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# THE OAKS CONDOMINIUM ASSOCIATION

A TEXAS NON-PROFIT CORPORATION

## LEASING OF PROPERTY RESOLUTION

Whereas, The Board of Directors of the Association believes it is necessary to adopt a policy regarding the leasing of property by Owners or their agents:

**NOW THEREFORE, BE IT RESOLVED**, the following policy be and is hereby adopted by the Board of Directors.

### LEASING

1. EACH OWNER IS SOLEY RESPONSIBLE FOR DETERMINING THE CREDIBILITY, CREDIT WORTHINESS, MORAL CHARACTER AND/OR SUITABILITY OF EACH PROSPECTIVE TENANT AND/OR OCCUPANT OF HIS OR HER UNIT.
2. Prior to leasing a Unit, each Owner must obtain a written representation from each potential Occupant that they have not been convicted of a felony. In order to insure the truthfulness of the Occupants statement, **each Owner shall perform a criminal history check on each potential occupant.** In the best interest of the Oaks of Woodlake, no Owner may lease his or her unit to anyone that has been convicted of a felony.
3. **Each Owner must also perform a prior rental history check on all potential tenants. Owners will not rent units to tenants with unacceptable prior histories such as people who have ever been evicted for non-monetary reasons. All potential tenants must show proof of employment or income. The Oaks Condominium Association does not receive any specified Government funding. The Oaks Condominium Association does not discriminate regarding race, religion, familial status or the handicapped .**
4. A fully completed and executed lease, a Tenant Questionnaire and written Owners confirmation that a satisfactory criminal investigation has been made, will be filed with the Association office five [5] days prior to occupant taking possession of the unit.
5. All leases must be in writing and must provide that the lease is subject to the terms of the Declaration, By-Laws, Rules and Regulations of the Association and that noncompliance with any term or condition of these documents is grounds for default under the lease.
6. Owners are responsible for providing the aforementioned documents to their tenants.
7. If due to the act or neglect of a Owner, or his agent, servant, tenant, family member, invitee, or licensee, damage shall be caused to the COMMON ELEMENTS or to a Unit or Units owned by others, or maintenance, repair or replacement are required which would otherwise be a common expense, then such

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Owner shall pay for such damage, maintenance repair and replacement as may be determined by the Association. Each Owner may be held legally liable for any damages caused to Association property and violations of the Declaration, By-Laws or the Rules and Regulations by any Occupant of his or her unit.

**RECOURSE**

1. If the documents referred to in clause [4] above are not received by the Association office in the time specified no Oaks of Woodlake automobile identification sticker will be issued, consequentially such automobiles will not be permitted on the property.
2. For Owners who neglect to provide the documentation noted in clause [4] above shall be fined an initial amount of fifty dollars [\$50.00] with a subsequent ten dollars [\$10] per month until the matter is resolved or the Tenants removed from the Oaks of Woodlake Property.

The Secretary, by his/her execution below, certifies that the foregoing currently reflects the motions made, seconded, and carried at the duly called and constituted meeting of the Board held January 13, 2006.

**THE OAKS CONDOMINIUM ASSOCIATION**

*James J. Roberts*  
 \_\_\_\_\_  
 James J. Roberts, Secretary

*192 No 2*

**STATE OF TEXAS**

**COUNTY OF HARRIS**

This instrument was acknowledged before me on 21st day of Feb. 2006, by James J. Roberts Secretary of the Oaks Condominium Association, Inc. on behalf of said corporation.

ANY INSTRUMENT 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

*Linda R. Logan*  
 \_\_\_\_\_  
 Notary Public, State of Texas

*Beauy B. Keyman*

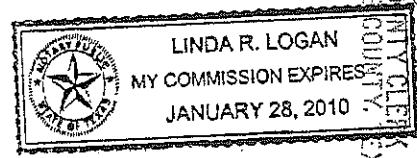
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MAR 31 2006



*Beauy B. Keyman*  
 \_\_\_\_\_  
 COUNTY CLERK  
 HARRIS COUNTY, TEXAS



Return To:  
**BUTLER & HAILEY, P.C.**  
 1616 S. VOSS RD., SUITE 500  
 HOUSTON, TEXAS 77057

*✓*

OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

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THE OAKS CONDOMINIUM  
ASSOCIATION - AMENDMENT TO  
VEHICLE PARKING RESOLUTION

THIS IS PAGE 1 OF 1 PAGES  
REDUCTION 16X CAMERA DESIGNATION MRG1

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.

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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

MAY 30, 2006



*Dorothy B. Kaye*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.