

Notice
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NOTICE OF DEDICATORY INSTRUMENT
for
THE OAKS CONDOMINIUM ASSOCIATION

2041358
01/20/06 300764658 \$36.00

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §


The undersigned, being the President for The Oaks Condominium Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:

The Oaks of Woodlake, a condominium regime located in Harris County, Texas according to the map or plat thereof recorded in Volume 74, Page 2, *et seq.* of the Condominium Records of Harris County, Texas and any replats thereof.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

a. Documents:

(1) Declaration of Condominium for The Oaks of Woodlake. 

b. Recording Information:

(1) Volume 74, Page 2, *et seq.* of the Condominium Records of Harris County, Texas.

3. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in Paragraph 2, above, the following documents are Dedicatory Instrument governing the Association which were previously recorded in the Official Public Records of Real Property of Harris County, Texas:

a. Documents.

(1) Certificate of Resolution of The Oaks Condominium Association, Inc. Rules for Installing Satellite Dishes and Antennas.

(2) The Oaks Condominium Association, Inc. Policy Resolution Electrical Line Repair Cost Allocation.

01/20/06 300764658

- (3) The Oaks Condominium Association, Inc. Policy Resolution Plumbing Lines Repair Allocation.
- (4) The Oaks Condominium Association, Inc. Electrical Wiring Resolution June 9, 1997.
- (5) Oaks Condominium Association, Inc. Pet Fine Resolution Remedies for Violations of Rules Governing Pets.
- (6) Certificate of Resolution of The Oaks Condominium Association, Inc. Procedures Relative to Insurance Deductible and Claim Administration (Revised April 10, 2000).
- (7) Oaks Condominium Association, Inc. Deed Restriction Policy Resolution Deed Restriction Violations.
- (8) Oaks Condominium Association, Inc. Newsletter Policy Resolution Articles Published in the "Acorn" Newsletter.
- (9) Certificate of Resolution of The Oaks Condominium Association, Inc. Procedures Relative to Collection of Routine and Special Assessments as well as Delinquent Payments.
- (10) Oaks Condominium Association, Inc. Moving Traffic Violation Resolution.
- (11) Oaks Condominium Association, Inc. Vehicle Parking Resolution.
- (12) Oaks Condominium Association, Inc. Electrical Wiring Pig Tailing Requirement Resolution Failure to Comply with June 9, 1997 Electrical Wiring Resolution.
- (13) The Oaks Condominium Association, Inc. Policy Resolution for Banning Shopping Carts from the Property.
- (14) Oaks Condominium Association, Inc. Flower Pot Resolution & Applicable Fines.
- (15) The Oaks Condominium Association, Inc. Policy Resolution Employees as Residents.
- (16) Certificate of Secretary of The Oaks Condominium Association, Inc. regarding Repealing Employees as Residents Policy Resolution.

b. Recording Information.

- (1) Harris County Clerk's File Number T136155.
- (2) Harris County Clerk's File Number T200762.
- (3) Harris County Clerk's File Number T200764.
- (4) Harris County Clerk's File Number T200763.
- (5) Harris County Clerk's File Number U405422.
- (6) Harris County Clerk's File Number U405419.
- (7) Harris County Clerk's File Number U405420.
- (8) Harris County Clerk's File Number U405421.
- (9) Harris County Clerk's File Number U405423.
- (10) Harris County Clerk's File Number U918432.
- (11) Harris County Clerk's File Number U918433.

- (12) Harris County Clerk's File Number V577432.
- (13) Harris County Clerk's File Number V769877.
- (14) Harris County Clerk's File Number Y812869.
- (15) Harris County Clerk's File Number X548748.
- (16) Harris County Clerk's File Number Y554811.

4. Dedictory Instrument: In addition to the Dedictory Instrument identified in Paragraphs Two (2) and Three (3) above, the following documents are Dedictory Instrument governing the Association:

- a. Articles of Incorporation of The Oaks Condominium Association.

True and correct copies of such Dedictory Instrument are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Harris 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 Notice is true and correct and that the copies of the Dedictory Instrument attached to this Notice are true and correct copies of the originals.

Executed on this 16th day of January, 2006.

THE OAKS CONDOMINIUM ASSOCIATION

By:

Charles W. Smith

Charles W. Smith, President

102

THE STATE OF TEXAS

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COUNTY OF HARRIS

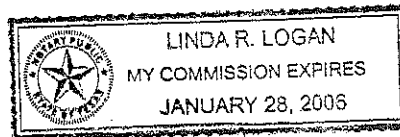
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BEFORE ME, the undersigned notary public, on this day personally appeared Charles W. Smith, President of The Oaks Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 16th day of January, 2006, to certify which witness my hand and official seal.

