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Notice
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SECRETARY'S CERTIFICATE
CONDOMINIUMS OF SOUTH END ASSOCIATION, INC.
(LEASING RULES)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified, and acting Secretary of Condominiums of South End Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "South End Lofts Declaration of Condominium" recorded under Film Code No.176136 of the Condominium Records of Harris County, Texas, together with all amendments thereto (collectively referred to herein as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that a duly called meeting of the Board of Directors held on 19 February, 2018, the "Leasing Rules of South End Lofts" which are attached hereto as Exhibit "A" were approved and adopted by a majority vote of the members of the Board of Directors, and does hereby further certify that a copy of the "Leasing Rules of South End Lofts" and/any and all proposed changes were provided to the Unit Owners prior to the meeting in accordance with §82.070 of the TEXAS PROPERTY CODE.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 17th day of APRIL, 2018.

CONDOMINIUMS OF SOUTH END ASSOCIATION, INC.,
a Texas non-profit corporation

LEE
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By: Andrew Reither
ANDREW REITHER, Secretary

RP-2018-179161

STATE OF TEXAS

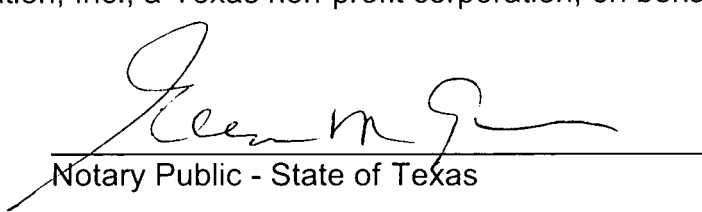
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 17 day of April 2018, by Andrew Pether, Secretary of Condominiums of South End Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public - State of Texas

RECORD AND RETURN TO:

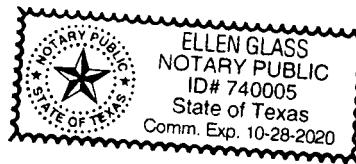
Frank, Elmore, Lievens,

Chesney & Turet, L.L.P.

Attn: K. Slaughter

9225 Katy Freeway, Suite 250

Houston, Texas 77024



RP-2018-179161

EXHIBIT "A"
LEASING RULES OF SOUTH END LOFTS

Pursuant to Article II, Section 2.1 of the Declaration, the Association acting through its Board of Directors has the authority to adopt rules regarding the use of the workspace in the Live/Work Lofts in order to maintain the residential characteristics of the Building.

Pursuant to Article 4, Section 4.3 of the By-Laws, the Board of Directors has the authority to approve, adopt and amend rules and regulations.

Pursuant to Section 82.102(a)(7) of the TEXAS PROPERTY CODE, the Association acting through its Board of Directors has the authority to adopt and amend rules regulating the use, occupancy, leasing or sale, maintenance, repair, modification and appearance of the Units to the extent the regulated actions affect the Common Elements or other Units.

Pursuant to the above authority, the Board of Directors has adopted the following leasing rules:

Every lease (or sublease) of a Unit shall be subject to the following terms and provisions:

1. All Units with 2nd, 3rd and 4th floors as well as those Units that do not have a ground floor will lease the upper Units for no less than a minimum of six (6) months.
2. All ground floor Units cannot be leased for a term of less than thirty (30) days.
3. If leasing the lower Unit, the tenants will park on either Jackson or Stuart Streets.
4. First floor residents will only use the street entrances.
5. Owners will furnish the Association's managing agent (which is currently KRJ Management) with contact and vehicle information regarding their tenants.
6. Owners will be responsible for verifying renter's insurance of their tenants.
7. Guests of first floor residents will park on Jackson or Stuart Streets and use the street entrance to enter and exit. No remotes or gate codes will be issued to guests or tenants of first floor units.
8. Renters of the main units may park in the motor court in the homeowner's parking spaces with their permission.
9. All tenants may use recycle and trash bins located in the parking area.
10. Special considerations will be considered by the Board on a case by case basis.

FILED FOR RECORD

8:00:00 AM

Thursday, April 26, 2018

Stan Stewart

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

Thursday, April 26, 2018



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2018-179161