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**MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

Pursuant to Section 209.004 of the Texas Property Code, MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, records this Management Certificate executed November 16, 2012.

**1. The name of the Subdivision is:**

Memorial Thicket

lee

**2. The name of the Association is:**

Memorial Thicket Homeowners Association, Inc., a Texas non-profit corporation

**3. The recording data for the Subdivision is:**

64.0722 acres of land out of MEMORIAL THICKET, SECTION ONE, as per the map or plat of MEMORIAL THICKET, SECTION ONE, recorded on Volume 285, Page 107, of the Harris County Map Records, and 3.1455 acres of land located in the Joel Wheaton Survey, Abstract No. 80, known as MEMORIAL THICKET, SECTION THREE according to the plat filed under clerk's file number N396306 and recorded under film code number 350088 of the Harris County Map Records, and any additional tracts or parcels of land as may thereafter have been brought within the jurisdiction of the subdivision.

And the foregoing as may be amended/supplemented from time to time.

**4. The recording data for the Declaration is:**

1. Declarations of Covenant, Conditions and Restrictions for Memorial Thicket, Inc., Section One, a subdivision in Harris County, described in the plat recorded in Volume 285, Page 107 of the Map Records of Harris County recorded under county clerk's file number G477080.
2. Amendment to Declaration of Covenants, Conditions and Restrictions for Memorial Thicket, Section One recorded under county clerk's file number G713892.
3. Amendment of Covenants, Conditions and Restrictions for Memorial Thicket, Section One recorded under county clerk's file number K211461.
4. Declaration of Covenants, Conditions and Restrictions for Reserves "A" and "B" of Memorial Thicket, Section Two recorded under county clerk's file number K679581.

5. Restrictive Covenant Agreement recorded under county clerk's file number L415199.
6. Amendment to Declaration of Covenants, Conditions and Restrictions for Memorial Thicket, Section One recorded under county clerk's file number L598355.
7. ACC Amended Rules and Regulations recorded under county clerk's file number N219978.
8. Supplemental Declaration of Covenants, Conditions and Restrictions for Memorial Thicket, Section Three recorded under county clerk's file no. N441110.
9. Management Certificate, and the Articles of Incorporation of the Association attached thereto as Exhibit A, recorded April 25, 2011 under county clerk's file no. 20110164468.
10. Payment Plan Policy recorded January 3, 2012 under county clerk's file no. 20120002546.
11. Records Retention Policy recorded January 3, 2012 under county clerk's file no. 20120002547.
12. Records Production Policy recorded January 3, 2012 under county clerk's file no. 20120002548.
13. Board Meetings Policy recorded January 3, 2012 under county clerk's file no. 20120002549.
14. Signs and Billboards Display Policy recorded January 3, 2012 under county clerk's file no. 20120002550.
15. Rain Barrel Policy recorded January 3, 2012 under county clerk's file no. 20120002551.
16. Solar Energy Device Policy recorded January 3, 2012 under county clerk's file no. 20120002552.
17. Roofing Materials Policy recorded January 3, 2012 under county clerk's file no. 20120002553.
18. Flag Display Policy recorded January 3, 2012 under county clerk's file no. 20120002554.
19. Composting Devices Policy recorded January 3, 2012 under county clerk's file no. 20120002555.
20. Satellite Dish and Antenna Policy recorded January 3, 2012 under county clerk's file no. 20120002556.
21. Foundation Policy recorded January 3, 2012 under county clerk's file no. 20120002557.
22. Conflict of Interest Policy recorded January 3, 2012 under county clerk's file no. 20120002558.
23. Mail Box Policy recorded January 3, 2012 under county clerk's file no. 20120002559.
24. Building Size Policy recorded January 3, 2012 under county clerk's file no. 20120002560.
25. Pool Cover Policy recorded January 3, 2012 under county clerk's file no. 20120002561.
26. Lamp Post Policy recorded October 29, 2012 under county clerk's file no. 20120500050.

And the foregoing as may be amended/supplemented from time to time.

