

8722548

0513-G-11

005-30-1695

CERTIFICATE OF ANNEXATION AND AMENDMENT TO
DECLARATION AND MASTER DEED OF ASHTON PLACE CONDOMINIUMS

This Certificate of Annexation and Amendment to the Declaration and Master Deed of Ashton Place Condominium filed for record under Film Code No. 001-44-0002 of the Official Real Property Records in the Office of the County Clerk of Galveston County, Texas, is executed as of the date hereinafter set forth, by ENVIRONMENTAL INDUSTRIES, INC., a Texas Corporation, the Declarant in the Declaration and Master Deed of Ashton Place Condominiums of record under Film Code No. 001-44-0002 in said County Clerk's Office, ASHTON PLACE, INC., the successor in title to ENVIRONMENTAL INDUSTRIES, INC. of all unsold condominiums owned by it as well as the successor in title to ENVIRONMENTAL INDUSTRIES, INC. of all real property described on Exhibit "A", and all parties hereto, who collectively own not less than sixty-seven percent (67%) of the ownership and Common Interest in Ashton Place Homeowners Association, Inc., a Texas non-profit Corporation.

This instrument is executed in accordance with the terms and provisions of Article X of the Declaration and Master Deed of Ashton Place Condominiums filed for record under Film Code No. 001-44-0002 in said County Clerk's Office and also in accordance with the Texas Condominium Act, as amended.

There is hereby annexed to Ashton Place Condominiums in Galveston County, Texas, the real property described on Exhibit "A" attached hereto and made a part hereof, and the Declaration and Master Deed filed for record under Film Code No. 001-44-0002 shall apply to and affect the property described on Exhibit "A" and the property which is reflected on the Map attached hereto as Exhibit "B" and by this reference made a part hereof.

There is hereby added to the Project six (6) residential buildings containing a total of twenty-eight (28) units therein, together with other improvements now or hereafter erected thereon, facilities and appurtenances thereto.

By reason of the execution and recordation of this instrument, each Unit Owner in Ashton Place Condominiums shall have as an appurtenance to his Unit an undivided percentage interest in the Common Elements, based upon the appropriate size of his Unit in relation to the others, as set forth in Exhibit "C", attached hereto and by this reference made a part hereof, and all Units which have been previously conveyed by Environmental Industries, Inc., including the undivided interest in the Common Elements, is hereby modified in accordance with this Certificate of Annexation and Amendment, and the new Percentage Ownership Interests are established as set forth on Exhibit "C" attached hereto.

All properties shown on Exhibit "A" and all buildings shown on Exhibit "B" are subject to all of the terms and conditions of the Declaration and Master Deed filed for record under Film Code No. 001-44-0002 in the Office of the County Clerk of Galveston County, Texas, as well as this Supplemental Declaration, as well as the By-Laws of Ashton Place Homeowners Association, Inc., and the Rules and Regulations attached as Exhibit "B" to the By-Laws of Ashton Place Homeowners Association, Inc., upon the filing of this Certificate in the Office of the County Clerk of Galveston County, Texas.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

EXECUTED this 2nd day of June, 1984.

005-30-1696

ENVIRONMENTAL INDUSTRIES, INC.

By LEE

ASHTON PLACE, INC.

By LEE

Owner Unit B-2

Karl H. Stirling
EARL H. Stirling

Owner Unit B-2

Mrs. Earl H. Stirling
Mrs. EARL H. Stirling

Owner Unit B-5

Evelyn V. Adams

Owner Unit B-5

Paul L. Adams, MD

Owner Unit A-2

Earl W. King

Owner Unit A-2

Earl W. King

Owner Unit C-1

Donna R. Meyer

Owner Unit A-6

Wilma Teichman

Owner Unit A-4

Margaret H. Brown

Owner Unit C-2

Jacqueline Bottome

Owner Unit D-2

John J. Costanzi

Owner Unit B-2

John J. Costanzi

Owner Unit B-2

Robert J. Cline

Owner Unit B-2

Paul M. Cline

Owner Unit

Owner Unit

Owner Unit

EXECUTED this 2nd day of June, 1984.

005-30-1697

Snigdha Chatterjee
Owner Unit A-8

Dianne Chica
Owner Unit A-8

Robert E. Bar
Owner Unit F-3

Sherry A. Black
Owner Unit F-3

John G. Bland
Owner Unit B-4

Bernard Whit
Owner Unit B-1

Phyllis Philstein
Owner Unit B-1

James W. Carter
Owner Unit A-5

Harvey J. Gordon
Owner Unit C-4
6-22-84

William M. Lewis
Owner Unit E-1

Adrian F. Levy, Jr.
Owner Unit B-1

Eric F. Mendi
Owner Unit F-2

Owner Unit _____

005-30-1698

Owner Unit _____

Owner Unit _____

Owner Unit _____

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 12th day of June, 1984, by W. E. EVANS, PRESIDENT of Environmental Industries, Inc., a Texas corporation, on behalf of said corporation, in the capacity therein stated and as the act and deed of said corporation.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
Arnold Moreno
My commission expires: 2/13/85

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 12th day of June, 1984, by W. E. EVANS, of Ashton Place, Inc., a Texas corporation, on behalf of said corporation, in the capacity therein stated and as the act and deed of said corporation.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
Arnold Moreno
My commission expires: 2/13/85

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 12th day of June, 1984, by Edna H. Stalling.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
Arnold Moreno
My commission expires: 2/13/85

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 12th day of June, 1984, by Mrs. Edna H. Stalling.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
Arnold Moreno
My commission expires: 2/13/85

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 12th day of June, 1984, by Evelyn R. Adams.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
Arnold Moreno
My commission expires: 2/13/85

STATE OF TEXAS
COUNTY OF GALVESTON

005-30-1699

This instrument was acknowledged before me on the 14th day of
June, 1984, by Paul L. Adams M.D.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: 2/13/85

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 17th day of
June, 1984, by EVA W. LUG

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: 2/13/85

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 17th day of
June, 1984, by HARRY H. LUG JR.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: 2/13/85

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 13th day of
June, 1984, by CONA C. MCKON

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: 2/13/85

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 13th day of
June, 1984, by WILMA TEICHMANN

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: 2/13/85

STATE OF TEXAS
COUNTY OF GALVESTON

005-30-1700

This instrument was acknowledged before me on the 14th day of June, 1984, by Marjorie H. Brown.

Arnold Moreno
NOTARY PUBLIC, State of Texas

Notary's name printed:

Arnold Moreno

My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 14th day of June, 1984, by Jacqueline Portner.

Arnold Moreno
NOTARY PUBLIC, State of Texas

Notary's name printed:

Arnold Moreno

My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 18th day of June, 1984, by John J. Costanzo.

Arnold Moreno
NOTARY PUBLIC, State of Texas

Notary's name printed:

Arnold Moreno

My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 18th day of June, 1984, by Mrs. John J. Costanzo.

Arnold Moreno
NOTARY PUBLIC, State of Texas

Notary's name printed:

Arnold Moreno

My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 20th day of June, 1984, by Doreen J. Cline.

Arnold Moreno
NOTARY PUBLIC, State of Texas

Notary's name printed:

Arnold Moreno

My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 20th day of June, 1984, by Paul H. Cline.

Arnold Moreno
NOTARY PUBLIC, State of Texas

Notary's name printed:

Arnold Moreno

My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

005-30-1701

This instrument was acknowledged before me on the 21st day of June, 1984, by Gerald J. Chicon.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 17th day of July, 1984, by DIANNE CHICCA.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 22 day of June, 1984, by George Black.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 16th day of July, 1984, by Sherry A. Black.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 22 day of June, 1984, by Dan Copeland.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 22 day of June, 1984, by Danward MILSTEIN.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: Feb. 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

005-30-1702

This instrument was acknowledged before me on the 25th day of June, 1984, by Phyllis MILSTEIN

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: Feb 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 2nd day of June, 1984, by MARY M ASOELL

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: Feb 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 2nd day of June, 1984, by WAYNE F. MARTIN

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: Feb 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 6th day of July, 1984, by YVONNE M. LEVY

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: Feb 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 6th day of July, 1984, by Adrian F. Levy Jr.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: Feb 13, 1985

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 10th day of July, 1984, by GINO F. MARCHI

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: Feb 13, 1985

JOINDER BY MORTGAGEE

005-30-1703

The undersigned, being the owner and holder of certain Notes covering not less than sixty-seven percent (67%) of the units in Ashton Place Condominiums, as well as sixty-seven percent (67%) of the ownership and common interest attached thereto, does hereby join in the Certificate of Annexation and Amendment to Declaration and Master Deed of Ashton Place Condominiums to evidence its agreement and acquiescence to the same.

EXECUTED this 13th day of June, 1984.

INTEGRAL INVESTMENTS, INC.

By W. E. Evans
President

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 13th day of June, 1984, by W. E. Evans, President of Integral Investments, Inc., a Texas Corporation, on behalf of said Corporation, in the capacity therein stated and as the act and deed of said Corporation.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed: ARNOLD MORENO
My commission expires: 2/18/85



005-30-1704

JOINDER BY SUCCESSORS IN TITLE TO ASHTON PLACE, INC.

The undersigned, being the successors in title of all unsold condominiums owned by Ashton Place, Inc., as of June 2, 1984, do hereby join in the execution of this instrument to evidence our acknowledgment and agreement to all of the terms and provisions contained therein.

EXECUTED this 19th day of July, 1984.