Linda R. Logan
 Notary Public in and for the State of Texas

Return to:
 Butler & Hailey, P.C.
 1616 S. Voss, Suite 500
 Houston, Texas 77057



112801

MAY 22 1978

ARTICLES OF INCORPORATION
OF
THE OAKS CONDOMINIUM ASSOCIATION

Patrick Bruce
Attorney, Corporation Division

We, the undersigned natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation:

1. The name of the corporation is: The Oaks Condominium Association.

2. The period of duration of the corporation is perpetual.

3. The address of its initial Registered Office in the State of Texas is: 811 Dallas Avenue, Houston, Texas 77002 and the name of its initial Registered Agent at said address is: CT Corporation System.

4. The first Board of Directors of the corporation shall be nine in number, their names, addresses and terms being as follows:

<u>Name</u>	<u>Address</u>	<u>Term</u>
John James	2100 Tanglewilde Houston, Texas 77063	Until the first regular annual meeting of the members
Ben Colvin	2100 Tanglewilde Houston, Texas 77063	Until the first regular annual meeting of the members
Henry Blott	2100 Tanglewilde Houston, Texas 77063	Until the first regular annual meeting of the members
Dick Blue	2100 Tanglewilde Houston, Texas 77063	Until the second regula annual meeting of the members
Doris Counter	2100 Tanglewilde Houston, Texas 77063	Until the second regula annual meeting of the members
Joe Monroe	2100 Tanglewilde Houston, Texas 77063	Until the second regula annual meeting of the members

Jack Counter	2100 Tanglewilde Houston, Texas 77063	Until the third regular annual meeting of the members
George Fearn	2100 Tanglewilde Houston, Texas 77063	Until the third regular annual meeting of the members
Ken Smith	2100 Tanglewilde Houston, Texas 77063	Until the third regular annual meeting of the members

5. The corporation is a non-profit corporation.

6. The purpose for which the corporation is organized is: To maintain, operate and manage condominium residential buildings and improvements situated at 2100 Tanglewilde, Houston, Texas.

The Members of The Oaks Condominium Association shall consist of the respective Unit Owners of the Property known as The Oaks of Woodlake Condominiums, located at 2100 Tanglewilde, Houston, Texas, in accordance with the respective percentages of ownership interest in the Common Elements of the property owned by the respective Unit Owners, as said terms are defined in the Declaration of Condominium for The Oaks of Woodlake, which Declaration has been or will be recorded in the Condominium Records of Harris County, Texas.

The membership of each Unit Owner shall terminate when he ceases to be a Unit Owner, and upon the sale, transfer or other disposition of his ownership interest in the Property, his membership in the Association shall automatically be transferred to the new Unit Owner succeeding to such ownership interest.

The aggregate number of votes for all Unit Owners shall be one hundred (100), which shall be divided among the respective Unit Owners in accordance with their respective percentages of ownership interest in the Common Elements. If any Unit Owner consists of more than one person, the voting rights of such Unit Owner shall not be divided but shall be exercised as if the Unit Owner consisted of only one person in accordance with the proxy or other designation made by the persons constituting such Unit Owner.

A quorum of Unit Owners for any meeting shall be constituted by Unit Owners represented in person or by proxy and holding a majority of the votes entitled to be cast at such meeting.

The names and addresses of the incorporators are:

<u>Name</u>	<u>Address</u>
Fred H. Dunlop	3000 One Shell Plaza Houston, Texas 77002
Fred W. Fulton	3000 One Shell Plaza Houston, Texas 77002
Robert P. Wright	3000 One Shell Plaza Houston, Texas 77002

IN WITNESS WHEREOF, we have hereunto set our hands,
this 4th day of May, 1978.

Fred H. Dunlop
Fred H. Dunlop

Fred W. Fulton
Fred W. Fulton

Robert P. Wright
Robert P. Wright

THE STATE OF TEXAS §
 §
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I, Cathy Guernsey, a Notary Public do hereby certify that on the 4 day of May, 1978, Fred H. Dunlop, Fred W. Fulton, and Robert P. Wright personally appeared before me and being first duly sworn by me severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Cathy Guernsey
Notary Public in and for
Harris County, Texas

CATHY GUERNSEY
Notary Public in and for Harris County, Texas

FILED

2006 JAN 20 PM 3:08

Beverly L. Keyfman
COUNTY CLERK
HARRIS COUNTY, TEXAS

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 on

JAN 20 2006



Dorely B. Kaufman

COUNTY CLERK
HARRIS COUNTY, TEXAS