



Windsor Lakes

IN THE WOODLANDS

WINDSOR LAKES HOMEOWNERS ASSOCIATION

RESOLUTION

WHEREAS, Windsor Lakes ("WL") in The Woodlands is an age-restricted community operated in compliance with the Windsor Lakes Homeowners Association ("WLHOA") governing documents and all applicable local, state and federal laws and intended for use by residents 55 years of age or older; and

WHEREAS, The U.S. Department of Housing and Urban Development ("HUD") has promulgated regulations that pertain to communities such as WL that restrict occupancy for households and require that at least one "qualifying" occupant to be 55 years of age or older. In order for an age-restricted community to legally maintain its age restriction, at least 80% of the households in the community must be in compliance with the age restriction; and

WHEREAS, HUD regulations require that the WLHOA monitor age compliance of the community and maintain records of age compliance that are subject to review and audit; and

WHEREAS, The WLHOA Board of Directors is required to establish and oversee policies and procedures in accordance with the WLHOA governing documents to ensure that WL maintains its status as an age-restricted community under state and federal law; and

WHEREAS, the WLHOA governing documents prohibit any person under the age of 19 years to permanently reside within the community and limits such individuals' residency to no more than 60 total days in any calendar year.

NOW THEREFORE, the Windsor Lakes HOA Board of Directors hereby adopts this Resolution that will require any WL homeowner, or prospective buyer to request an exception to the WL age restriction requirement when the qualifying resident is under the age of 55 years; and

BE IT KNOWN THAT the Windsor Lakes HOA Board of Directors is not obligated to grant such exception.

Executed this 19th day of January, ²⁰⁰⁹ ~~2008~~ by Donald G. Schwartz, Secretary of Windsor Lakes HOA

[Signature]
DONALD G. SCHWARTZ
Secretary

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 black-outs, additions and changes were present at the time the instrument was filed and recorded.

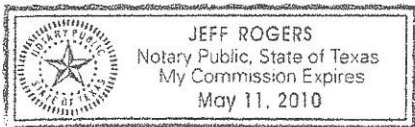
THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

Before me, the undersigned, a Notary Public on this day personally appeared DONALD G. SCHWARTZ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the Board of Directors of Windsor Lakes HOA, a corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 19th day of January, A.D. 2009

[Signature]
Notary Public, State of Texas

PERSONALIZED SEAL:



Jeff Rogers
(Print name of Notary Public here)

My commission expires the 11th day of May, ~~2000~~

FILED FOR RECORD

2009 MAR 12 AM 10:49

AFTER RECORDING RETURN TO:

WINDSOR LAKE HOMEOWNERS' ASSOC.
c/o Bryan P. Fowler
300 W. Davis, Suite 510
Conroe, Texas 77301

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

MAR 12 2009



Mark Turnbull
County Clerk
Montgomery County, Texas

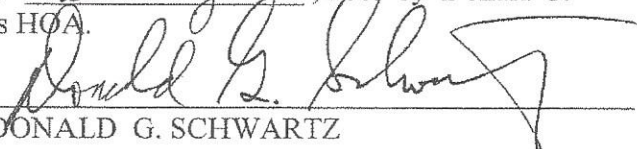
Windsor Lakes Homeowners' Association

THE STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

Executed this 5th day of February, 2009 by Donald G. Schwartz, Secretary of Windsor Lakes HOA.

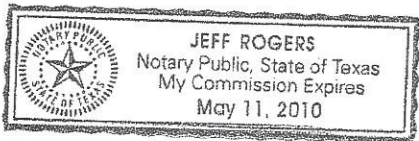

DONALD G. SCHWARTZ
Secretary

Before me, the undersigned, a Notary Public on this day personally appeared Donald G. Schwartz known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the Board of Directors of Windsor Lakes HOA, a corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 5th day of February, A.D. 2009


Notary Public, State of Texas

PERSONALIZED SEAL:



Jeff Rogers
(Print name of Notary Public here)

My commission expires the 11th day of May, 2010

AFTER RECORDING RETURN TO:

WINDSOR LAKE HOMEOWNERS' ASSOC.
c/o Bryan P. Fowler
300 W. Davis, Suite 510
Conroe, Texas 77301