W. E. Evans
W. E. EVANS

H. L. Lugenheim
H. L. LUGENHEIM

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 19th day of July, 1984, by W. E. Evans and H. L. Lugenheim.

Arnold Moreno
NOTARY PUBLIC, State of Texas
Notary's name printed:
ARNOLD MORENO
My commission expires: 2/13/89

EXHIBIT "A"

005-30-1705

1.5785 acres of land, being all of Lots 1 through 11, and Lots 26 through 36, the Westerly 2.05 ft. of Lot 12 and the Westerly 15.55 ft. of Lot 25, all in Block 2 of Ashton Place Subdivision, Section 1, in the City of Galveston, Galveston County, Texas, and including that portion of the 20 ft. wide alley within said Block 2, which is adjacent to said lots, said alley having been abandoned by Galveston City Council Ordinance No. 72-58, recorded in Volume 2327, Page 598, in the Office of the County Clerk of Galveston County, Texas, and according to the plat of said Subdivision recorded in Volume 1616, Page 198, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said 1.5785 acres of land being described as follows:

BEGINNING at a 1½ inch ironpipe at the Northwestern corner of Block 2 on the Southerly right-of-way line of Williams Drive, 50 ft. wide, at its intersection with the Easterly right-of-way line of Ashton Place, 50 ft. wide, and being the Northwestern corner of said Lot 1;

THENCE North 50 deg. 17 min. 48 sec. East with the Northerly line of Lots 1 through 12 and with said Southerly right-of-way line, at 330.0 ft. pass the common Northerly corner of Lots 11 and 12 and at a total distance of 332.05 ft. to a 1½ inch ironpipe for corner;

THENCE South 31 deg. 42 min. 12 sec. East in part along a line parallel to and located 2.05 ft. Easterly from the Westerly line of Lot 12 and in part along a line parallel to and located 15.55 ft. Easterly from the Westerly line of said Lot 25 at 90.0 ft. pass the Southerly line of Lot 12 and the Northerly line of said alley, a 110.0 ft. pass the Southerly line of said alley and the Northerly line of Lot 25, and at a total distance of 200.0 ft. to a 1½ inch ironpipe for corner on the Southerly line of Lot 25 and the Northerly right-of-way line of Lasker Drive, 50 ft. wide;

THENCE South 58 deg. 17 min. 48 sec. West with the Southerly line of Lots 25 through 36 and with said Northerly right-of-way line, at 15.55 ft. pass the common Southerly corner of Lots 25 and 26, and at a total distance of 355.55 ft. to a 1½ inch ironpipe for corner at the Southwesterly corner of said Lot 36 and of Block 2 of the intersection of said Northerly right-of-way line with said Easterly right-of-way line of Ashton Place;

THENCE North 25 deg. 0 min. 0 sec. West with the Westerly line of Lots 36 and 1 and with said Easterly right-of-way line 201.38 ft. to the PLACE OF BEGINNING.

ADDITIONAL PLACE CONSIDERATIONS
(PLEASE CHECK AND, IF NECESSARY, ADD TO THIS PAGE)

005-30-1706

WILLIAMS DRIVE (80' WIDE)

STATION PLACE (30' R/W)

LASKER DRIVE (50' R/W)

2014-1522

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used. The investigator must also identify the resources available for the investigation.

2. The second step in the process of the investigation is the collection of data. This is done by the investigator who is responsible for the investigation. The investigator must collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step.

3. The third step in the process of the investigation is the analysis of the data. This is done by the investigator who is responsible for the investigation. The investigator must analyze the data collected in the second step. The investigator must also analyze the data collected in the second step. The investigator must also analyze the data collected in the second step.

4. The fourth step in the process of the investigation is the interpretation of the results. This is done by the investigator who is responsible for the investigation. The investigator must interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step.

5. The fifth step in the process of the investigation is the reporting of the results. This is done by the investigator who is responsible for the investigation. The investigator must report the results of the investigation to the appropriate authorities. The investigator must also report the results of the investigation to the appropriate authorities. The investigator must also report the results of the investigation to the appropriate authorities.

[illegible]

12039

[illegible]

REFERENCES

ASHTON PLACE FOUNTAINHUNCE
A 1000 ACRES TRACT OF LAND CONSISTING OF
ALL OF LOT 3, CHAIN 4 AND TRACT NO.
106, VENERLY 200 FT OF CORNER AND THE WESTERN
1/4 OF LOT 25 OF BLOCK 4, ASHTON
PLACE 2/3 SECTION 1, AND INCLUDING THE
ABANDONED 20 FT ALLEY IN BLOCK 4, CITY OF
SALTSTON, SALTSTON, TEXAS

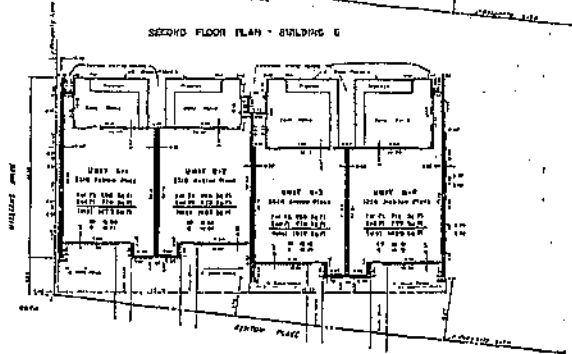
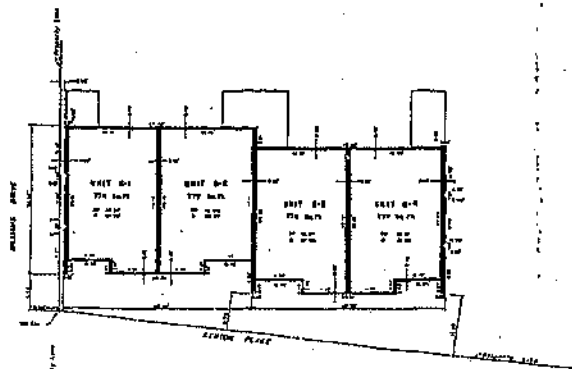
Abstract

1993-1994: 1993-1994
 1994-1995: 1994-1995
 1995-1996: 1995-1996

2000

EXHIBIT "B"

005-30-1707



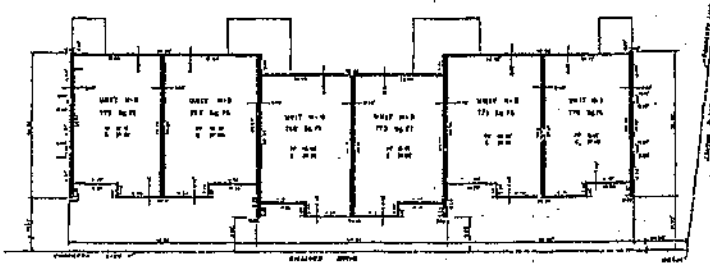
ANNEXATION
IN
ASHTON PLACE
CONDOMINIUMS



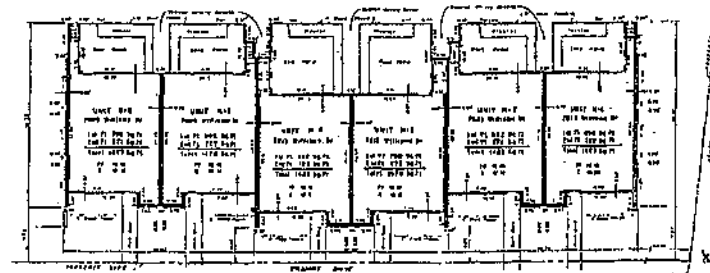
Sheet 2
Sheet 1 of 2 Sheets

EXHIBIT "B"

