



OFFICE CONDOMINIUM
OWNERS ASSOCIATION, INC.
P.O. BOX 90669
HOUSTON, TEXAS 77290

Resolution

**Pin Oak Office Condominiums Owners Association, Inc.
26717 Westheimer Parkway, Katy, TX 77494**

RE: Window Covering:

The Declaration of Pin Oak Office Condominiums Owners Association, Inc., sets forth the right to set policy regarding Violations. Per Declaration recorded in Fort Bend County, Texas; property records; File record number 2022013098; Declaration of Condominium for Pin Oak Office Condominiums Owners Association, