

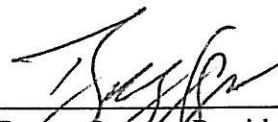
CORPORATE CERTIFICATE
POINT AQUARIUS PROPERTY OWNERS ASSOCIATION

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 **Vehicle Registration and Security Gate Entry Procedures**.

Signed this 15 day of March, 2013.

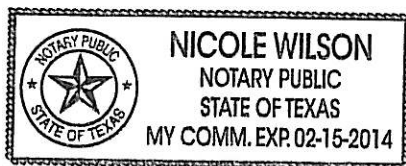
**POINT AQUARIUS PROPERTY OWNERS
ASSOCIATION**

By: 
BOBBY LIGHT, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 15 day of March, 2013, by **BOBBY LIGHT**, President of POINT AQUARIUS PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation.

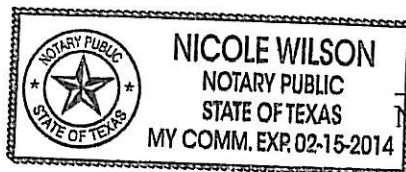



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 15 day of March, 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

VEHICLE REGISTRATION AND SECURITY GATE ENTRY PROCEDURES

WHEREAS, the property affected by this policy is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas, as follows:

- *Section One* – Clerk's File No. 267859; *Section One (Amendment)* – Clerk's File No. 273735; *Section One (Amendment)* – Clerk's File No. 289514; *Section One (Amendment)* – Clerk's File No. 289517; *Section One (Amendment)* – Clerk's File No. 363418; *Section Two* – Clerk's File No. 267860; *Section Two (Amendment)* – Clerk's File No. 363419; *Section Three* – Clerk's File No. 274519; *Section Three (Amendment)* – Clerk's File No. 363420; *Replat of Section Five (Amendment and Restatement)* – Clerk's File No. 9147286; *Section Six* – Clerk's File No. 291427; *Section Six (Amendment)* – Clerk's File No. 363423; *Section Seven* – Clerk's File No. 8931385; *Section Seven (First Amendment)* – Clerk's File No. 8947594; *Section Seven (Second Amendment)* – Clerk's File No. 9019239; *Section Eight* – Clerk's File No. 9021168; *Section Nine* – Clerk's File No. 9021170; *Partial Replat of Section One* – Clerk's File No. 9125463; *Partial Replat of Reserve of Section One (First Amendment)* – Clerk's File No. 9131033; *Section Ten (Amended and Restated)* – Clerk's File No. 9149702; *Summerchase Section One (Corrected Declaration)* – Clerk's File No. 2006-047887; and

WHEREAS, pursuant to the authority vested in Point Aquarius Property Owners Association (the "Association") in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") hereby promulgates the following Vehicle Registration and Security Gate Entry Procedures; and

WHEREAS, TEXAS PROPERTY CODE Section 204.010 permits the Association, acting through its board of directors, exercise all powers necessary and proper for the governance and operation of the Association; and

WHEREAS, the Association finds it necessary and desirable, in order set out a clear, concise, and a uniform set of procedures for the proper operation of the private streets in the Point Aquarius Subdivisions (the "Subdivision") and specifically, for vehicle registration and security gate procedures;

NOW, THEREFORE, BE IT RESOLVED that the following procedures are hereby established for Association regarding vehicle registration and security gate entry procedures.

SECURITY GATE GUARDS HAVE BEEN INSTRUCTED TO ADHERE STRICTLY TO THESE REGULATIONS.

I. VEHICLE REGISTRATION

Point Aquarius Property owner(s) (hereinafter referred to as "Owners") should register each of their personal vehicles with the Association's managing agent by completing a Point Aquarius Vehicle Registration Form and returning it to the Association's managing agent. Additionally, Owners residing in the Subdivision who have children living outside of the Subdivision may register the vehicle(s) of the child(ren). (See "Children of Point Aquarius Property Owners" for details). A copy of proof of ownership will be required for each registered vehicle identifying the Owner's current physical and mailing addresses. Point Aquarius Vehicle Registration Forms should be revised whenever needed and can be obtained from the managing agent.

II. ENTRY CARDS AND EZ TAGS

Entry card(s) and/or EZ Tag(s) will be issued and re-activated for Owners residing in Point the Subdivision who:

1. Do not owe Association annual assessment fees, dues and/or fines.
2. Have a current Point Aquarius Vehicle Registration form on file.