005-30-1708



SECOND FLOOR PLAN - BUILDING M



FIRST FLOOR PLAN - BUILDING M

ANNEXATION

TO
ASHTON PLACE
CONDOMINIUMS



31-541, 8
JAN 1 1971

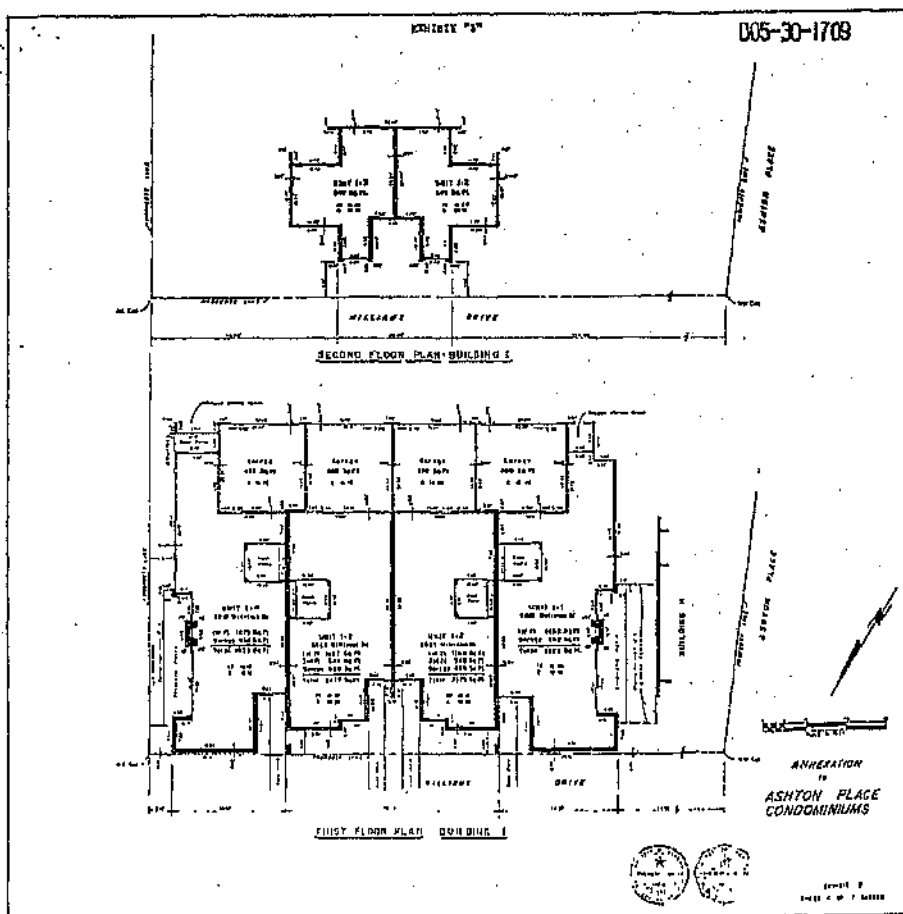
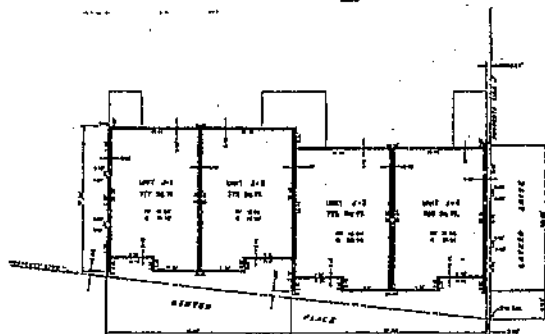
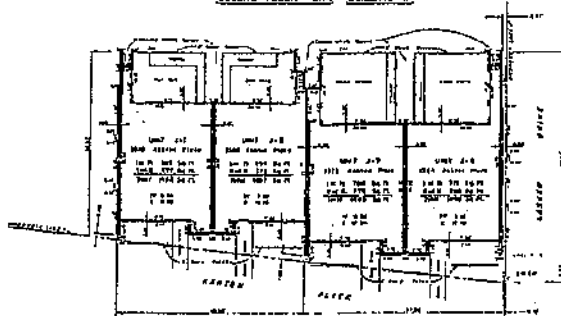


EXHIBIT "B"

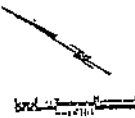
005-30-1710



SECOND FLOOR PLAN - BUILDING J



FIRST FLOOR PLAN - BUILDING J



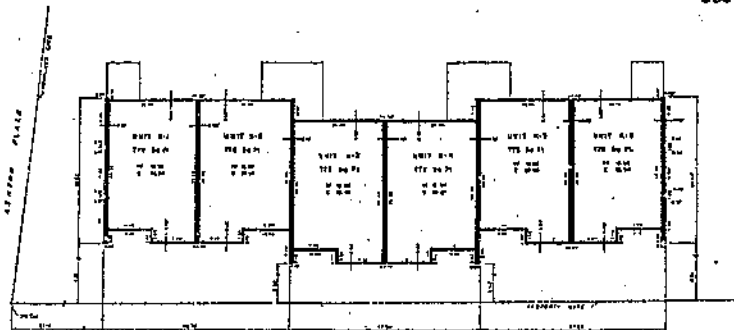
ANNEXATION
IN
ASHTON PLACE
CONDOMINIUMS



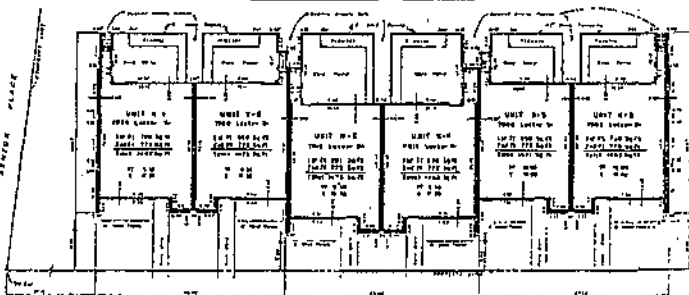
Sheet 2
of 3 Sheets

EXHIBIT "B"

005-30-1711

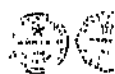


SECOND FLOOR PLAN - BUILDING K



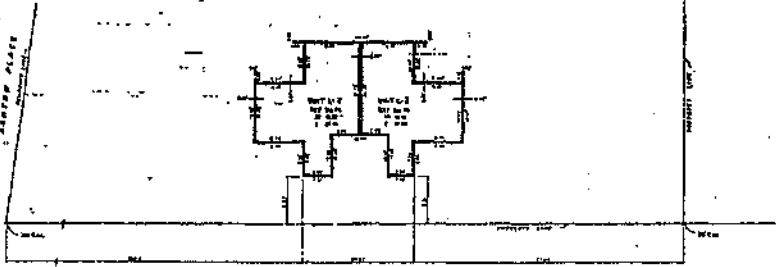
FIRST FLOOR PLAN - BUILDING K

ANNEXATION
TO
PENTON PLACE
CONDOMINIUMS

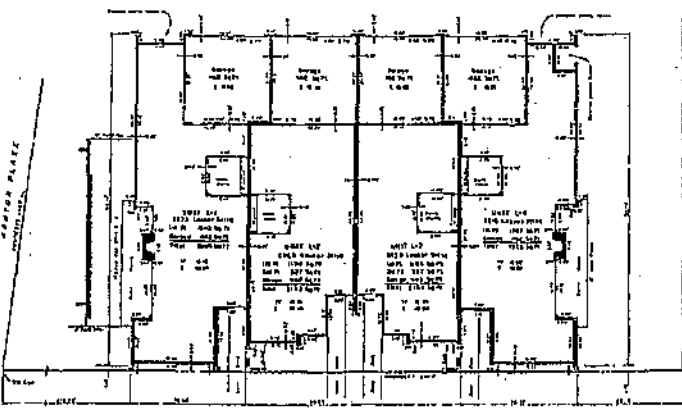


UNIT 2 OF 2 SHEETS

005-30-1712



SECOND FLOOR PLAN - BUILDING L



FIRST FLOOR PLAN - BUILDING L

ANNEXATION
OF
ASHTON PLACE
CONDOMINIUMS



RECORD 9
THREE 2 OF 7 SHEETS

EXHIBIT "C"

005-30-1713

<u>UNIT BUILDING, LETTER AND NUMBER</u>	<u>RESIDENCE UNIT ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST ASSIGNED</u>
A-1	7027 Weis	1.712
A-2	7021 Weis	1.762
A-3	7017 Weis	1.665
A-4	7015 Weis	1.725
A-5	7009 Weis	1.766
A-6	7005 Weis	1.770
A-7	7001 Weis	1.420
A-8	6927 Weis	1.661
A-9	6921 Weis	1.753
A-10	6917 Weis	1.691
B-1	6915 Weis	1.699
B-2	6913 Weis	1.854
B-3	6911 Weis	1.882
B-4	6909 Weis	1.864
B-5	6907 Weis	1.859
B-6	6905 Weis	1.877
B-7	6903 Weis	1.872
B-8	6901 Weis	1.686
C-1	7028 Williams	1.590
C-2	7024 Williams	1.771
C-3	7020 Williams	1.776
C-4	7016 Williams	1.623
D-1	7012 Williams	1.603
D-2	7008 Williams	1.764
D-3	7004 Williams	1.766
D-4	7000 Williams	1.628
E-1	6924 Williams	1.624
E-2	6920 Williams	1.803
E-3	6916 Williams	1.804
E-4	6912 Williams	1.621
F-1	6910 Williams	1.643
F-2	6908 Williams	1.717
F-3	6906 Williams	1.858
F-4	6904 Williams	1.847
F-5	6902 Williams	1.729
F-6	6900 Williams	1.634
G-1	3310 Ashton Place	1.216
G-2	3312 Ashton Place	1.211
G-3	3314 Ashton Place	1.219
G-4	3316 Ashton Place	1.228
H-1	7025 Williams	1.219
H-2	7021 Williams	1.208
H-3	7017 Williams	1.216
H-4	7013 Williams	1.209
H-5	7009 Williams	1.213
H-6	7005 Williams	1.219

005-30-1714

<u>UNIT BUILDING, LETTER AND NUMBER</u>	<u>RESIDENCE UNIT ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST ASSIGNED</u>
I-1	7001 Williams	1.586
I-2	6927 Williams	1.799
I-3	6923 Williams	1.797
I-4	6919 Williams	1.596
J-1	3318 Ashton Place	1.222
J-2	3320 Ashton Place	1.211
J-3	3322 Ashton Place	1.224
J-4	3324 Ashton Place	1.237
K-1	7024 Lasker	1.222
K-2	7020 Lasker	1.216
K-3	7016 Lasker	1.218
K-4	7012 Lasker	1.212
K-5	7008 Lasker	1.214
K-6	7002 Lasker	1.223
L-1	6928 Lasker	1.655
L-2	6924 Lasker	1.777
L-3	6920 Lasker	1.786
L-4	6916 Lasker	1.625

FILED FOR RECORD
JUN 12 3 03 PM '87*Jessie G. Kirkendall*
COUNTY CLERK, GALVESTON COUNTY, TEXASSTATE OF TEXAS COUNTY OF GALVESTON
I hereby certify that this instrument was filed
on the date and time stamped hereon by me and
was duly recorded in the Official Public Records
of Real Property of Galveston County Texas, on

JUN 12 1987

*Jessie G. Kirkendall*
COUNTY CLERK
GALVESTON CO., TEXAS

001-44-0039

EXHIBIT "C"

BYLAWS

OF

ASHTON PLACE

HOMEOWNERS ASSOCIATION, INC.

