



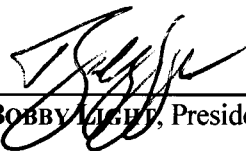
### CORPORATE CERTIFICATE POINT AQUARIUS PROPERTY OWNERS ASSOCIATION

The undersigned certifies that he is the President of Point Aquarius Property Owners Association (the "Association"). The Association is the property owners' association for Point Aquarius and Summerchase Section One, subdivisions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the Point Aquarius Property Owners Association **Architectural Control Committee Election Policies and Procedures**.

Signed this 12<sup>th</sup> day of April, 2013.

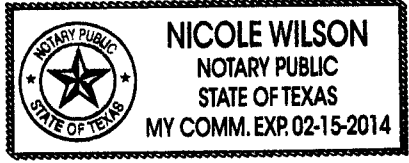
**POINT AQUARIUS PROPERTY OWNERS ASSOCIATION**

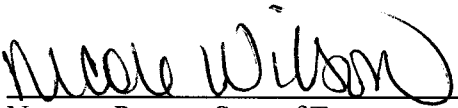
By:   
**BOBBY LIGHT**, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 12<sup>th</sup> day of April, 2013, by **BOBBY LIGHT**, President of POINT AQUARIUS PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation.

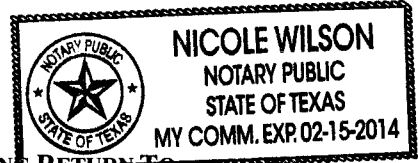


  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 12<sup>th</sup> day of April, 2013, by **BOBBY LIGHT**, President of POINT AQUARIUS PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**  
The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301

# POINT AQUARIUS PROPERTY OWNERS ASSOCIATION

## ARCHITECTURAL CONTROL COMMITTEE ELECTION POLICIES AND PROCEDURES

**WHEREAS**, Point Aquarius Property Owners Association, hereinafter the “Association,” is the property owners association for Point Aquarius Subdivision, which is a subdivision in Montgomery County, Texas, according to the maps or plats thereof of record, as follows: **Section One** - Cabinet A, Volume 9, Sheet 34, Page 66; **Section One (Replat)** - Cabinet F, Sheet 189, Pages A & B; **Section Two** - Cabinet A, Volume 9, Sheet 35, Page 69; **Section Three** - Cabinet A, Volume 9, Sheet 40, Page 79; **Section Five (Replat)** - Cabinet G, Sheet 12, Pages A & B; **Section Six** - Cabinet A, Volume 10, Sheet 72, Page 39; **Section Seven** - Cabinet F, Sheet 75, Page B; **Section Eight** - Cabinet F, Sheet 130, Page A; **Section Nine**, Cabinet F, Sheet 131, Page A; **Summerchase Section One** - Cabinet Y, Sheets 178-179; **Section Ten** Cabinet G, Sheet 10, in the Office of the County Clerk of Montgomery County, Texas (the “Subdivision”); and

**WHEREAS**, the Subdivision is subject to certain dedications, covenants and restrictions as set out in the recorded plat of the Subdivision and as set out in the restrictions and covenants applicable to **Point Aquarius Subdivision**, **Section One** - Volume 744, Page 74; **Section One (Replat)** - Volume 7311, Page 750; **Section Two** - Volume 744, Page 92; **Section Three** Volume 753, Page 630; **Section Five (Replat)** - Volume 750 Page 1279; **Section Six** - Volume 777, Page 917; **Section Seven** - Volume 627, Page 1770; **Section Eight** - Volume 653, Page 1860; **Section Nine**, Volume 658, Page 1132; **Summerchase Section One** - Clerk’s File No. 2005-083775, and Volume 658, Page 1132; **Section Ten** - Volume 736, Page 1563, in the Office of the County Clerk of Montgomery County, Texas (the “Declaration”); and

**WHEREAS**, the Declaration generally provides for the election of its three-member Architectural Control Committee by the Association; and

**WHEREAS**, the Association desires to adopt and publish policies and procedures governing the election of the members of the Architectural Control Committee;

**NOW, THEREFORE, BE IT RESOLVED** that the Association does hereby adopt the following policies and procedures regarding the election of the Architectural Control Committee.

**SECTION 1. Number.** The affairs of the Architectural Control Committee are governed by three (3) committee members as set out in the Declaration.

**SECTION 2. Nomination.** Nominations for election to the Architectural Control Committee shall be made by the nominating committee appointed by the Board of Directors of the Association, or from the floor at the annual meeting of the members. The nominating committee will be the same committee which makes nominations for elections of the Board of Directors of the Association, as set out in the Association’s current bylaws. The nominating committee can make as many nominations for election to the Architectural Control Committee as it shall, in its discretion, determine, but not less than one for each vacancy to be filled. All nominees shall be members in good standing of the Association as defined by the bylaws, and all nominees should have a working knowledge and

understanding of the restrictions and covenants applicable to the Point Aquarius Subdivision, as well as a familiarity with blueprints, plats, and/or architectural drawings.

**SECTION 3. Election of Members.** Election to the Architectural Control Committee will take place at the annual meeting of members or at any special meeting called for that purpose. Members may cast, in respect to each committee position to be filled, as many votes as they are entitled to exercise under the provisions of the current bylaws of the Association. At each annual meeting one (1) member will be elected to a three (3) year term to fill the expiring position. Terms shall be staggered.

**SECTION 4. Term and Term Limits.** Members of the Architectural Control Committee shall serve a term of three (3) years. There shall be no limit to the number of consecutive terms in which a member may serve on the Architectural Control Committee.

**SECTION 5. Resignation and Vacancy.** In the event of death or resignation of a committee member, his or her successor shall be appointed by the vote of two-thirds (2/3) of the members of the Board of Directors of the Association, to serve the position until the next annual meeting. At the next annual meeting, an election shall be held in accordance with this resolution so that the Association may elect a successor to fill the entire unexpired term of his or her predecessor.

**SECTION 6. Lack of Participation.** In the event that there are not enough candidates to fill the committee at any particular election of Architectural Control Committee members, the Board of Directors of the Association may appoint a member of the Architectural Control Committee by majority vote for any position that is not filled by way of election.

**SECTION 7. Amendment.** This policy may be amended from time to time by the Board of Directors of the Association. This instrument is effective upon recordation in the Public Records of Montgomery County, Texas, and supersedes any instrument regarding boat slip rules and regulations which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by this instrument, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.


Signed this 11 day of April, 2013.

**POINT AQUARIUS PROPERTY OWNERS  
ASSOCIATION**

By:

  
BOBBY LIGHT, President

Attest:

  
Secretary

**FILED FOR RECORD**

04/15/2013 3:53PM

*Mark Tumbull*

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 Montgomery County, Texas.

**04/15/2013**



*Mark Tumbull*

County Clerk  
Montgomery County, Texas