

**BOARD RESOLUTION REGARDING APPROVAL
OF FORECLOSURE ACTIONS AND ENFORCEMENT ACTIONS**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

WHEREAS, West Oaks Homeowners' Association (the "Association"), a Texas nonprofit corporation, is the governing entity for the property described in Exhibit "A" attached hereto; and

WHEREAS, the Board of Directors of the Association is authorized to initiate foreclosure actions and enforcement actions in accordance with the Association's dedicatory instruments and/or the Texas Property Code; and

WHEREAS, Section 209.0051(h) of the Texas Property Code was recently amended by the state legislature with respect to items that may only be considered and voted on in an open board meeting; and

WHEREAS, in order to ensure uniformity and efficiency in the collection and enforcement processes and to comply with Section 209.0051(h) of the Texas Property Code, the Board of Directors desires to authorize its managing agent to approve the initiation of foreclosure actions and enforcement actions;

NOW, THEREFORE, the Association, acting through its Board of Directors, hereby adopts and establishes the following Resolution:

1. The Association's managing agent is hereby authorized to approve the initiation of foreclosure actions and enforcement actions on behalf of the Association.
2. Any foreclosure action or enforcement action authorized by the Association's managing agent shall be deemed approved by the Board of Directors.
3. The Board of Directors reserves the right to authorize foreclosure actions and enforcement actions on its own and to overrule decisions made by the managing agent on these matters in its sole discretion.

CERTIFICATION

"I, the undersigned, being the Board President of West Oaks Homeowners' Association, hereby certifies that the foregoing Resolution was adopted by at least a majority of the Board of Directors of West Oaks Homeowners' Association at an open Board meeting that was properly noticed to the owners and at which a quorum of the Board of Directors was present."

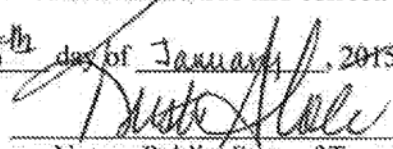

 Print Name: Tim Gordon
 President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Gordon, the Board President of West Oaks Homeowners' Association and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 5th day of January, 2015/2016.


 Notary Public, State of Texas

After Recording Return To:
 HOLT & YOUNG, P.C.
 9821 Katy Freeway, Ste. 350
 Houston, Texas 77024



EXHIBIT "A"

West Oaks, Section One-A, under Volume 19, Page 55;

West Oaks, Section One-B, under Volume 19, Page 151;

West Oaks, Section Two-A, under Volume 19, Page 265;

West Oaks, Section Two-B, under Volume 19, Page 279;

West Oaks, Section Three, under Volume 19, Page 631;
Volume 19, Page 771; and Volume 20, Page 83;

West Oaks, Section Four-A, under Volume 20, Page 175;

West Oaks, Section Four-B, under Volume 20, Page 177;

West Oaks Village, Section One-A, under Volume 19, Page 437;

West Oaks Village, Section One-B, under Volume 19, Page 489;

West Oaks Village, Section Two, under Volume 20, Page 43;

West Oaks Village, Section Three, under Volume 20, Page 371;

West Oaks Village, Section Four, under Volume 22, Page 57;

recorded in the Map Records of Brazoria County, Texas, along with any
supplements, amendments, additions and annexations thereto.

FILED and RECORDED

Instrument Number: 2016002814

Filing and Recording Date: 01/21/2016 11:00:28 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-carla