A NON-PROFIT CORPORATION

The name of this non-profit corporation shall be Ashton Place Homeowners Association, Inc. (the "Association").

ARTICLE I

PURPOSE AND PARTIES

1. The purpose for which the Association is formed is to govern the condominium regime known as Ashton Place Condominiums, situated in the County of Galveston, State of Texas, which property is described in that certain Declaration and Master Deed ("Declaration"), and which property shall be submitted to the regime created by the Texas Condominium Act by the recording of the Declaration and the Exhibits thereto, including a true and correct copy of these Bylaws. All definitions and terms contained in said Declaration shall apply hereto and are incorporated herein by reference.

2. All present or future Owners, tenants, future tenants of any Unit, or any other person who might use in any manner the facilities of the Project are subject to the provisions and any regulations set forth in these Bylaws. The mere acquisition, lease or rental of any Unit or the mere act of occupancy of a Unit will signify that these Bylaws are accepted, approved, ratified, and will be complied with.

ARTICLE II

MEMBERSHIP, VOTING, MAJORITY OF
OWNERS, QUORUM, PROXIES

1. Membership. Except as is otherwise provided in these Bylaws, ownership of a Unit is required in order to qualify for membership in this Association. Any person on becoming an Owner of a Unit shall automatically

become a Member of this Association and be subject to these Bylaws. Such membership shall terminate without any formal Association action whenever such person ceases to own a Unit, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with this Association during the period of such ownership and membership in this Association, or impair any rights or remedies which the Owners have, either through the Board of Directors of the Association or directly against such former Owner and Member arising out of or in any way connected with ownership and membership and the covenants and obligations incident thereto.

2. Voting. The Owner or Owners of each Unit shall be entitled to one vote, the value of which shall equal the Common Interest assigned to said Owner's or Owners' Unit, as set forth in Exhibit "D" to the Declaration.

3. Majority of Owners. As used in these Bylaws, the term "majority of Owners" shall mean those voting Owners holding fifty-one percent (51%) of the Common Interest.

4. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of fifty-one percent (51%) of the Common Interest of the Owners shall constitute a quorum. In the event a quorum is not present, then the meeting called shall be adjourned, and notice of a new meeting for the same purposes within two (2) to four (4) weeks shall be sent by mail, at which meeting the number of Owners represented in person or by proxy shall be sufficient to constitute a quorum. An affirmative vote of a majority of the Owners present, either in person or by proxy, shall be required to transact the business of the meeting.

5. Proxies. Votes may be cast in person or by written proxy. No proxy shall be valid after eleven (11) months from the date of its execution unless specifically provided in the proxy. All proxies must be filed with the Secretary or Assistant Secretary of the Association before the appointed time of each meeting.

ARTICLE III.

ADMINISTRATION

1. Association Responsibilities. The Owners will constitute the Association which will have the responsibility of administering the Project through a Board of Directors. In the event of any dispute or disagreement between any Owners relating to the Project, or any questions of interpretation or application of the provisions of the Project Documents, such dispute or disagreement shall be submitted to the Board. The determination of such dispute or disagreement by the Board shall be binding on each and all such Owners, subject to the right of Owners to seek other remedies provided by law after such determination by the Board.

2. Place of Meeting. Meetings of the Association shall be held at such suitable place, convenient to the Owners, as the Board of Directors may determine.

3. Annual Meetings. The first meeting of the Association shall be held within thirty (30) days after the expiration of ninety (90) days from the date upon which there has occurred the conveyance by the Declarant of seventy-five percent (75%) of the Units, or sooner at the option of Declarant. Thereafter, the annual meetings of the Association shall be held on or before forty-five (45) days after the expiration of the prior fiscal year. At such meetings there shall be elected by ballot of the Owners a Board of Directors in accordance with the requirements of Paragraph 5 of Article IV of these Bylaws. The Owners may also transact such other business of the Association as may properly come before them.

4. Special Meetings. It shall be the duty of the President to call a special meeting of the Owners as directed by resolution of the Board of Directors or upon a petition signed by a majority of Owners and having been presented to the Secretary or Assistant Secretary of the Association. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business except as stated in the notice shall be transacted at a special meeting. Any such meetings shall be held after the first annual meeting and shall be held within thirty (30) days after receipt by the President of such resolution or petition.

5. Notice of Meetings. It shall be the duty of the Secretary or Assistant Secretary of the Association to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place it is to be held, to each Owner of record and to each Institutional Lender (who may designate a representative to attend such meetings), at least ten (10) days, but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served.

6. Order of Business. The order of business at all meetings of the Owners of the Project shall be as follows:

- (a) Roll call and certifying proxies;
- (b) Proof of notice of meeting or waiver of notice;
- (c) Reading and disposal of unapproved minutes;
- (d) Reports of officers;
- (e) Reports of committees;
- (f) Election of directors;
- (g) Unfinished business;
- (h) New business; and
- (i) Adjournment.

ARTICLE IV.

BOARD OF DIRECTORS

1. Number and Qualification. Until the first meeting of the Association, the affairs of this Association shall be governed by a Board of Directors consisting of the three (3) persons delineated in the Articles of Incorporation of the

Association. At such first meeting, there shall be elected any five (5) Members of the Association to the Board of Directors who shall thereafter govern the affairs of this Association until their successors have been duly elected and qualified.

2. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a residential condominium project in keeping with the character and quality of the neighborhood in which it is located. The Board of Directors may do all such acts and things except as by law or by these Bylaws or by the Declaration may not be delegated to the Board of Directors.

3. Other Powers and Duties. Such powers and duties of the Board of Directors shall include, but shall not be limited to, the following, all of which shall be done for and in behalf of the Owners of the Condominiums:

(a) To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Declaration, the Bylaws of the Association and supplements and amendments thereto.

(b) To establish, make and enforce compliance with such reasonable rules and regulations as may be necessary for the operation, use and occupancy of the Project with the right to amend same from time to time. A copy of such rules and regulations shall be delivered or mailed to each Owner promptly upon the adoption thereof.

(c) To acquire, construct, manage, maintain and keep in good order, condition and repair all of the General and Limited Common Elements and all items of common personal property used by the Owners in the enjoyment of the entire premises, except as such duty may be specifically designated herein to each Owner.

(d) To insure and keep insured all of the insurable General Common Elements of the Project in an amount equal to their maximum replacement value as provided in the Declaration. Maximum replacement value shall be determined annually by one or more written appraisals. Further, to obtain and maintain comprehensive public liability insurance as provided in the Declaration. To insure and keep insured all of the fixtures, equipment and personal property acquired by the Association for the benefit of the Association and the Owners of the Units and their Mortgagees. The limits and coverage shall be reviewed at intervals of not less than one (1) year and adjusted, if necessary, to provide such coverage and protection as the Association may deem prudent. So long as the Federal Home Loan Mortgage Corporation (FHLMC) and/or the Federal National Mortgage Association (FNMA) is a Mortgagee of a Unit in the Project, or owns a unit therein, the Association shall maintain in effect at least such casualty, flood and liability insurance and a fidelity bond, meeting standards established by FHLMC and FNMA for condo-

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miniums, as published in the FHLMC "Servicer's Guide" and the FNMA Conventional Home Mortgage Selling Contract Supplement or otherwise, except to the extent such requirements shall have been waived in writing by FHLMC and/or FNMA. Worker's compensation insurance shall at all times be carried to the extent required to comply with any applicable law with respect to the employees, if any, of the Association.

Each Owner may obtain additional insurance at his own expense for his own benefit. Insurance coverage on the furnishings and other items of personal property belonging to an Owner and casualty and public liability insurance coverage within each Unit are specifically made the responsibility of each Owner.

(e) To prepare a Common Expense budget for the Project, at least annually; to determine the amount of common charges payable by the Owners to meet the Common Expenses and to allocate and assess such amounts among the Owners according to the Declaration and these Bylaws; by a majority vote of the Board to decrease or increase the amount of the monthly Assessments; to levy and collect special Assessments whenever, in the opinion of the Board, it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies.

(f) To collect delinquent assessments by suit or otherwise and to enjoin and seek damages from an Owner who may be in default as is provided in the Declaration and these Bylaws. To provide for and enforce a per diem late charge and to collect interest.

(g) To protect and defend the entire Project from loss and damage by suit or otherwise.

(h) To borrow funds in order to pay for any expenditure or outlay required pursuant to authority granted by the provisions of the Declaration and these Bylaws, and to execute all such instruments evidencing such indebtedness as the Board of Directors may deem necessary. Such indebtedness shall be the several obligation of all of the Owners in the same proportion as their Common Interests.

(i) To enter into contracts within the scope of their duties and powers.

(j) To establish a bank account or accounts for the common treasury and for all separate funds which are required or may be deemed advisable by the Board of Directors.

(k) To make repairs, additions, alterations and improvements to the Common Elements consistent with managing the Project in a manner in keeping with the character and quality of the

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neighborhood in which it is located, the best interests of the Owners and the Declaration and these Bylaws.

(l) To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination thereof at any reasonable time by each of the Owners, and to cause a complete audit of the books and accounts by a certified or public accountant, once each year.

(m) To prepare and deliver annually to each Owner a statement showing receipts, expenses of disbursements since the last such statement.

