

**SIXTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS FOR
ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Atascocita Community Improvement Association, a property owner's association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Atascocita Community Improvement Association" ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 3, 2000 under Clerk's File No. U153832, the "First Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "First Supplemental Notice"), recorded in the Official Public Records of Real Property of Harris County, Texas on January 6, 2006 under Clerk's File No. Z012914, the "Second Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Second Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on August 9, 2011 under Clerk's File No. 20110331747, the "Third Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Third Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 6, 2012 under Clerk's File No. 20120009036, the "Fourth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 20, 2012 under Clerk's File No. 20120028618, and the "Fifth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on July 17, 2012 under Clerk's File No. 20120318522, which instruments were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. **Additional Dedicatory Instrument.** In addition to the Dedicatory Instruments identified in the Notice and all previously recorded Supplemental Notices, the following documents are Dedicatory Instruments governing the Association:
 - **Certificate of Resolution of the Board of Trustees of Atascocita Community Improvement Association** (Relating to the Recovery of Costs and Postage for Deed Restriction Violation Notices)
 - **Resolution Regarding Community Services Charge for Trash Collection Services Atascocita Community Improvement Association**

This Sixth Supplemental 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 Sixth Supplemental Notice is true and correct and the documents attached to this Sixth Supplemental Notice are the originals.

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[Handwritten signature]

Eric B. Tonsul, authorized representative of
Atascocita Community Improvement Association

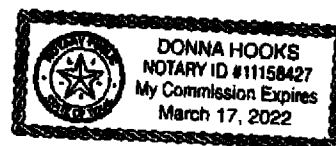
THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Atascocita Community Improvement 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 9th day of January, 2019, to certify which witness my hand and official seal.

[Handwritten signature of Donna Hooks]

Notary Public in and for the State of Texas



Return to:
Eric B. Tonsul
Roberts Markel Weinberg Butler Hailey, P.C.
2800 Post Oak Blvd., Suite 5777
Houston, TX 77056

**CERTIFICATE OF RESOLUTION OF THE BOARD OF TRUSTEES
OF
ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION**
(Relating to the Recovery of Costs and Postage for Deed Restriction Violation Notices)

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Ric Halbrook, President of Atascocita Community Improvement Association (the "Association"), certify that at a meeting of Board of Trustees of the Association (the "Board") duly called and held on the 28 day of October, 2018, with at least a quorum of the Board members being present, and being duly authorized to transact business, the following Resolution was duly approved by a majority vote of the members of the Board:

RECITALS:

1. Section 204.010(a)(11) of the Texas Property Code authorizes the Association, acting through its Board, to collect reimbursement of actual attorney's fees and other reasonable costs incurred by the Association relating to violations of the subdivision's restrictions or the Association's bylaws and rules if notice and an opportunity to be heard are given;
2. The Board desires to adopt a policy regarding the recovery of reasonable costs incurred by the Association for deed restriction violation notices.

RESOLUTION:

BE IT RESOLVED, that the Board of Trustees of the Association hereby adopts the following policy regarding the recovery of reasonable costs incurred by the Association for deed restriction violation notices:

1. After an owner receives a deed restriction violation notice from the Association that complies with §209.006 of the Texas Property Code and the owner fails to correct the violation(s) or request a hearing in accordance the timetable set forth in the statute, the owner shall be responsible to pay to the Association the Board-approved charge for the notice plus all reasonable mailing costs including postage.

EXECUTED on this the 20 day of October, 2018.

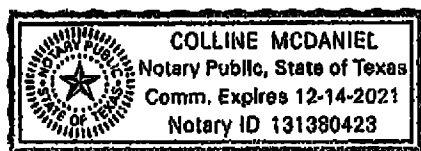

Atascocita Community Improvement Assn.

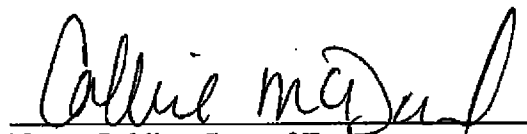
By: Ric Halbrook,
President of Atascocita Community
Improvement Association

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Ric Halbrook, President of Atascocita Community Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20 day of October, 2018, to certify which witness my hand and official seal.




Notary Public – State of Texas

Return to:
Community Asset Management, Inc.
9802 F.M. 1960 Bypass-W., Ste. 210
Humble, TX 77338

**RESOLUTION REGARDING COMMUNITY SERVICES CHARGE FOR TRASH
COLLECTION SERVICES
ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION**

WHEREAS, ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION, (hereinafter referred to as the "ASSOCIATION"), through its Board of Trustees has the authority under Texas Property Code Section 204.010(a)(6) to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, Texas Property Code Section 204.010(a)(21) authorizes a property owners' association to exercise other powers necessary and proper for the governance and operation of the property owners' association.