FILED

2012 NOV 27 PM 12:04

5. The name and mailing address of the Association is:  
Memorial Thicket Homeowners Association, Inc.  
702 Plainwood Drive  
Houston, Texas 77079

6. The name and mailing address of the Association or its designated representative is:  
President  
Memorial Thicket Homeowners Association, Inc.  
702 Plainwood Drive  
Houston, Texas 77079

*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

7. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: By-laws dated May 21, 2007, attached as Exhibit A to the Management Certificate recorded February 10, 2012 under county clerk's file no. 20120058705.

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents of Memorial Thicket Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation

*102*

By: *Linda Nance*  
LINDA NANCE  
Secretary

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.

ACKNOWLEDGEMENT

NOV 27 2012

THE STATE OF TEXAS  
COUNTY OF HARRIS

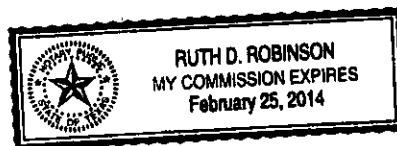
§  
§  
§



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

This instrument was acknowledged before me on this 16 day of November, 2012, by Linda Nance, Secretary of Memorial Thicket Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

*Ruth D. Robinson*  
Notary Public In and For the State of Texas



**MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

Pursuant to Section 209.004 of the Texas Property Code, MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, records this Management Certificate executed January 26, 2012.

(4)  
lee

1. **The name of the Subdivision is:**  
Memorial Thicket

2. **The name of the Association is:**  
Memorial Thicket Homeowners Association, Inc., a Texas non-profit corporation

3. **The recording data for the Subdivision is:**  
64.0722 acres of land out of MEMORIAL THICKET, SECTION ONE, as per the map or plat of MEMORIAL THICKET, SECTION ONE, recorded on Volume 285, Page 107, of the Harris County Map Records, and 3.1455 acres of land located in the Joel Wheaton Survey, Abstract No. 80, known as MEMORIAL THICKET, SECTION THREE according to the plat filed under clerk's file number N396306 and recorded under film code number 350088 of the Harris County Map Records, and any additional tracts or parcels of land as may thereafter have been brought within the jurisdiction of the subdivision.

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And the foregoing as may be amended/supplemented from time to time.

4. **The recording data for the Declaration is:**

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lee

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3. Amendment of Covenants, Conditions and Restrictions for Memorial Thicket, Section One recorded under county clerk's file number K211461.

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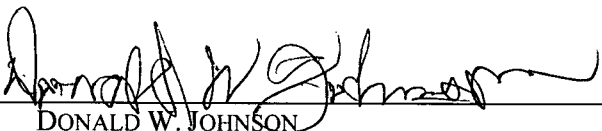
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7. ACC Amended Rules and Regulations recorded under county clerk's file number N219978.
8. Supplemental Declaration of Covenants, Conditions and Restrictions for Memorial Thicket, Section Three recorded under county clerk's file no. N441110. *see*
9. Management Certificate, and the Articles of Incorporation of the Association attached thereto as Exhibit A, recorded April 25, 2011 under county clerk's file no. 20110164468.
10. Payment Plan Policy recorded January 3, 2012 under county clerk's file no. 20120002546.
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24. Building Size Policy recorded January 3, 2012 under county clerk's file no. 20120002560.
25. Pool Cover Policy recorded January 3, 2012 under county clerk's file no. 20120002561.

And the foregoing as may be amended/supplemented from time to time.

5. **The name and mailing address of the Association is:**  
 Memorial Thicket Homeowners Association, Inc.  
 702 Plainwood Drive  
 Houston, Texas 77079
  
6. **The name and mailing address of the Association or its designated representative is:**  
 President  
 Memorial Thicket Homeowners Association, Inc.  
 702 Plainwood Drive  
 Houston, Texas 77079
  
7. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association:** By-laws dated May 21, 2007 (See Exhibit A attached hereto).