(n) To meet at least once each quarter; provided that any Board of Directors meeting may be attended and conducted by telephone or other device which permits all of the Directors in attendance to participate in such meeting, and provided further that any action required to be taken at any meeting of the Board of Directors, or any action which may be taken at such meeting, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the members of the Board.

(o) To designate the personnel necessary for the maintenance and operation of the General and Limited Common Elements.

(p) In general, to carry on the administration of this Association and to do all of those things necessary and reasonable in order to carry out the governing and the operation of this Project.

(q) The Board of Directors may employ for the Association a management agent (Managing Agent) who may be delegated and shall exercise some or all of the powers granted to the Board of Directors by the Declaration and Bylaws as determined by the Board, except for the powers of attorney-in-fact set forth in the Declaration.

Any agreement for professional management of the Project, or any other contract providing for services by the Declarant, must have a maximum contract term of one (1) year and must provide for termination by either party without cause or payment of a termination fee on thirty (30) days' or less written notice.

(r) To prepare and file annual tax returns with the federal government and to make such elections as may be necessary to reduce or eliminate the tax liability of the Association. Without limiting the generality of the foregoing, the Board may, on behalf of the Association, elect to be taxed under Section 528 of the Internal Revenue Code or any successor statute conferring income tax benefits on homeowners' associations. In connection therewith, the Board shall take such steps as are necessary to assure that the income and

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expenses of the Association for any taxable year shall meet the limitations and restrictions provided in said Section 528 of the Internal Revenue Code or any successor statute conferring benefits on homeowners' associations as are in effect from time to time. Initially the Board shall comply with the following limitations and restrictions:

(i) At least sixty percent (60%) of the gross income of the Association for any taxable year shall consist solely of amounts received as membership dues, fees, or assessments from Unit Owners;

(ii) At least ninety percent (90%) of the expenditures of the Association for any taxable year shall be for the acquisition, construction, management, maintenance, and care of Association property;

(iii) No part of the net earnings of the Association shall inure (other than by acquiring, constructing, or providing management, maintenance, and care of Association property and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private Member or individual. In addition, the Board shall take such steps as are necessary to insure that substantially all of the Units will be used as residences.

4. No Waiver of Rights. The omission or failure of the Association or any Owner to enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations or other provision of the Declaration, the Bylaws or the rules and regulations adopted pursuant thereto, shall not constitute or be deemed a waiver, modification or release thereof, and the Board of Directors or the Managing Agent shall have the right to enforce the same thereafter.

5. Election and Term of Office. At the first meeting of the Association the term of office of three (3) Directors shall be fixed at two (2) years; and the term of office of two (2) Directors shall be fixed at one (1) year. At the expiration of the initial term of office of each respective Director, his successor shall be elected to serve a term of two (2) years. The Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided.

6. Vacancies. Vacancies in the Board of Directors caused by death, resignation or disqualification, i.e., by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association.

7. Removal of Directors. At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a

majority of Owners, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting.

8. Organization Meeting. The first meeting of a newly elected Board of Directors following the annual meeting of the Owners shall be held within ten (10) days thereafter at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors but at least one such meeting shall be held during each calendar quarter. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least five (5) days prior to the day named for such meeting.

10. Special Meetings. Special meetings of the Board of Directors may be called by the President on five (5) days' notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary or Assistant Secretary of the Association in like manner and on like notice on the written request of one or more Director.

11. Waiver of Notice. Before or after any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

12. Board of Directors' Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

13. Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association or of the Managing Agent, if any, handling or responsible for Association funds shall furnish fidelity bonds in accordance with the Declaration. The premiums on such bonds shall be a Common Expense.

14. Compensation. No member of the Board of Directors shall receive any compensation for acting as such.

ARTICLE V.

FISCAL MANAGEMENT

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The provision for fiscal management of the Project for and in behalf of all of the Owners as set forth in the Declaration shall be supplemented by the following provisions:

1. Accounts. The funds and expenditures of the Owners by and through the Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be Common Expenses:

(a) Current expense, which shall include all funds and expenditures within the year for which the funds are budgeted, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves and to additional improvements.

(b) Reserve for deferred maintenance, which shall include funds for maintenance items which occur less frequently than annually.

(c) Reserve for replacement (sinking fund), which shall include funds for repair or replacement required because of damage, wear or obsolescence.

2. Fiscal Year. The fiscal year for the Association shall be the calendar year.

ARTICLE VI.

OFFICERS

1. Designation. The officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer, all of whom shall be elected by the Board of Directors, and such assistant officers as the Board of Directors shall, from time to time, elect. Such officers need not be members of the Board of Directors, but each shall be either an Owner of a Unit or, if the Owner is a firm, partnership, corporation, association or other legal entity, the authorized representative of such entity, or the Declarant or his representative(s). The office of President and Treasurer may be held by the same person, and the office of Vice President and Secretary or Assistant Secretary may be held by the same person.

2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office subject to the continuing approval of the Board.

3. Resignation and Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

4. Vacancies. A vacancy in any office because of the death, resignation, removal, disqualification or otherwise of the officer previously filling such office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

5. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the Owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association or as may be established by the Board or by the Members of the Association at any regular or special meetings.

6. Vice-President. The Vice-President shall have all the powers and authority and perform all the functions and duties of the President, in the absence of the President, or his inability for any reason to exercise such powers and functions or perform such duties, and also perform any duties he is directed to perform by the President.

7. Secretary. The Secretary shall keep all the minutes of the meeting of the Board of Directors and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of Secretary and as is provided in the Declaration and the Bylaws.

The Secretary shall compile and keep up to date at the principal office of the Association a complete list of Members and their last known addresses as shown on the records of the Association. Such list shall also show opposite each Member's name the number or other appropriate designation of the Unit owned by such Member, the undivided percentage interest in the Common Elements of such Member and a description of the Limited Common Elements assigned for exclusive use in connection with such Unit. Such list shall be open to inspection by Members and other persons lawfully entitled to inspect the same at reasonable times during regular business hours.

8. Assistant Secretary. The Assistant Secretary, if any, shall have all the powers and authority to perform all the functions and duties of the Secretary in the absence of the Secretary or in the event of the Secretary's inability for any reason to exercise such powers and functions or to perform such duties, and also to perform any duties he is directed to perform by the Secretary.

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9. **Treasurer.** The Treasurer shall have responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors. In the event a Managing Agent has the responsibility of collecting and disbursing funds, the Treasurer shall review the accounts of the Managing Agent within fifteen (15) days after the first day of each month.

ARTICLE VII.

INDEMNIFICATION OF OFFICERS, DIRECTORS AND MANAGING AGENT

1. **Indemnification.** The Association shall have the power to indemnify any Officer or Director thereof and the Declarant, who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (whether or not by or in the right of the Association) by reason of the fact that such person is or was a Director or Officer of the Association, against all loss, expenses (including but not limited to attorneys' fees and cost of the proceeding), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with or in defense of such action, suit or proceeding if such person acted in good faith and in a manner which such person reasonably believed to be in or not opposed to the best interests of the Association; provided, that with respect to: (1) any criminal action or proceeding, such person had no reasonable cause to believe that his conduct was unlawful; or (2) any civil claim, issue or matter, such person shall not be guilty of gross negligence or willful misconduct in the performance of his duties to the Association. Termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that such person had reasonable cause to believe that his conduct was unlawful, that such person did not act in good faith or in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, or that such person is guilty of gross negligence or willful misconduct in the performance of his duties to the Association, all such matters being determined solely and exclusively for the purpose of indemnification as herein provided.

Indemnification under the preceding paragraph shall be made by the Association only as authorized in each specific case upon the determination that indemnification of such person is proper in the circumstances because he has met the applicable standards of conduct as set forth herein. Such determination shall be made (1) by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding; or (2) if such a quorum is not obtainable by (a) independent legal counsel in a written opinion, or (b) the Members of the Association and no Member shall be disqualified from voting because he is or was party to any such action, suit or proceeding. Indemnification

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so determined may be paid, in part, before the termination of such action, suit or proceeding upon the receipt by the Association of an undertaking by or on behalf of the person claiming such indemnification to repay all sums so advanced if it is subsequently determined that he is not entitled thereto as provided in this Article.

To the extent that a Director or Officer of the Association has been successful on the merits or otherwise in the defense of any action, suit or proceeding, whether civil or criminal, such person shall be indemnified against such expenses (including costs and attorneys' fees) actually and reasonably incurred by him in connection therewith.

Indemnification provided herein shall be exclusive of any and all other rights and claims to which those indemnified may be entitled as against the Association, and every Director, Officer or employee thereof under any Bylaw, resolution, agreement or law and any request for payment hereunder shall be deemed a waiver of all such other rights, claims or demands as against the Association and each Director, Officer and employee thereof. The indemnification provided herein shall inure to the benefit of the heirs, executors, administrators and successors of any person entitled thereto under the provision of this Article.

The Association shall purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee or agent of the Association against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provision of this Article.

All liability, loss, damage, cost and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as Common Expenses; provided, however, that nothing in this Article VII contained shall be deemed to obligate the Association to indemnify any Member or Owner of a Unit who is or has been a director or officer of the Association with respect to any duties or obligations assumed or liability incurred by him under and by virtue of the Declaration and these Bylaws that were assumed or incurred outside of his conduct specifically related to the fulfillment of his duties as an Officer or Director of the Association.