Each Property Owner residing in the Subdivision meeting the above requirements, shall receive **one free Entry Card for each lot owned up to a maximum of three**. Additional Entry Cards may be purchased by the Owners residing in the Subdivision. EZ Tag(s) may be purchased when available by the Owners residing in the Subdivision. The total number of Entry Cards and EZ tags issued to each Owner residing in the Subdivision shall not exceed the number of vehicles registered by the Owners residing in the Subdivision.

A. POINT AQUARIUS PROPERTY OWNER(S) RESIDING IN POINT AQUARIUS WHO DRIVE COMPANY OWNED VEHICLES

Entry Card(s) and/or EZ Tag(s) will be issued and re-activated for Owners residing in the Subdivision and who drive company owned vehicles who:

1. Do not owe Association annual assessment fees, dues and/or fines,
2. Have a current Point Aquarius Vehicle Registration form on file.
3. Provide statement of usage from Company.

The total number of Entry Cards and EZ Tags issued to each Owner residing in the Subdivision who drive(s) company owned vehicles shall not exceed the number of vehicles registered by the Owner residing in the Subdivision.

B. POINT AQUARIUS PROPERTY OWNER IN POINT AQUARIUS OWING DUES, FEES OR FINES

Owners residing in the Subdivision owing Association annual assessments, fees or fines to the Association shall not be allowed to obtain or re-activate Entry Card(s) or EZ Tag(s) until monies have been received. They must enter the Subdivision through the Visitor's Entrance.

However, Point Aquarius Property Owner(s) residing in The Subdivision owing Point Aquarius Annual Assessment Dues, fees or fines should register the vehicle(s) and display the decal on the windshield.

C. POINT AQUARIUS TENANTS

Point Aquarius Tenants residing in the Subdivision shall be given one Entry Card after:

1. Filing a copy of current lease agreement with the managing agent.
2. Filing a current Point Aquarius Vehicle Registration with the managing agent.
3. Paying the Point Aquarius the fee for such card and the refundable deposit to the managing agent in the amount set out in the Schedule of Assessments, Fines, Fees, Deposits, and Other Charges. (Refundable when all tags and/or decals are returned.)

Entry Cards and/or EZ Tags will be programmed for the term of the lease. Additional Entry Cards may be purchased by the Point Aquarius Tenant. EZ Tag(s) may be purchased, when available by the Point Aquarius Tenant residing in the Subdivision. The total number of Entry Cards and/or EZ Tags issued to each Point Aquarius Tenant residing in the Subdivision will not exceed the number of vehicles registered by Point Aquarius Tenant residing in the Subdivision.

Point Aquarius Landlord(s) is/are responsible for notifying Point Aquarius Tenants of these new regulations **immediately**.

D. LOST ENTRY CARD(S) AND/OR EXPIRED EZ TAG(S)

If an Entry Card or EZ Tag is lost, **PLEASE NOTIFY MANAGEMENT IMMEDIATELY** providing the ID number(s) of your remaining Entry Card(s) or EZ T(s). Management will determine the ID number of the lost card and inactivate it from the system. A replacement Entry Card or EZ Tag may be purchased at the replacement cost at that time.

The battery life of the EZ Tags ranges from 5 to 7 years. Owner or Point Aquarius Tenant(s) is/are responsible for replacing the EZ Tag(s) at the replacement cost at that time. The price of Entry Cards is \$15.00 and the price of EZ Tags is \$ 35.00. Prices may be adjusted biannually, without further amendment of this instrument.

III. DECALS

Upon completion and receipt of Point Aquarius Vehicle Registration Form, the managing agent shall distribute the appropriate number of Point Aquarius vehicle decals to be displayed on the inside left-side (driver side) of the windshield above the vehicle registration. Each vehicle in the Subdivision should at all times display a current decal.

A. FIRST DEGREE RELATIVES OF POINT AQUARIUS PROPERTY OWNER(S)

Owners residing in the Subdivision may register the vehicles) of first degree relatives, (i.e., grandparent, parent, sibling, child, grandchild). Owners may receive free "Family Member" decals. The Owners may obtain a "Family Member" Decal for the first degree relative if the Owners residing in the Subdivision:

1. Does not owe Association annual assessment fees, dues and/or fines.
2. Has a current Point Aquarius Vehicle Registration form for the child(ren) on file with the managing agent.
3. Registers relative on Resident's Authorized Entry List.

