

AFTER RECORDING PLEASE RETURN TO:

JASON M, BAILEY, ESQ.
CAGLE PUGH
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**CERTIFIED RESOLUTION OF
THE BOARD OF MANAGERS OF
GREENWAY OAKS OWNERS ASSOCIATION, INC.**

**ADOPTION OF SECOND AMENDMENT TO
LEASING AND OCCUPANCY POLICY FOR
GREENWAY OAKS OWNERS ASSOCIATION, INC.**

Cross Reference to that certain Condominium Declaration for Greenway Oaks, recorded at Volume 88, Page 1, *et seq.* in the Official Public Records of Harris County, Texas; as supplemented by that certain Rules and Regulations and Fining Policy for Greenway Oaks Owners Association, Inc., recorded as Document No. RP-072-14-0705, in the Official Public Records of Harris County, Texas; as supplemented by that certain Amendments to Rules and Regulations and Fining Policy for Greenway Oaks Owners Association, Inc., recorded as Document No. RP-2017-249935, in the Official Public Records of Harris County, Texas; as supplemented by that certain Leasing and Occupancy Policy, recorded as Document No. RP-2016-550611, in the Official Public Records of Harris County, Texas.

**CERTIFIED RESOLUTION OF THE BOARD OF MANAGERS OF
GREENWAY OAKS OWNERS ASSOCIATION, INC.**

**ADOPTION OF SECOND AMENDMENT TO LEASING AND OCCUPANCY
POLICY FOR GREENWAY OAKS OWNERS ASSOCIATION, INC.**

WHEREAS, the Greenway Oaks Owners Association, Inc., is a Texas nonprofit corporation (the “**Association**”) and is governed by Chapter 81 and relevant sections of the Texas Property Code which vests within it the authority to enforce restrictive covenants and other terms and provisions of that certain *Condominium Declaration for Greenway Oaks*, recorded at Volume 88, Page 1, *et seq.* in the Official Public Records of Harris County, Texas, as may be amended from time to time (collectively, the “**Declaration**”);

WHEREAS, on or about October 17, 1978, the Association by and through its Board of Directors approved and adopted certain Bylaws, as may be amended from time to time (collectively, the “**Bylaws**”);

WHEREAS, Section 14 of the Declaration grants the Board of Managers the responsibility to perform all of the duties and ability to exercise all of the powers and functions delegated to it under the Declaration;

WHEREAS, Article IV, Section 2 of the Bylaws provides, “The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a first class residential condominium project... and may do all such acts and things as are not by these Bylaws, the Articles of Incorporation or by the Condominium Declaration of Greenway Oaks directed to be exercised and done by the owners;

WHEREAS, Article IV, Section 3(b) of the Bylaws provides the powers of the Board of Managers of the Association include the ability to “establish, make and enforce compliance with such reasonable house rules as may be necessary for the operation, use, and occupancy of this condominium project with the right to amend same for time to time.”

WHEREAS, Section 82.102(a)(7) of the Texas Uniform Condominium Act provides that the Board of Directors of a condominium unit owner’s association may “adopt and amend rules regulating the use, occupancy, leasing or sale, maintenance, repair, modification, and appearance of units and common elements, to the extent the regulated actions affect common elements or other units;

WHEREAS, the Board desires to Amend that certain *Leasing and Occupancy Policy*, recorded as Document No. RP-2016-550611, in the Official Public Records of Harris County, Texas;

NOW THEREFORE, the following is adopted and resolved:

1. Section 2 **Rules and Regulations**, subsection a, is hereby deleted in its entirety and replaced with the following:

a. Pursuant to Paragraph 29(h) of the Declaration, no Owner may lease his or hers Condominium unit for hotel or transient purposes. For purposes of this Policy, a lease term that is less than one hundred eighty (180) consecutive days is deemed to be a lease for hotel or transient purposes.

2. Section 2 **Rules and Regulations**, subsection b, is hereby deleted in its entirety and replaces with the following:

b. In the event that a Lease having a term of one hundred eighty (180) days or longer expires and the Owner and lessee desire to extend the lease, a new lease for a term of not less than thirty (30) consecutive days is required.

3. All other provisions contained in that certain *Leasing and Occupancy Policy*, recorded as Document No. RP-2016-550611, in the Official Public Records of Harris County, Texas, are hereby affirmed and ratified.

SECRETARY’S CERTIFICATE

The undersigned, _____, as the duly elected, qualified, and acting Secretary of the Association, hereby certifies on behalf of the Association that the following resolutions were duly adopted by a majority of the Board of Managers of the Association at a meeting held on _____, 2022, and that such preamble and resolutions have not been amended or rescinded and are in full force and effect on the date hereof.

By:
Title: Secretary

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on _____ 2022, by _____ Secretary of the Greenway Oaks Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Notary Public Signature

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