2. Other. The Board of Directors, Officers or the Managing Agent shall enter contracts or other commitments as agents for the Association, and they shall have no personal liability for any such contract or commitment (except such liability as may be ascribed to them in their capacity as Owners), provided, however, that such exclusion of personal liability shall apply to the Managing Agent only so long as it is acting within its scope of authority, and the liability of any Owner on such contract or commitment shall be limited to such proportionate share of the total liability thereof that the Common Interest of each Owner bears to the aggregate Common Interest of all of the Owners as set forth in Exhibit " D " of the Declaration.

ARTICLE VIII.

AMENDMENTS TO BYLAWS

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1. Amendments to Bylaws. These Bylaws may be amended in writing by the majority of Owners; provided, however, that such authority may be delegated by the majority of Owners to the Board as allowed by the Texas Non-Profit Corporation Act.

ARTICLE IX.

EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS
AND DESIGNATION OF VOTING REPRESENTATIVE

1. Proof of Ownership. Except for those Owners who purchase a Unit from Declarant, any person, on becoming an Owner of a Unit, shall furnish to the Managing Agent or Board of Directors a true and correct copy of the original or a certified copy of the recorded instrument vesting that person with an interest or ownership in the Unit, which copy shall remain in the files of the Association. A Member shall not be deemed to be in good standing nor shall he be entitled to vote at any annual or special meeting of Members unless this requirement is first met.

2. Registration of Mailing Address. The Owner or several Owners of an individual Unit shall have one and the same registered mailing address to be used by the Association for mailing of monthly statements, notices, demands and all other communications, and such registered address shall be the only mailing address of a person or persons to be used by the Association. Such registered address of an Owner or Owners shall be deemed to be the mailing address of the Unit owned by said Owner or Owners unless a different registered address is furnished by such Owner(s) to the Managing Agent or Board of Directors within fifteen (15) days after transfer of title, or after a change of address; and such registration shall be in written form and signed by all of the Owners of the Unit or by such persons as are authorized by law to represent the interest of (all of) the Owner(s) thereof.

3. Designation of Voting Representative - Proxy. If a Unit is owned by one individual, his right to vote shall be established by the record title thereto. If title to a Unit is held by more than one individual or by a firm, corporation, partnership, association, or other legal entity, or any combination thereof, such Owners shall execute a proxy appointing and authorizing one individual or alternate individuals to attend all annual and special meetings of Members and thereat to cast whatever vote the Owners themselves might collectively cast if they were personally present. Such proxy shall be effective and remain in force unless voluntarily revoked, amended or sooner terminated by operation of law; provided, however, that no proxy shall be valid after eleven (11) months from the date of execution unless specifically provided therein. Also, within thirty (30) days after such revocation, amendment or termination, the Owners shall reappoint and

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authorize one individual or alternate individuals to attend all annual and special meetings as provided by this Paragraph 3.

The requirements herein contained in this Article IX shall be first met before an Owner of a Unit shall be deemed in good standing and entitled to vote at an annual or special meeting.

ARTICLE X.

OBLIGATIONS OF THE OWNERS

1. Assessments.

(a) Monthly Assessments. Assessments shall be due monthly in advance on the first day of each month. After monthly Assessments have been set by the Board of Directors, the Board of Directors shall prepare and deliver or mail to each Owner an individual statement of the Owner's monthly Assessment; thereafter, monthly statements shall be prepared and delivered or mailed only in the event of a change in the monthly Assessment, the levying of a special Assessment or in the event an Owner becomes delinquent in payment of the monthly Assessments.

The Assessments made for Common Expenses shall be based upon the cash requirements deemed to be such aggregate sum as the Board of Directors of the Association determines is to be paid by all of the Owners, including the Declarant, to provide for the payment of all estimated expenses growing out of or connected with the maintenance, repair, operation, additions, alterations and improvements of and to the Common Elements, which sum may include, but shall not be limited to: Expenses of management; taxes and special assessments until separately assessed; premiums for fire insurance with extended coverage and vandalism and malicious mischief with endorsements attached issued in the amount of the maximum replacement value of all of the Units (including all fixtures, interior walls and partitions, decorated and finished surfaces of perimeter walls, floors and ceilings, doors, windows and other elements or materials comprising a part of the Units); casualty and public liability and other insurance premiums; landscaping and care of grounds; common lighting; repairs and renovations; removals of pollutants and trash collections; wages; utility charges for Common Elements; beautification and decoration; professional, including legal and accounting fees (except that no Association funds may be used for the purpose of bringing suit against the Declarant, his representatives, successors or assigns), management fees, expenses and liabilities incurred by the Managing Agent or Board of Directors on behalf of the Owners under or by reason of this Declaration and the Bylaws of the Association; for any deficit arising or any deficit remaining

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from a previous period; the creation of a reasonable contingency fund, reserves, working capital, and sinking funds as well as other costs and expenses relating to the Common Elements. Utility expenses may increase from the amount budgeted because of rate or usage increases or fuel cost adjustments, and other budgeted line items may increase from time to time. In the event the cash requirements for utility expenses or any other recurring expense exceeds the budget amount for that particular expense line item, or in the event the cash requirements for Common Expenses exceed the aggregate assessments made pursuant to this Article, the Board of Directors for the Association may from time to time and at any time make pro rata increases in the monthly Assessments to include amounts sufficient to recoup operating budget deficits for utility expense or other recurring budget line item expenses or Common Expenses in the aggregate, as well as including increased current operating expenses. The omission or failure to fix the assessment for any period shall not be deemed a waiver, modification or a release of the Owners from their obligation to pay the same.

(b) Special Assessments. In addition to those monthly assessments described in Paragraph (a) above, special Assessments may be made from time to time by the Board of Directors of the Association to meet other needs or to construct or establish facilities deemed of benefit to the Association and the Owners by the Board of Directors or to overcome deficits in the monthly operating budgets. However, there shall be no special Assessments for additions, alterations or improvements of or to the Common Elements, requiring an expenditure by the Association in excess of \$20,000 in any one calendar year without the prior approval of the majority of Owners. Such limitations shall not be applicable, however, to special Assessments for the replacement, repair, maintenance or restoration of any Common Elements which are to be paid for by the Association according to the Declaration and these Bylaws and shall not be applicable to the purchase, if any, by the Association of a Unit for use as an office by the Association.

(c) Voting. A Member shall be deemed in good standing and entitled to vote at any annual or special meeting of the Members, within the meaning of these Bylaws, if, and only if, he shall have fully paid all Assessments made or levied against him and the Unit owned by him.

(d) Owner's Personal Obligation for Payment of Assessments. The amount of total Assessments against each Unit shall be the personal and individual debt of the Owner thereof. The Board of Directors shall have the responsibility to take prompt action to collect any unpaid Assessment in accordance with the terms of the Declaration.

During the development and sale period (which shall be defined as the period up to the time of the first annual meeting of the Association to be held within thirty (30) days after the expiration of

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ninety (90) days from the date upon which there has occurred the conveyance by the Declarant of seventy-five percent (75%) in number of the Units in the Project, or sooner if elected by Declarant) the Declarant shall be responsible for payment of all Association Assessments for the unsold Units. So long as the Declarant owns one or more of the Units, he shall be subject to the provisions of the Declaration and these Bylaws.

2. Vendor's Lien. The obligations of each Owner to pay Assessments shall be secured by a Vendor's Lien retained in said Owner's Deed to his Unit, said Vendor's Lien being more particularly described in Section 4.3 of the Declaration.

3. Notice of Lien or Suit. An Owner shall give notice to the Association of every lien or encumbrance upon his Unit, other than for taxes and special Assessments, and notice of every suit or other proceeding which may affect the title to his Unit, and such notice shall be given within five (5) days after the Owner has knowledge thereof.

4. Owner's Maintenance and Repair.

(a) Maintenance and repair shall be according to the Declaration. An Owner shall maintain and keep in repair the interior of his own Unit, including the fixtures thereof. All fixtures and equipment installed within the Unit commencing at a point where the utilities enter the Unit shall be maintained and kept in repair by the Owner thereof (unless the cost of said maintenance and repair is otherwise herein designated a Common Expense). An Owner shall do no act nor omit to do any act that will impair the structural soundness or integrity of any Building or impair any easement or hereditament (nor shall he make any changes to the individual patio or balcony appurtenant to his Unit, if any). A Chart of Maintenance Responsibility is attached hereto as Exhibit "A" and incorporated herein by reference for further explanation of the maintenance responsibility of Owners and the Association.

(b) An Owner shall be obligated to reimburse the Association promptly upon receipt of its statement for any expenditures incurred by it in repairing or replacing any General or Limited Common Element damaged by his negligence or by the negligence of his tenants or agents or guests.

5. Mechanic's Lien. Each Owner agrees to indemnify and to hold each of the other Owners harmless from any and all claims of mechanic's lien filed against other Units and the appurtenant Common Elements for labor, materials, services or other products incorporated in the Owner's Unit.

In the event such a lien is filed and/or a suit for foreclosure of mechanic's lien is commenced, then within ten (10) days thereafter such Owner shall be required to deposit with the Association cash or negotiable securities equal to double the amount of such claim plus interest at ten percent (10%) per annum for

001-44-0055

one (1) year together with the sum equal to ten percent (10%) of the amount of such claim, but not less than TWO HUNDRED FIFTY and 00/100 DOLLARS (\$250.00), which latter sum may be used by the Association for any costs and expenses incurred, including attorney's fees incurred for legal advice and counsel. Except as is otherwise provided, such sum or securities shall be held by the Association pending final adjudication or settlement of the claim or litigation. Disbursement of such funds or proceeds shall be made by the Association to insure payment of or on account of such final judgment or settlement. Any deficiency, including attorney's fees incurred by the Association, shall be paid forthwith by the subject Owner, and his failure to so pay shall entitle the Association to make such payment, and the amount thereof shall be a debt of the Owner, and a lien against his Unit may be foreclosed as is provided in the Declaration for non-payment of Assessments. All advancements, payments, costs and expenses, including attorney's fees, incurred by the Association shall be forthwith reimbursed to it by such Owner(s), and the Owner(s) shall be liable to the Association for the payment of interest at the rate of ten percent (10%) per annum on all such sums paid or incurred by the Association.