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents of Memorial Thicket Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

**MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.,**  
 a Texas non-profit corporation


By:   
 DONALD W. JOHNSON  
 President


*JK*

ACKNOWLEDGEMENT

THE STATE OF TEXAS           §  
   §  
 COUNTY OF HARRIS           §

This instrument was acknowledged before me on this 26<sup>th</sup> day of January, 2012, by Donald W. Johnson, President of Memorial Thicket Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

  
 Notary Public In and For the State of Texas



HP 000-94-1537

**EXHIBIT A**

May 21, 2007 By-laws of Memorial Thicket Homeowners Association, Inc.

88-000-94-1538

BY-LAWS  
OF  
MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND ADDRESS

The name of the corporation is MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC, hereinafter referred to as the 'Association'. The principal address of the corporation shall be 702 Plainwood, Houston, Texas 77079.

ARTICLE II

DEFINITIONS

The Definitions provided in the Declaration of Covenants, Conditions and Restrictions also apply to the By-Laws except where modified by the definitions below.

Section 1. "Association" means MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, its successors and assigns.

Section 2. "Properties" mean the real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions as may be brought within the jurisdiction of the Association.

Section 3. "Common Properties" mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Building Plot" means those tracts of land upon which single family residences may be constructed.

Section 5. "Owner" means the record owner(s) of the fee simple title to any Building Plot.



Section 6. "Declaration" means the Declaration of Covenants, Conditions and Restrictions applicable to the Properties.

Section 7. "Member" means those entitled to membership as provided in the Declaration.

Section 8. "Voting Member" means that person entitled to exercise the vote for the Building Plot. Regardless of the number of owners of the Building Plot, each Building Plot shall possess only one vote.

### ARTICLE III

#### MEMBERS AND ORGANIZATION

Section 1. Annual Meetings. The annual meeting of the members will be held on the first Monday of December.

Section 2. Special meetings. Special meetings of the members may be called at any time by the President, by the Board of Directors, or upon written request of one-fourth (1/4) of the Voting Members.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given at the direction of the secretary. The notice shall be mailed at least 15 but not more than 30 days before such meeting. Such notice shall specify the place, day, hour and purpose of the meeting.

Section 4. Quorum One-tenth (1/10) of the Voting Members or their proxies constitutes a quorum for any action (except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws). If such quorum shall not be present or represented at any meeting, the members present and entitled to vote shall have the power to adjourn the meeting without notice other than an announcement at the meeting that a quorum needs to be present or represented. If such a quorum is not present within two hours of the scheduled time the meeting will be adjourned.

Section 5. Proxies. At all meeting of members, each Voting Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his/her Building Plot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) directors, who must be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association.

Section 2. Term of Office. All directors shall serve a three (3) year term. The terms shall be staggered so that no more than two (2) new directors shall be elected at each annual meeting. The Board of Directors shall stagger the terms of the directors to comply with this requirement.

Section 3. Removal Any director may be removed from the Board, with or without cause, by a majority vote of the Association. In the event of death resignation or removal of a director, a successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of the predecessor.

Section 4. Compensation. No director shall receive compensation for any service rendered to the Association. However, any director may be reimbursed for actual expenses incurred in the performance of duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

11-000-04-154

## ARTICLE V

## NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee or from the floor at the annual meeting. The Nominating Committee shall consist of a chairperson, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors before each annual meeting. This committee shall be announced at the annual meeting and shall serve until the close of the next annual meeting. The Committee may select as many nominees to the Board of Directors as it desires, but in no event less than the number of vacancies to be filled.

Section 2. Election When there is more than one nominee for a vacancy to the Board of Directors, election shall be by secret written ballot. At elections the members of the Association or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

## ARTICLE VI

## MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice by resolution of the Board of Directors.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days' notice to each director.

Section 3. Quorum A majority of the directors shall constitute a quorum for the transaction of business. Only acts done or decisions made by a majority of the Board at a Regular or Special Meeting constitute acts of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section I. Powers. The Board of Directors shall have the power to:

- (a) Adopt and publish rules and regulations governing the use of the Common Properties and Facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for infraction thereof.
- (b) Suspend the right to use any facility owned or operated by the Association by a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations.
- (c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration. The powers of the Architectural Control Committee described in Article IV of the Declaration now reside in the Board of Directors.
- (d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.
- (e) Engage managers, independent contractors, or other such personnel as they deem necessary.