B. TENANT DECALS

Point Aquarius Tenants residing in the Subdivision will be given one "Tenant" Decal per registered vehicle after:

1. Filing a copy of current lease agreement with the managing agent.
2. Filling a current Point Aquarius Vehicle Registration form with the managing agent.
3. Paying \$50.00 Point Aquarius refundable deposit to the managing agent. (Refundable when all tags and/or decals are returned.)
4. Owners must be current with Association annual assessment fees, dues and/or fines before tenant will be given the Tenant Decal.

Upon termination of the lease agreement, the Point Aquarius Tenant(s) is/are responsible for surrendering the Decal(s). Upon submission of the decals, Entry Card(s) and/or EZ Tag(s), the deposit refund will be processed. The tenant should expect to receive the deposit refund within 2 weeks following receipt of the items.

IV. RESIDENT'S AUTHORIZED ENTRY LIST

Owners and/or Point Aquarius Tenant(s) should provide the Point Aquarius Security Gate Guard(s) with a list of authorized visitors for the Owners or Point Aquarius Tenant(s). Owners and/or Point Aquarius Tenant(s) should revise the Authorized Visitor's List as necessary or at the time of vehicle registration renewal.

Owners and/or Point Aquarius Tenant(s) should notify the Point Aquarius Security Gate Guard(s) of upcoming special occasions and/or events. Owners and/or Point Aquarius Tenant(s) should provide a list of authorized guest(s) of the special occasion or event. The form(s) is/are available from either access to the Point Aquarius website or the managing agent.

Owners and/or Point Aquarius Tenant(s) are encouraged to use discretion in the development of the Authorized Entry and/or Guest List(s). The Owners or Point Aquarius Tenant(s) may be held liable in civil action for property damages caused by authorized guest(s).

V. OTHER CONDITIONS FOR ACCESS

A. BUILDERS

Builders who have been approved for building in the Subdivision by the Architectural Control Committee and managing agent must register with the Point Aquarius Security Gate Guard(s) their building contractors authorizing access into the Subdivision. Builders should complete a Builders Authorized Contractor List including the name of the contractor's company, address of the work to be performed and authorized length of stay. **The Association office will issue a PASS to the Builder for distribution to each registered contractor that is authorized to stay over two hours.** The PASS should be displayed on contractor's vehicle dashboard **for entrance into the Subdivision, and at all times during the length of stay.** Contractors will only be granted access to the Subdivision during the following hours:

Monday -- Friday: 7am to 8pm; Saturday: 9am -- 6pm; Sunday: 9am -- 6pm

In case of emergency, builders and contractors should contact the managing agent by calling 936-856-4927.

B. DELIVERY VEHICLES

Delivery vehicles including pizza, building supplies, etc., will be allowed access into the Subdivision after Point Aquarius Security Gate Guard records their name, company, date, time, destination and license plate number. No PASS will be required if the stay is less than two hours.

C. EMERGENCY AND OFFICIAL VEHICLES

Emergency vehicles will be allowed immediate access into the Subdivision. In addition, officials meeting the guidelines set forth in the Texas Code of Criminal Procedure Article 2.12. will be allowed access into the Subdivision **(See attachment for Article 2.12. definitions. A copy of the attachment is located at the security guard office.)**.

FedEX, UPS, Mail Carriers, and school buses will be allowed immediate access into the Subdivision.

Process server(s) or designated agents requesting access to serve legal papers WILL be allowed access into Point Aquarius, with proof of credentials.

D. REALTORS

Point Aquarius Security Gate Guards should record the name, company, date, time and destination of all real estate agents/realtors. Real estate agents/Realtors not residing in the Subdivision should leave a business card.

E. REALTOR TOUR

Listing Realtor(s)/agents desiring to have a Realtor Tour in the Subdivision must notify Point Aquarius Security Gate Guard with date and time prior to Realtor Tour.

VI. EXCEPTIONS

All exceptions to this policy must be submitted in writing to the Point Aquarius Security Committee for approval.

This instrument is effective upon recordation in the Public Records of Montgomery County, Texas, and supersedes any instrument regarding vehicle registration and security gate entry procedures 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.

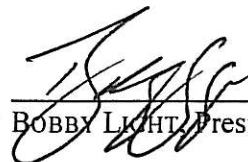
This is to certify that the foregoing Vehicle Registration and Security Gate Entry Procedures was adopted by the Board of Directors until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby adopts, approves and authorizes the above Vehicle Registration and Security Gate Entry Procedures.

Signed this 14 day of March, 2013.

**POINT AQUARIUS PROPERTY OWNERS
ASSOCIATION**

By:


BOBBY LIGHT, President

Attest:


Secretary