



ADDITIONAL DEDICATORY INSTRUMENTS
for
WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

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

"My name is Ron Merkel, 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 stated

"I am the President of WEST OAK CREEK HOMEOWNERS' 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 Exterior Boundaries Fencing

DATED this 9th day of March, 2010

WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC

BY Ron Merkel
Signature

Ron Merkel - President
Print Name and Title

SUBSCRIBED AND SWORN TO BEFORE ME by the said Ron Merkel, on this the 9th day of March, 2010



Debra L. Burt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to
DAUGHTRY & JORDAN, P C
17044 El Camino Real
Houston, Texas 77058

PAID

**WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC.
RESOLUTION REGARDING EXTERIOR BOUNDARIES FENCING**

WHEREAS, Article 1396-2 02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized, and

WHEREAS, Section 5 14 of the Community Declaration of Easement, Restrictions and Coverage for West Oak Creek Homeowners' Association, Inc (hereinafter "Declaration"), provides that the Association shall have the power to adopt, amend, repeal and enforce Rules and Regulations, fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, the use and enjoyment of Association Properties and the use of any other property within the Association Area, including Sites

NOW THEREFORE, BE IT RESOLVED THAT the following policy regarding exterior boundary fences is hereby adopted

BOUNDARY FENCE POLICY

- 1 Any and all fences (unless described in paragraph 2 of this Resolution), whether comprised of concrete block, brick, wood, iron or stone that surround the exterior boundaries of the West Oak Creek subdivision platted as Sections 1, 2 or 3 are not owned by the Association. The Association assumes no risk associated with any exterior boundary fence surrounding the subdivision unless it is described in Paragraph 2 of this Resolution. This requires that any homeowner whose property abuts to any exterior boundary fence in the West Oak Creek subdivision is responsible for the maintenance, replacement and any repair of any damage or deterioration which may occur to or from that portion of the fence abutting their property
- 2 The Association is responsible for those portions of the exterior boundaries fence which do not abut a homeowner's property. Specifically, the Association is responsible for those fences in the gate entrance area, the pool and entrance fountain area along with the proposed fence area for the Association bordering the Oak Creek Drive entrance located at 101 Oak Creek Drive, as well as the exterior border fences surrounding 102 Oak Creek Drive. These properties are owned by the Association and the Association is responsible for their maintenance, replacement and repair of any damage or deterioration that may occur to or from said fences

Adopted this 15th day of May, ~~2010~~²⁰⁰⁹, by at least a majority of the Board of Directors of the Association

WEST OAK CREEK
HOMEOWNERS' ASSOCIATION, INC.

Ron Merkel
~~Secretary~~ President

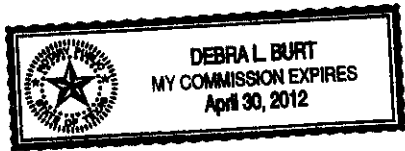
Print Name: Ron Merkel

THE STATE OF TEXAS

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COUNTY OF GALVESTON

THIS INSTRUMENT was acknowledged before me on this the 9th day of March 2010, by the said ~~Secretary~~ President of WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC, a Texas non-profit corporation, on behalf of said corporation.



Debra L Burt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

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March 11, 2010 01 54 56 PM

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Mary Ann Daigle, County Clerk

Galveston County, TEXAS