Section 2. Duties. It shall be the duty of the Board of Directors:

- (a) To keep a complete record of all its acts and to present a statement to the members at the annual meeting or at any special meeting where a statement is requested in writing by one-fourth (1/4) of the Voting Members.
- (b) To supervise all officers, agents and employees of this Association.
- (c) As more fully provided in the Declaration, to:
  - (1) At least thirty (30) days in advance of each annual assessment period, fix the amount of the annual assessment against each Building Plot and send written notice of the assessment to every owner.
  - (2) Bring an action at law against the owner personally obligated to pay the same and foreclose the lien against any property for which the assessments are not paid.
- (d) Upon demand, by any Voting Member or his/her agent, to certify whether or not there are unpaid homeowner assessments against his/her property. A reasonable charge may be made by the Board for any Certification.
- (e) To procure and maintain adequate liability and hazard insurance on property owned by the Association.
- (f) To bond all officers or employees having fiscal responsibilities, and to maintain officers and directors liability insurance in an amount not less than One Million Dollars (\$1,000,000).
- (g) To maintain the Common Properties and Facilities.

## ARTICLE VIII

### OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a president, a vice president - landscaping / architectural control, a vice president - security / neighborhood watch, a treasurer, and a secretary, who shall be at all times be members Of the Board of Directors, and other such officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members. At this meeting the Board shall elect one of the officers who shall act in the place of the president in the event of his/her absence, inability or refusal to act.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he/she resigns, or is removed, or is disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer replaced.

Section 7. Duties The duties of the officers are as follows:

- (a) President. The president shall preside at all meeting of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes, except as may be otherwise approved by the Board of Directors.
- (b) Vice President - Landscaping/ Architectural Control. Shall be in charge of contractual services approved by the Board for beautifying, maintaining, managing and operating the common areas through out Memorial Thicket. Shall appoint members and serve as Chairman of the Architectural Control Committee and shall see that the duties of this committee fulfilled as specified in the Declaration.
- (c) Vice President.- Security / Neighborhood Watch. Shall be responsible for contractual services to provide 24-hour security service throughout Memorial Thicket, including alarm monitoring services and all aspects of the entrance guard station. Shall appoint members and serve as Chairman of the Neighborhood Watch Committee and shall see that this committee functions as directed by the Board of Directors.
- (d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; sign all checks and promissory notes of the Association; keep proper books of account; cause an compilation of the Association books to be made by a independent certified public accountant at the completion of each fiscal year; and shall prepare annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the membership. The treasurer shall perform other duties as required by the Board.
- (e) Secretary. The secretary shall record the votes and keep the minutes of all meeting and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

ARTICLE IX

All committees will report to the Board of directors. The Board shall appoint committees as deemed appropriate in carrying out the Board's business.

ARTICLE X

RECORDS

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member. Copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees on any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Properties or abandonment of the Building Plot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: MEMORIAL THICKET HOMEOWNS ASSOCIATION, INC.



ARTICLE XIII

AMENDMENTS

The By-Laws of this Association may be amended or altered by a majority vote of the Voting Members of this Association.

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31<sup>st</sup> day of December of every year.

11 1100-33-1543

CERTIFICATION

We, the undersigned, do hereby certify:

That we are duly elected officers of the MEMORIAL THICKET HOMEOWERS ASSOCIATION, INC., a non-profit corporation and that the foregoing By-Laws of said Association are true and accurate, and incorporate all revisions approved by the members subsequent to the original document written in 1979.

Dated: May 21, 2007

/s/ D. Higgins  
David Higgins – President

/s/ A. Jansen  
Alicia Jansen – VP Landscaping / Architectural Control

/s/ F. Hicks  
Fred Hicks – VP Security / Neighborhood Watch

/s/ R. Batten  
Robert Batten – Treasurer

/s/ M. Gronauer  
Mindy Gronauer - Secretary

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THE STATE OF TEXAS  
COUNTY OF HARRIS  
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FEB 10 2012



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

FILED FOR RECORD  
8:00 AM

FEB 10 2012

*Stan Stewart*  
County Clerk, Harris County, Texas