



ADDITIONAL DEDICATORY INSTRUMENT
for
SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared Joe LONG, who, being by me first duly sworn, states on oath the following:

"My name is Joe LONG, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the Secretary of SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING FINES

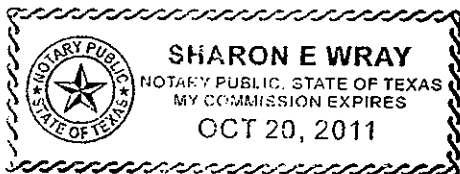
DATED this 9th day of SEPTEMBER, 2008.

SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

BY: Joe Long
Joe Long, Secretary
(Printed Name)

SUBSCRIBED AND SWORN TO BEFORE ME by the said JOE LONG, on
this the 9th day of SEPTEMBER 2008.

Sharon E. Wray
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SECRETARY'S CERTIFICATE OF ADOPTION OF
RESOLUTION BY BOARD OF DIRECTORS

I, Joe Long, the Secretary of SOUTH SHORE HARBOUR
COMMUNITY ASSOCIATION, INC., certify that:

I am the duly qualified and acting Secretary of SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC., a duly organized and existing Texas Non-Profit Corporation.

The following is a true copy of a Resolution duly adopted by the Board of Directors of such
Corporation, which Resolution is attached and incorporated herein.

The attached Resolution is in conformity with the Articles of Incorporation and Bylaws of the
Corporation, has never been modified or repealed, and is in full force and effect.

Dated: SEPTEMBER 9, 2008.

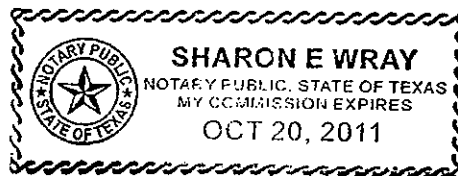
Joe Long
Secretary
Print Name: Joe Long

State of Texas §
 §
County of Galveston §

Before me the undersigned authority, personally appeared Joe Long, known to
me to be the person whose name was subscribed in my presence to the foregoing instrument, and to
be the Secretary of SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC., and who
acknowledged to me that the instrument was executed for the purpose and consideration therein
expressed.

Subscribed and sworn to before me the 9TH day of SEPTEMBER, 2008.

Sharon E. Wray
Notary Public in and for the State of Texas



THE STATE OF TEXAS

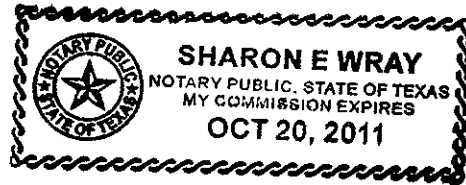
§
§
§

COUNTY OF GALVESTON

THIS INSTRUMENT was acknowledged before me on this the 9TH day of SEPT.,
2008 by the said Joe Long, Secretary of SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Sharon E. Wray

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



PAID

After recording return to:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING FINES

WHEREAS, SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC. (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, Article 1396-2.02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized;

WHEREAS, Article I, Section 1.2(b) of the Association's Declaration of Covenants, Conditions, and Restrictions (hereinafter referred to as "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 deed restrictions are in place "to protect and enhance the quality, value, desirability and attractiveness of all property which becomes part of the Community Association Area";

WHEREAS, pursuant to Article V, Section 5.01 the Board of Directors is empowered to manage the affairs of the corporation;

WHEREAS, Article V, Section 5.15 of the Deed Restrictions 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, property values in the subdivision are affected by the appearance of the subdivision and specifically, violations of deed restrictions therein; and

WHEREAS, it is the desire of the Board of Directors to alleviate such deed restriction violations by adopting the following Rules, Regulations and Guidelines which are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision.