6. General.

(a) Each Owner shall comply strictly with the provisions of the recorded Declaration and these Bylaws and amendments thereto.

(b) Each Owner shall always endeavor to observe and promote the cooperative purposes for the accomplishment of which this Project was declared.

7. Use of General Common Elements and Limited Common Elements.
Each Owner may use the General Common Elements and Limited Common Elements in accordance with the purpose for which they were intended without hindering or encroaching upon the lawful rights of the other Owners.

8. Right of Entry.

(a) An Owner shall grant the right of entry to the Managing Agent or to any other person authorized by the Association in case of an emergency originating in or threatening his Unit, whether the Owner is present at the time or not.

(b) An Owner shall permit other Owners, or their representatives, to enter his Unit for the purpose of performing installations, alterations or repairs to the mechanical, electrical or utility services which, if not performed, would affect the use of other Unit(s); provided that requests for entry are made in advance and that such entry is at a time convenient to the Owner. In case of an emergency, such right of entry shall be immediate.

9. Rules and Regulations.

(a) The initial rules and regulations, which shall be effective until amended or supplemented by the Association, are attached hereto as Exhibit "B" and incorporated herein by reference.

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(b) The Board of Directors, pursuant to Paragraph 3(b) of Article IV of these Bylaws, reserves the power to establish, make and enforce compliance with such additional rules as may be necessary or desirable for the efficient and enjoyable operation, use and occupancy of this Project with the right to amend same from time to time. Copies of such rules and regulations shall be furnished to each Owner prior to the date when the same shall become effective.

ARTICLE XI.

ABATEMENT AND ENJOINMENT OF VIOLATIONS BY OWNERS

1. Abatement and Enjoinment. The violation of any rule or regulation, or the breach of any Bylaw, or the breach of any provision of the Declaration, shall give the Board of Directors or the Managing Agent the right, in addition to any other rights set forth in the Declaration or herein, (i) to enter the Unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any person, structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions thereof, and the Board of Directors or Managing Agent shall not be deemed guilty in any manner of trespass; and to expel, remove and put out, using such force as may be necessary in so doing, without being liable to prosecution or any damages therefor; and (ii) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

ARTICLE XII.

COMMITTEES

1. Designation. The Board of Directors may, but shall not be required to, appoint an executive committee, and it may designate and appoint members to the standing committees.

2. Executive Committee. The executive committee shall consist of at least three (3) persons who are Members and who shall be appointed by the Board of Directors from the members of the Board. One Member shall be the President. The executive committee shall supervise the affairs of the Association and shall regulate its internal economy, approve expenditures and commitments, act and carry out the established policies of the Association and report to the Directors at each meeting of the Board. The executive committee may hold regular meetings, monthly or as it may in its discretion determine. Special meetings may be called at any time by the chairman of the committee or by any of its members, either personally or by mail, telephone or telegraph, and a special meeting may be held by telephone.

3. Nominating Committee. Before each annual meeting, the Board of Directors may appoint a committee of three Members who shall nominate

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candidates for the Board. The names of the candidates shall be submitted on or before sixty (60) days before the election. Members may submit names of candidates other than those submitted by the nominating committee at least thirty (30) days prior to the election. Unless such names are submitted, either by the nominating committee or by the Members, no person shall be elected whose name is not so submitted unless no nominations are made, in which event the names of candidates shall be submitted at the election by the Members.

4. Architectural Control and other Committees. Unless and until the Declarant has appointed an Architectural Control Committee in accordance with the Declaration, the Board shall either perform the functions of the Architectural Control Committee or shall appoint (together with Declarant as provided in the Declaration) a separate Architectural Control Committee consisting of three (3) Members who shall serve concurrent one (1) year terms. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

5. Vacancies. A vacancy in any committee shall be filled by the President until the next meeting of the Board of Directors.

ARTICLE XIII

NON-PROFIT ASSOCIATION

This Association is not organized for profit. No Member, member of the Board of Directors, officer or person from whom the Association may receive any property or funds shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of any member of the Board of Directors, officer or Member; provided, however, always (1) that reasonable compensation may be paid to any Member, director or officer while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, and (2) that any Member, director or officer may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

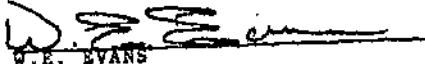
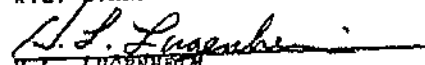

ARTICLE XIV.

EXECUTION OF DOCUMENTS

The persons who shall be authorized to execute any and all contracts, documents, instruments or conveyance or encumbrances, including promissory notes, shall be two, one of each of the President or any Vice President, and the Secretary or any Assistant Secretary of the Association.

001-44-0058

By our signatures hereto the undersigned, being all of the initial Directors of the Association, hereby adopt the foregoing Bylaws for the Association as of the 6th day of NOVEMBER, 1971.


W.E. EVANS

H.L. LUGENHEISER

H.H. MAIS

001-44-1059
EXHIBIT "A" to BYLAWS

MAINTENANCE RESPONSIBILITY CHART FOR
ASHTON PLACE CONDOMINIUMS

<u>Items</u>	<u>Association Responsibility</u>	<u>Unit Owner Responsibility</u>
1. Grounds, including all landscaped and paved areas and improvements thereon lying outside the main walls of the Buildings with the exceptions noted herein.	All except as noted.	Cleaning and routine maintenance of patios, balconies and Limited Common Elements appurtenant to the Unit; replacement or maintenance of plantings and improvements on the patios and balconies.
2. Building, exterior roof, vertical walls, foundations.	All aspects.	<hr/>
3. Unit doors (front and rear).	Painting and repair of exterior of door and portions of door frame which are not exposed to interior of Unit and/or garages.	Unit side of door, all door hardware, weather stripping and doorsill.
4. Windows.	Exterior painting, caulking and glazing only.	Routine cleaning, interior caulking and sealing, repair of windows and window mechanisms and replacement of broken panes.
5. Plumbing and sewer lines.	Repairs to portions of plumbing and sewer lines outside of boundaries of a Unit (including plumbing and sewers serving only one Unit) except when caused by the occupants of a Unit. Damage to a Unit occasioned by causes initially occurring outside of the Unit (but not consequential damages such as to furniture,	All portions within a Unit serving only that Unit including fixtures and appliances attached thereto, with the exception of water control devices. Damage to a Unit originating from causes initially occurring within the Unit that are the responsibility of the Unit Owner.

001-44-0060

<u>Items</u>	<u>Association Responsibility</u>	<u>Unit Owner Responsibility</u>
	clothing or other personal items, and water control devises.	
6. Electrical and related systems.	All except electrical and related systems serving only one Unit included within the exterior of the Unit, except as otherwise noted. Damage to a Unit occasioned from sources outside of the Unit originating from electrical systems and components, the maintenance responsi- bility of which is the Association's.	All portions within a Unit serving only that Unit including fixtures and appliances attached thereto, in- cluding the portions of the heating and cooling systems included within the Unit. Damage to a Unit occasioned by causes initiating with- in the Unit from elec- trical and related systems, the mainte- nance of which is the responsibility of the Unit Owner.
7. Heating and cooling systems.		All aspects.
8. Attics.	All aspects.	
9. Storage.	All, except in- dividual storage spaces which are Limited Common Ele- ments, if any.	Routine cleaning of individual storage spaces.
10. Swimming pools, club- room and surrounding General Common Elements.	All aspects.	
11. Designated parking spaces.	All aspects.	

NOTES: The items on this chart are intended to represent examples only and are not intended to be all inclusive. For information concerning other items not included hereon or for further elaboration with regard to the items included hereon, reference is made to the Bylaws of the Association which are in all things controlling.

001-44-0061

EXHIBIT "B" to BYLAWS

RULES AND REGULATIONS FOR
ASHTON PLACE
HOMEOWNERS ASSOCIATION, INC.

1. Any sidewalks, driveways, entrances, stairwells, elevators, halls and passageways which are General Common Elements or Limited Common Elements shall not be obstructed or used by any Owner for any other purpose than ingress and egress from the Units.

2. No article shall be placed on or in any of the General Common Elements or Limited Common Elements which are for the benefit of more than one Unit except for those articles of personal property which are the common property of all of the Unit Owners.

3. Owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls and passageways as a play area(s) or an area in which to gather or loiter.

4. No vehicle belonging to or under the control of any Owner or a member of the family or a guest, tenant, lessee or employee of a Unit Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Project. Vehicles shall be parked within designated parking areas only and shall be operational at all times. No washing, repairing, lubricating or servicing of vehicles shall occur in parking areas.

5. No decoration or article shall be placed upon and no work of any kind shall be done upon the exterior Building walls or upon the General Common Elements by any Owner. Such decoration and work is the responsibility of the Association. No changes can be made in the Limited Common Elements except with prior written approval of the Board of Directors.

6. No Owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or electrical apparatus or appliances (other than ordinary household appliances), heating or air conditioning units be installed in the Unit, on the exterior of the Project or be installed in such a manner that they protrude through the walls or the roof of any Building or are otherwise visible from the ground, except as may be expressly authorized in writing by the Association.

