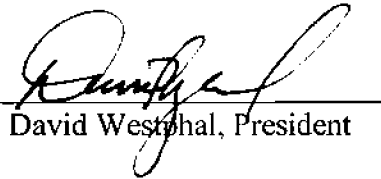
**WHEREAS** the Chapter 204.010 of the Property Code of the State of Texas grants certain powers to property owners' associations including the imposition of fees or charges for the use of property and services to owners; and

**WHEREAS** the Board of Directors desires to enhance operating funds and/or reserves for future operations and/or replacements and improvements of common property;

**NOW THEREFORE**, be it resolved that a duly called Board Meeting was held on March 20, 2017 and the Board of Directors passed a resolution on that date that effective April 1, 2017, Lakes on Eldridge Community Association, Inc. shall charge a transfer fee in the amount of \$ 250.00 at the sale of any home within the community. Said transfer fee is to be paid by the buyer at the time of closing. All such fees received by the Association shall be deposited in either the Replacement Fund Account or the Operating Account, as determined by the Board of Directors, from year to year, both accounts which are held for the specific purpose of providing necessary funds for operations or for the long term repair, replacement and/or improvement of common assets of the community.

Resolved this 20<sup>th</sup> day of March, 2017

By:

  
David Westphal, President

Attest:

  
Michel Hayek, Secretary

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# Pages 3  
04/10/2017 11:27 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$20.00

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

RP-2017-151566