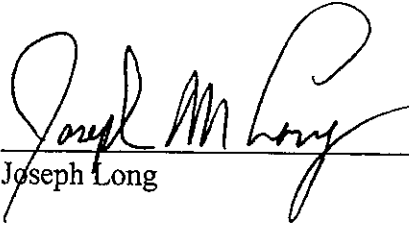
NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors and others, the Board, hereby resolves to adopt and publish the following Rules, Regulations and Guidelines Regarding Fines in SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

RULES, REGULATIONS and GUIDELINES
REGARDING FINES
IN SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

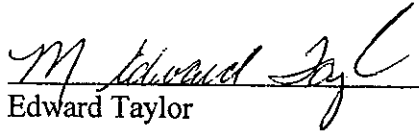
1. Per Article V, Section 5.16 of the Community Declaration, the Association may adopt Rules and Regulations and institute a fine policy as deemed necessary to enhance the use and enjoyment of the Community Association Properties and properties within the Association.
2. Per Article V, Section 5.17(vii), the Association may enforce these Rules and Regulations “by levying and collecting, after Notice and Hearing, reasonably and uniformly applied fines and penalties established in advance in the Rules and Regulations for breach of the Rules and Regulations” by its member or a related user of such member.
3. Prior to assessing such fines, the Association shall form a “Fine Committee” which shall determine the amount of a homeowner’s fine based upon the severity of the deed restriction violation. Such fines may be up to \$25 per day.
4. Per Texas Property Code Section 209.006(b), the Association will send a Notice to the homeowner by certified mail, return receipt requested stating the following:
 - a) the nature of the deed restriction violation that is the basis for the fine and any amount due to the Association;
 - b) giving the owner thirty (30) days from the date the owner receives the notice to cure the violation; and
 - c) informing the owner they may be charged a fine of up to \$25 per day if such deed restriction violation is not cured within the above timeframe.
5. Per Texas Property Code Section 209.006(b)(2)(A), the owner shall be “entitled to a reasonable period to cure the violation to avoid the fine...unless the owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months.” [Emphasis added.]
6. Per Texas Property Code Section 209.006(b)(2)(B), this Notice shall inform the owner that they may request a hearing under Section 209.007 before the Board of Directors on or before the 30th day after the date the owner receives the notice.

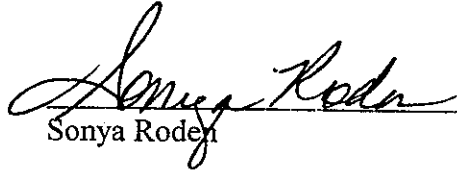
The undersigned, being Directors of SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC., do hereby consent per Article V, Section 5.06 of the Association’s By-Laws, that the following Resolution is deemed to have the same force and effect as if adopted by unanimous vote at a formal meeting of the Board of Directors of the Association duly called and held for the purpose of adopting and acting upon such Resolution, and by signature hereon, the undersigned hereby waive all requirements of call and notice pertaining to meetings of said Corporation.

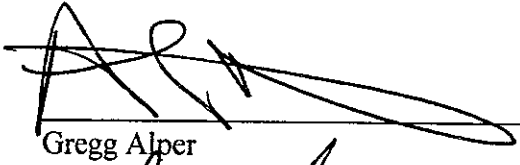
NOW THEREFORE, BE IT RESOLVED THAT, that this Resolution be deemed effective on this the 15th day of September, 2008.


Joseph Long

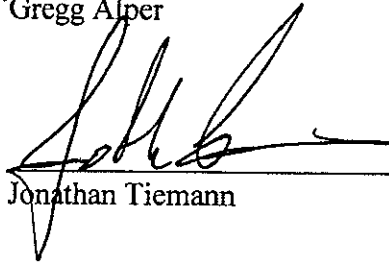

Robert Trask


Edward Taylor


Sonya Roden


Gregg Alper

Tony Rector

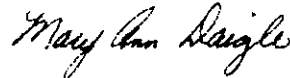

Jonathan Tiemann

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS



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November 05, 2008 01:15:14 PM

FEE: \$36.00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS