

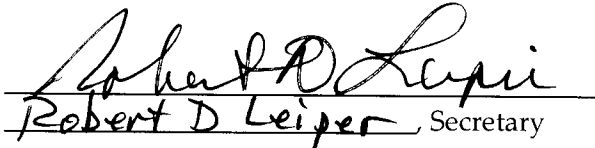
AFTER RECORDING RETURN TO:

Robert D. Leiper, Secretary
King Oaks Property Owners Association
9414 Westminster Ave.
Iola, Texas 7786101
Email: bob.leiper@gmail.com

SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of the King Oaks Property Owners Association, Inc., a Texas non-profit corporation (the "**Association**"), and that attached hereto as Exhibit "A" and made a part hereof is a true and correct copy of the Association's Lot Consolidation Assessment Policy, duly approved and adopted by the Board of Directors of the Association at an open board meeting held on the 26th day of February, 2022.

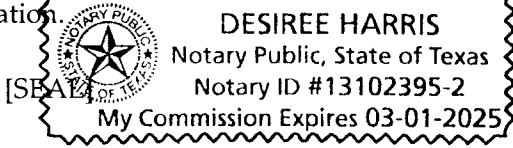
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 28 day of February, 2022.



Robert D Leiper Secretary

STATE OF TEXAS §
 §
COUNTY OF Grimes §

This instrument was acknowledged before me on the 28 day of February, 2022, by Robert D. Leiper, the Secretary of the KING OAKS PROPERTY OWNERS ASSOCIATION, INC, a Texas non-profit corporation, on behalf of said nonprofit corporation.



Notary Public Signature

Cross reference to that certain Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded under Document No. 00212660, Official Public Records of Grimes County, Texas, as amended and supplemented.

EXHIBIT "A"

KING OAKS PROPERTY OWNERS ASSOCIATION, INC.
LOT CONSOLIDATION ASSESSMENT POLICY

[ATTACHED]

KING OAKS PROPERTY OWNERS ASSOCIATION, INC.
LOT CONSOLIDATION ASSESSMENT POLICY

King Oaks is a community (the "**Community**") created by and subject to the Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded under Document No. 00212660 in the Official Public Records of Grimes County, Texas, as amended and supplemented (collectively, the "**Declaration**"). The operation of the Community is vested in the King Oaks Property Owners Association, Inc., a Texas non-profit corporation (the "**Association**"), acting through its board of directors (the "**Board**"). The Association is charged with three primary responsibilities including (1) the management, maintenance and operation and control of the Area of Common Responsibility and all improvements thereto; (2) the enforcement of reasonable rules regulating the use of the Properties and (3) the architectural standards and controls set forth in the covenants, conditions and restrictions of the Declaration and the Design Guidelines, as adopted and amended from time to time (collectively, the "**Governing Documents**"). The Association assesses and collects fees to fund the operation and maintenance of the Association, based on per-lot ownership.

SECTION 1. LOT CONSOLIDATION ASSESSMENT POLICY

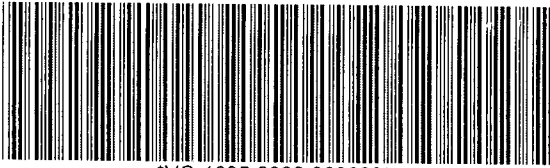
The Declaration sets forth one general assessment per lot as reflected in the plat approved by the Grimes County Commissioners Court. When adjacent lots of common ownership are consolidated into a single lot through a petition for replatting through the Grimes County Commissioners Court, the consolidated lots now represent a single lot for general assessment purposes. Special assessments, such as road assessments, continue to be based on the original plats filed with Grimes County by the developers and are applied to specific sections of the Community.

In the Community, lots are assessed a common, general assessment set by the Board in the last quarter of the year for POA maintenance, operations and reserves for the coming year. That general assessment will be due January 1 of that coming year, based on the latest plat recorded as of December 31 of the year when the general assessment is set by the Board.

Example: If Lot X and Lot Y are shown as separate lots in the King Oaks Subdivision Plat in effect on December 31, 2021, each lot will be assessed a separate general assessment. If, however, they have been consolidated in a replat and approved by the Grimes County Commissioners Court no later than December 31, 2021, they will be considered to be a single lot for the Community general assessments due on January 1, 2022.

SECTION 2. GENERAL PROVISIONS

- 2-A. Independent Judgment. Notwithstanding the contents of this detailed policy, the officers, directors, manager, and attorney of the Association may exercise their independent, collective, and respective judgment in applying this policy.
- 2-B. Other Rights. This policy is in addition to and does not detract from the rights of the Association under the Governing Documents and the laws of the State of Texas.
- 2-C. Limitations of Interest. The Association, and its officers, directors, managers, and attorneys, intend to conform strictly to the applicable usury laws of the State of Texas.
- 2-D. Amendment of Policy. This policy may be amended from time to time by the Board.



VG-1695-2022-323023

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 323023

Real Property Recordings

Recorded On: February 28, 2022 10:10 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 323023
Receipt Number: 20220228000027
Recorded Date/Time: February 28, 2022 10:10 AM
User: Debbie H
Station: Clerk02

Record and Return To:

ROBERT D. LEIPER
9414 WESTMINISTER AVE.
IOLA TX 77861



STATE OF TEXAS
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski