

**THE LOFTS ON POST OAK CONDOMINIUM OWNERS
ASSOCIATION, INC.**

**RESOLUTION ADOPTING AMENDMENTS TO THE AMENDED AND RESTATED
RULES AND REGULATIONS GOVERNING THE USE OF UNITS AND COMMON
ELEMENTS IN THE LOFTS ON POST OAK, A CONDOMINIUM**

The undersigned, being a duly authorized representative of The Lofts on Post Oak Condominium Owners Association, Inc. (the "Association"), a Texas Non-Profit Corporation, pursuant to Chapter 22 of the Texas Business Organizations Code and §82.102 of the Texas Uniform Condominium Act ("TUCA"), adopt the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of The Lofts on Post Oak as described in the Declaration of Condominium for The Lofts at Post Oak, recorded under County Clerk's File No. Y651572 in the Official Public Records of Real Property of Harris County, Texas, as amended from time to time; and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, ARTICLE 7, Board of Directors, of the Bylaws of the Association, states, in part, as follows:

Section 7.14 (a) Duties; "... the Board of Directors shall have the powers and duties including, but not limited to, the following: (14) make and enforce compliance with the Regulation relative to the operation, use and occupancy of the Property, including, but not limited to, penalties to be levied for violations of these Bylaws, the Declaration and the Regulations which the Board of Directors shall adopt, and to amend the same from time to time as and when approved by appropriate resolutions which shall be binding on the members, tenants and occupants of Units, their successors in title and assigns..."

WHEREAS, Amended and Restated Rules and Regulations Governing the Use of the Units and Common Elements in The Lofts on Post Oak, A Condominium, were previously adopted by the Association and filed under County Clerk's File No. 20150093674 in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, for the benefit and protection of the Association, the Owners, and the residents, the Board deems it necessary to adopt several Amendments to the Amended and Restated Rules and Regulations.

NOW, THEREFORE, BE IT RESOLVED, that upon careful consideration and deliberation, with all motions being correctly proposed and seconded, the Board voted to adopt the following amendments to the Amended and Restated Rules and Regulations Governing the Use of Unit and Common Elements in The Lofts on Post Oak, A Condominium, incorporated herein for all purposes.

RP-2023-122104

34. Move-in/out, Deliveries, Loading Dock, and Elevator Procedures.

- (1) No move-ins, deliveries, or loading dock reservations will be permitted unless the Management Office has received written verification of Unit ownership and/or a signed lease.
- (2) Resident(s) must give notice of any move of furniture, appliances, or other large or heavy objects to or from the property. The management office/concierge must be notified at the earliest opportunity but before the desired reservation date.
- (3) Reservations hours are by appointment only.
- (4) Loading dock and elevator reservation hours are 9am-12pm or 12pm-3pm, Monday – Sunday/
- (5) A \$75.00 non-refundable fee during the week and a \$150.00 non-refundable fee on the weekend is due prior to reservation.
- (6) If a move takes longer than scheduled, an additional fee of \$25 per hours will be required, if the loading dock and elevator is available.
- (7) A Certificate of Insurance needs to be provided by the moving company to the Lofts Management Office prior to the reservation date. They may fax a copy to 713-621-5887.
- (8) The moving company is responsible for installing material to protect the hallway flooring and elevators before the move begins. The moving company will be responsible for removing protective materials.
- (9) The moving truck must be parked in a designated area only so that traffic can pass in and out of the parking garage. As well as on other through ways located near the loading dock.
- (10) The resident is responsible for bringing the boxes and packing materials down to the trash area located in the garage. We ask that you break down all boxes prior to bringing them down.
- (11) Any Unit that moves without a reservation shall have a \$200.00 fine applied to the owners account in addition to the moving fee.
- (12) Any damage to the common area due to a move-in or move-out or delivery will be billed to the Owner of the Unit.

36. Contractors.

- (1) Please reference the Lofts on Post Oak Construction Rules for complete set of rules.
- (2) Any contractors performing work inside the Units excluding painters, carpet installers, and miscellaneous minor repairs performed by handymen for homeowners must have \$1,000,000 liability insurance coverage, adding The Lofts on Post Oak as additional insured.
- (3) Any contractor performing electrical, plumbing, or HVAC work must show a valid Texas Department of Licensing and Regulations license for his trade, as well as \$1,000,000 liability coverage and adding The Lofts on Post Oak as an additional insurer.
- (4) Contractor hours are 8:00am to 6:00pm, Monday through Saturday.

- (5) (4) All trash and debris from construction inside a Unit must be disposed of by the contractor performing the work. No trash can be disposed of by using the trash chute.
- (6) Any structural changes to the Unit must be presented in writing with plans and details, changes to electrical, mechanical, or plumbing, and preapproved by the Board of Directors.
- (7) All corridors, stairwells, elevators and delivery areas are to be kept clean and clear of trash.
- (8) Damage to any other Unit or common area is the responsibility of the homeowner whose unit caused the damage.

CERTIFICATION

I, the undersigned, being the President of The Lofts on Post Oak Condominium Owners Association, Inc. hereby certify that the foregoing amendments to the Amended and Restated Rules and Regulations Governing the Use of Unit and Common Elements in The Lofts on Post Oak, A Condominium, were adopted by at least a majority of The Lofts on Post Oak Condominium Owners Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 8th day of March, 2023.

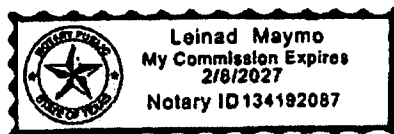
THE LOFTS ON POST OAK CONDOMINIUM
OWNERS ASSOCIATION, INC., a Texas non-
profit corporation, acting through its President

By: Albert Papazoni
[Signature], President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Albert Papazoni, President of The Lofts on Post Oak Condominium Owners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 29 day of March, 2023.



[Signature]
Notary Public, State of Texas

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Pages 4
04/06/2023 01:54 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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