

**SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING ESTATE SALES**

WHEREAS, SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (hereinafter referred to as the "ASSOCIATION"), through its Board of Directors 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, Section 22.201 of the Texas Business Organization Code ("TBOC") provides that "[e]xcept as provided by Section 22.202, the affairs of a corporation are managed by a Board of Directors" and Section 22.202(b) of the TBOC provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation;"

WHEREAS, Article V, of the Association's Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Deed Restrictions") filed of record under Clerk's File No. 8222944, 001-80-1952 in the Office of the County Clerk of Galveston County, Texas provides that "the Community Association may adopt, amend, repeal and enforce Rules and Regulations, fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of the Community Declaration, the operation of the Community Association, the use and enjoyment of the Community Association Properties and the use of any other property within the Community Association Area, including Privately Owned Sites";

WHEREAS, the Board of Directors is empowered to govern the affairs of the Association pursuant to Article V, Section 5.01 of the Association's Deed Restrictions;

WHEREAS, pursuant to the Texas Property Code and the Association's Certificate of Formation and Deed Restrictions (collectively, the "Governing Documents"), the Board of Directors (the "Board") of the Association, hereby adopts this Policy in an effort to provide homeowners a system for deed restriction enforcement and fines;

WHEREAS, the Association's Deed Restrictions are in place for the purpose of keeping the development of said real property for the mutual benefit and pleasure of the owners in said subdivision, and for the protection of such property values of the subdivision;

WHEREAS, property values in the subdivision are affected by the appearance of the subdivision and specifically, violations of deed restrictions therein; and

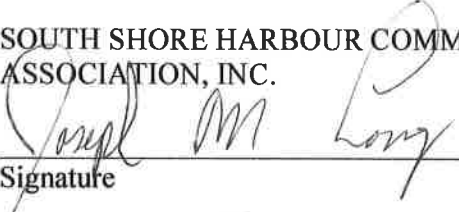
NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors, the Board hereby resolves to adopt and publish the following Rules, Regulations and Guidelines Regarding Estate Sales:

RULES, REGULATIONS AND GUIDELINES
REGARDING ESTATE SALES

1. Estate Sales may not be held on any Lot, Common Area or other property within the Association without first obtaining prior written approval from the Board of Directors;
2. An applicant's request for approval must contain the following information:
 - a. Owner's Full Name, Address, and Contact Information;
 - b. Proposed location of the Estate Sale;
 - c. Proposed date(s) and time(s) of the Estate Sale;
 - d. Company and/or vendor contact information being used to conduct the Estate Sale;
3. A submitted application missing any of the requisite information, as determined by the Board of Directors, shall be denied;
4. Conducting an Estate Sale in violation of these provisions shall subject the responsible party to any and all remedies provided either at law or in equity, which may include but not be limited to the incurrence of attorney fees, fines, and other charges.

Adopted this 17th day of May, 2016, by at least a majority of the Board of Directors of the Association.

SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC.



Signature

Print Name: JOSEPH M LONG

President - SSHA

Title

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 17 day of May, 2015, by the said President of SOUTH SHORE HARBOUR COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