WHEREAS, Texas Property Code Section 204.010(a)(9) authorizes a property owners' association, acting through its Board of Directors, to "impose and receive payments, fees, or charges for...services provided to property owners"; [Emphasis added.]

WHEREAS, Article IV, Section (a) of the Articles of Incorporation provides that one of the ASSOCIATION's primary purposes is to "provide for maintenance, preservation and architectural control of the residence Lots and Common Area within [the Subdivision]";

WHEREAS, the Association provides trash collection services to residents in the Association in order to promote the social welfare of its residents;

WHEREAS, in order to promote the social welfare of the residents and appearance within the subdivision by providing trash collection services to residents, the following provisions are necessary;

NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors and in order to provide a common fund to be applied toward the common good of the subdivision for the purpose of promoting the social welfare of the subdivision to provide trash collection services, the Board, by a majority vote, hereby resolves to subject all Lots in the following Properties (*see below*) to an annual Community Services Charge, the provisions of which are set out below and shall be deemed to be included in all deeds of conveyance of any such land hereafter executed the same as if said provisions were set out in full in each of said deeds of conveyance. It is specifically understood that deeds of conveyance of said property, or any part thereof, may contain the Community Services Charge provisions by reference to this document, but whether or not such reference is made, such charge shall be valid and binding upon the respective grantees.

Pinehurst of Atascocita, Section One (1); Pinehurst of Atascocita, Section Two (2); Pinehurst of Atascocita, Section Three (3); Pinehurst of Atascocita, Section Four (4); Pinehurst of Atascocita, Section Five (5); Pinehurst of Atascocita, Section Six (6); Pinehurst of Atascocita, Section Seven (7); Pinehurst of Atascocita, Section Eight (8); Pinehurst of Atascocita, Section Nine (9); Pinehurst

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of Atascocita, Section Ten (10); Pinehurst of Atascocita, Section Eleven (11); Pines of Atascocita, Section One (1); Pines of Atascocita, Section Two (2); Pines of Atascocita, Section Four (4); Atascocita Shores, Section One (1); Atascocita Shores, Section Two (2); Atascocita Shores, Section Three (3); Atascocita Shores, Section Four (4); Atascocita Shores, Section Five (5); Atascocita Shores, Section Six (6); Golf Villas of Atascocita; Club Point of Atascocita; Ivy Point of Atascocita; and Estates of Pinehurst (the "Properties")

Said Community Services Charge provisions, which shall be applicable to each Lot, are as follows:

1. In order to promote the social welfare of all residents within the subdivision, the Association shall negotiate and provide trash collection services to the Lots in the Properties (hereinafter "Trash Collection Services").
2. These Trash Collection Services operate for the benefit of all Lot owners and/or residents.
3. To pay for such Trash Collection Services, all Lots shall be charged a "Trash Collection Service Fee".
4. This Trash Collection Service Fee shall be calculated and billed to each Lot owner and/or resident based on the following formula: total amount of annual Trash Collection Service Fees divided by the total number of Lot owners in the Association.
5. This Trash Collection Service Fee shall be charged annually to each Lot owner and/or resident in the Association and shall be paid in full within thirty (30) days from the date of the invoice.
6. ~~All past due Trash Collection Service Fees shall bear interest from their due date at the rate of six percent (6%) interest per annum.~~ CM

This Resolution has been **ADOPTED** by the ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION Board of Directors this 3rd day of December, 2018.

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ATASCOCITA COMMUNITY
IMPROVEMENT ASSOCIATION

Rob Halbrook
President

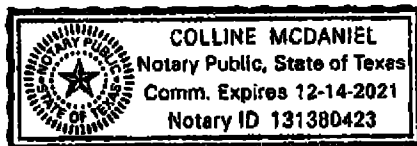
Print Name: Rob HALBROOK

Terry Williams
Secretary Vice President

Print Name: Terry Williams

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COUNTY OF HARRIS §

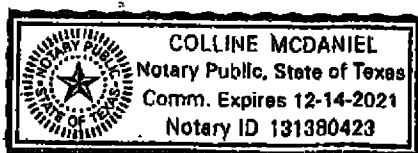
THIS INSTRUMENT was acknowledged before me on this the 3rd day of Dec, 2018, by the said President of ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Colline McDaniel
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 3rd day of Dec, 2018, by the said ^{Vice President} ~~Secretary~~ of ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Colline McDaniel
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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Pages 8
01/10/2019 10:07 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$40.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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