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512-56-0386

**CERTIFICATE OF CORPORATE RESOLUTIONS  
OF BOARD OF DIRECTORS OF  
WILLOWLAKE HOMEOWNERS ASSOCIATION**  
(Guidelines Regarding Antennas and Satellite Dishes)

529-86-2980

I, Russel Garrison, Secretary of Willowlake Homeowners Association, a Texas non-profit corporation (the "Association"), do hereby certify at the regular meeting of the Board of Directors of the Association (the "Board of Directors") held on 4-1-97, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

**RECITALS**

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**WHEREAS**, pursuant to those certain Declarations recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. 095691151 - 095691219 as same might be amended and supplemented, the Association is charged with the responsibility for administering the restrictive covenants set forth therein; and

**WHEREAS**, as directed by Congress in the Telecommunications Act of 1996, the Federal Communications Commission adopted rules (the "Rules") concerning restrictions on viewers' ability to receive video programming signals from direct broadcast satellites, multi-channel multi-point distribution (wireless cable) providers, and television broadcast stations; and

**WHEREAS**, pursuant to the Rules, restrictive covenants which are inconsistent with the Rules will no longer be enforceable; and

**WHEREAS**, pursuant to Section 204.010(a)(18) of the Texas Property Code, a property owners' association, acting through its board of directors, may implement written architectural review guidelines for its own use, or record the guidelines in the real property records of the applicable county and modify the guidelines as the needs of the subdivision change, provided that architectural review authority is vested in the property owners' association by the applicable restrictions or by Section 204.011 of the Texas Property Code; and

**WHEREAS**, architectural review authority is vested in the Association by the applicable restrictions or by Section 204.011 of the Texas Property Code; and

**WHEREAS**, pursuant to Section 204.010(a)(18) of the Texas Property Code, the Board of Directors desires to set forth written guidelines with respect to antennas and satellite dishes and any related masts, and further desires to record such guidelines in the Real Property Records of Harris County, Texas;

**NOW, THEREFORE**, be it resolved that the Board of Directors, on behalf of the members of the Association, duly adopt the following guidelines (the "Guidelines") regarding antennas, satellite dishes, and any related masts:

**CATEGORY 1**

Antenna or Satellite Dish in excess of One Meter (39 inches). No antenna or satellite dish which exceeds one meter (39 inches) in diameter is permitted on any lot.

**CATEGORY 2**

Antenna or Satellite Dish of One Meter (39 inches) or Less, and Other Antennas and Related Masts. An antenna or satellite dish of one meter (39 inches) or less, and other antennas and related masts are permitted to be placed on a lot provided any such item must comply with all of the below set forth minimum

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conditions. Further, the Association must receive written notification at its then current address from the owner of the applicable lot, on or before the installation of any antenna, satellite dish and related mast provided for in Category 2. Such notification must include the type and color of antenna, satellite dish, and any related mast to be installed, and the method, manner, and site of installation. The site must be shown in a plot plan. As of the date hereof, the Association's address is:

Willowlake Homeowners Association  
P. O. Box 219223  
Houston, Texas 77218

If the owner of a lot proposes to install an antenna, satellite dish and any related mast from Category 2 in any manner whatsoever which does not strictly comply with the below set forth minimum conditions, such owner must submit an application to the Architectural Review Committee ("ARC") and obtain the written approval of the ARC prior to commencing such installation. In connection with the ARC's decision, the ARC shall consider such factors as it deems appropriate, in its reasonable discretion. The application to the ARC must be made on a form approved by the ARC and contain such information as may be required by the ARC, including a statement which specifically describes the manner in which it is proposed that such antenna, satellite dish and related mast will vary from such minimum conditions. The ARC shall endeavor to make its decision regarding the proposed antenna, satellite dish and any related mast on an expedited basis within seven (7) days after receipt by the ARC of the completed application and all information required therein. The granting of a variance from such minimum conditions shall in no way affect the owner's obligation to comply with all governmental laws and regulations and other regulations affecting the lot concerned.

**MINIMUM CONDITIONS**

In addition to the foregoing requirements, no antenna, satellite dish, or any related mast shall be erected, constructed, placed, or permitted to remain on any lot unless such installation strictly complies with the following minimum conditions:

- a. The antenna, satellite dish and any mast must be located to the rear one-half (1/2) of the lot and must serve only improvements on the particular lot in which it is located.
- b. To the extent feasible, the antenna, satellite dish and any mast, including its base and anchoring structure, shall not extend above the roof line of the house located on the lot and shall not be visible from the frontage street or any adjoining street.
- c. To the extent feasible, no antenna, satellite dish or mast shall be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any lot.
- d. The antenna, satellite dish and any mast must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions; however, no guy wires or similar mounting apparatus will be allowed.
- e. No advertising slogans, logos, banners, signs or any other printing or illustration whatsoever shall be permitted upon or be attached to the antenna, satellite dish or mast.
- f. No satellite dish or antenna shall ever be used for the transmission of any signal whatsoever and said antenna or satellite dish shall be for the purpose of receiving only normal signals through airwaves for television viewing purposes only.

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- g. No antenna or satellite dish shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the subdivision.
- h. The antenna, satellite dish and any mast shall be one solid color only, either white or black or shades of either brown, gray or tan.
- i. Each lot shall be permitted to have no more than one antenna or satellite dish and any related mast, as applicable, for each category of the following categories of video programming providers, to-wit: direct broadcast satellites, multi-channel multi-point distribution (wireless cable) providers, and television broadcast stations.

**ENFORCEMENT**

Notwithstanding any provisions in the Declarations and the other documents governing the Association (the "Governing Documents"), as long as an owner complies with the Guidelines, as amended from time to time, the owner will be deemed to be in compliance with the Governing Documents. However, any violations of the Guidelines will be enforced in the same manner for enforcing violations of the Governing Documents and in accordance with applicable Texas law.

**OTHER GUIDELINES AND REVISIONS**

In addition to these Guidelines regarding antennas and satellite dishes, the Association has other guidelines pertaining to other architectural review matters. You should contact the Association at the above address to obtain information concerning such architectural review guidelines. These Guidelines and all other architectural review guidelines are subject to revision by the Board of Directors and any revisions may be applied retroactively.

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WITNESS MY HAND on this the 1<sup>st</sup> day of April, 1997.

Willow Lake HOA  
a Texas non-profit corporation

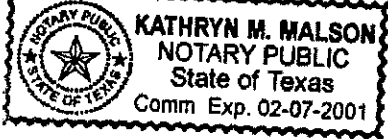
[Signature]  
Russel Garrison, Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

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§  
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This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 1997, by Russel Garrison, Secretary of Willowlake Homeowners Assn. a Texas non-profit corporation, on behalf of said corporation.



[Signature]  
Notary Public, State of TEXAS

When recorded, return to:

Willowlake Homeowners Association  
P.O. Box 219223  
Houston, Texas 77218