7. Use of any facilities of the Project will be made in such manner as to respect the rights and privileges of other Owners.

8. Owners, residents or lessees shall not use or permit to be brought into any Building any flammable oils or fluids such as gasoline, kerosene, naphtha or benzine, or other explosives, or other articles deemed extra hazardous to life, limb or property without the prior written consent of the Board.

9. The water shall not be left running in any Unit any unreasonable or unnecessary length of time. Faulty water control devices shall be reported promptly.

10. The commodes and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweeping, rubbish, rags, paper, ashes or other substances shall be thrown therein. Any damage resulting from misuse of any nature or character whatever shall be paid for by the Owner causing it. Every Owner shall be responsible for all damages to Units caused by over-flow from drains or plumbing due to neglect of persons using the Unit.

11. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb Owners, or occupants of other Units.

12. All trash must be placed in sealed bags or sealed containers prior to being put in an approved disposal area.

13. Cats, dogs or other animals or birds or reptiles (hereinafter for brevity termed animals) shall be kept in such a manner so as not to disturb the other Owners, and shall not be kept, bred or maintained for any commercial purposes. If an animal becomes obnoxious to other Owners, the Owner or person having control of the animal shall be given a written notice by the Board of Directors to correct the problem, or if not corrected, the Owner, upon written notice, shall be required to remove the animal. The written notices provided for herein shall be issued by the Managing Agent, or, if there is no Managing Agent, then the Board of Directors. An Owner must receive permission in writing from Declarant or the Board of Directors or Managing Agent in order to keep any animal the adult weight of which will exceed thirty (30) pounds in order to keep more than two animals on the premises. No animals are allowed on or about the swimming pool premises. No animal is permitted outside of a Unit unless on a leash accompanied by a Member of the Association or his agent. Each Owner owning an animal shall assume full responsibility for personal injuries or property damage caused by said animal, and each Owner must agree in writing, before obtaining consent to have an animal in any Building, to indemnify the Association and hold it harmless against any loss, claim or liability of any kind or character whatsoever arising from or growing out of the privilege of having an animal in any Building. All responsibility for animals of visitors shall

rest with the Owner of the Unit visited. All animal droppings shall be immediately removed by animal's Owner.

14. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in the storage areas. Any damage to the General Common Elements or common personal property caused by the children of an Owner or their guests or the guests of a Unit Owner shall be repaired at the expense of that Owner.

15. The Managing Agent, or if there is no Managing Agent, then the Board of Directors, shall retain a passkey to each Unit. If an Owner shall alter any lock or install a new lock on any door leading into the Unit, the Owner shall provide a key for the Managing Agent's or the Board of Director's use.

16. All draperies or drapery linings or shutters or blinds visible from the exterior of any Unit shall be of a neutral, white or off-white color. No window shall be covered with aluminum foil or similar material.

17. It is prohibited to hang garments, rugs or any other items from the windows, patios, balconies or any of the facades of any Buildings. No exterior clothes lines shall be erected, and there shall be no outside laundering or drying of any garments. No rugs shall be beaten on the balconies or in the halls. No dust, rubbish or litter shall be swept from a Unit into the halls or entryways.

18. Declarant may place signs in or around the common walks and drives and use the Common Elements for sales purposes until the last Unit in the entire Project is sold. Owners other than Declarant, however, are prohibited from placing "for sale", "for rent", or any other signs in or around the Common Elements or displaying signs to the public view on any Unit or any portion of the Project.

19. No power equipment, work shops or car maintenance of any nature whatsoever shall be permitted on the Project except with prior written approval of the Board. In deciding whether to grant approval, the Board shall consider the effects of noise, air pollution, dirt or grease, fire hazard, interference with radio or television reception and similar objections.

20. No Owner shall modify or alter in any way the structure or appearance of any patio or balcony area. All patios and balconies shall be kept in clean and neat condition, free of debris and refuse. Patios and balconies shall not be used for storage purposes nor shall any Owner fence in, wire or in any other way enclose such area. If an Owner allows the patio or balcony appurtenant to his Unit to become cluttered or unsightly in any manner, he shall be given notice of such fact by the Board of Directors or Managing Agent, and shall be required to correct such condition within five (5) days of the date of notice, and if he fails to do so, then the Board of Directors or Managing Agent may correct such discrepancy (including the removal of any unsightly item) and/or repair or refurbish the patio or balcony at the Owner's

001-44-0064

expense.

21. No glass bottles, or glasses or similar items made of glass shall be permitted in the pool area. Alcoholic beverages shall be allowed only in the pool area and shall not be allowed in any other part of the General Common Elements. All children must be accompanied by an adult while using the swimming pool. Children shall not run in the area of the pool.

The foregoing Regulations are subject to amendment and to the promulgation of further regulations.

EXHIBIT "D"

<u>UNIT BUILDING LETTER AND NUMBER</u>	<u>RESIDENCE UNIT ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST ASSIGNED</u>
A-1	7027 Weis	2.760
A-2	7021 Weis	2.842
A-3	7017 Weis	2.684
A-4	7013 Weis	2.296
A-5	7009 Weis	2.847
A-6	7005 Weis	2.853
A-7	7001 Weis	2.289
A-8	6927 Weis	2.678
A-9	6921 Weis	2.830
A-10	6917 Weis	2.727
B-1	6915 Weis	2.739
B-2	6913 Weis	2.989
B-3	6911 Weis	3.034
B-4	6909 Weis	3.005
B-5	6907 Weis	2.997
B-6	6905 Weis	3.027
B-7	6903 Weis	3.019
B-8	6901 Weis	2.719
C-1	7028 Williams	2.563
C-2	7024 Williams	2.856
C-3	7020 Williams	2.864
C-4	7016 Williams	2.618
D-1	7012 Williams	2.585
D-2	7008 Williams	2.844
D-3	7004 Williams	2.847
D-4	7000 Williams	2.625
E-1	6924 Williams	2.619
E-2	6920 Williams	2.907
E-3	6916 Williams	2.908
E-4	6912 Williams	2.614
F-1	6910 Williams	2.649
F-2	6908 Williams	2.768
F-3	6906 Williams	2.996
F-4	6904 Williams	2.979
F-5	6902 Williams	2.788
F-6	6900 Williams	2.635

FILED FOR RECORD

NOV 6 4 17 PM '81

Mary Jane Edmestown
COUNTY CLERK, CALVESTON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF CALVESTON

I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly recorded
in the Official Public Records of Real Property of Calveston
County, Texas, on

NOV 6 1981



Mary Jane Edmestown
COUNTY CLERK, CALVESTON COUNTY, TEXAS

013-58-1468

THE STATE OF TEXAS)(
 COUNTY OF GALVESTON)(

AMENDMENT TO BY-LAWS OF ASHTON PLACE
CONDOMINIUMS

WHEREAS, by instrument dated November 6, 1981 Environmental Industries, Inc. caused to be recorded in the Condominium or Real Property Records of Galveston County, Texas, under Clerk's file number 8131982 and under microfilm number 001-44-002 that certain Declaration and Master Deed for Ashton Place Condominiums (the "Declaration") to establish a condominium regime for the property the subject thereof; and

WHEREAS, the Bylaws for Ashton Place Homeowners Association, Inc. (the "Association") were made a part of the Declaration; and

WHEREAS, both the Declaration and the Bylaws provide for the amendment thereof; and

WHEREAS, at a duly called meeting of the Association the following amendment to the Bylaws was passed and is now effective:

Article IV3(f) of the By-Laws is amended to read in full as follows:

To collect delinquent assessments by suit or otherwise and to enjoin and seek damages from an Owner who may be in default as is provided in the Declaration and these Bylaws. To provide for and enforce a per diem late charge of an amount to be determined by the board but not greater than \$10.00 per diem and to collect interest at the rate of ten percent (10%) per annum in connection with assessments remaining unpaid for more than fifteen (15) days from the due date for payment thereof, together with all expenses, including attorney's fees incurred. The Board shall have the authority to reduce or waive late charges.

This amendment has been approved by not less than sixty-seven percent (67%) of the voting power of the membership of the Association at a meeting duly called for that purpose, all in accordance with the Declaration and By-laws.

Ashton Place Homeowners Association, Inc.

By: Richard D. Kelly
 Its PRESIDENT
 Richard D. Kelly

STATE OF TEXAS)(
 COUNTY OF Dallas)(

This instrument was acknowledged before me on the 3 day of May, 1999, by Richard D. Kelly, an officer of Ashton Place Homeowners Association, Inc., on behalf of the Association.

Kelly L. Young
 Notary Public, State of Texas

After recording return to:

Kathy Whitman
 LumaCorp Inc.
 8300 Douglas, Ave., Suite 729
 Dallas, Texas 75225



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie
 5-20-99 08:47 AM 9924425
 MARSALA \$9.00
 Patricia Ritchie, County Clerk
 GALVESTON COUNTY, TEXAS

013-58-1468

THE STATE OF TEXAS)(

AMENDMENT TO BY-LAWS OF ASHTON PLACE
CONDOMINIUMS

COUNTY OF GALVESTON)(

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Ashton Place Homeowners Association, Inc.

By: Richard D. KellyIts PRESIDENT

Richard D. Kelly

STATE OF TEXAS)(

COUNTY OF DALLAS)(

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Kelly L. Young
Notary Public, State of Texas

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Kathy Whitman
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5-20-99 08:47 AM 9924425
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GALVESTON COUNTY, TEXAS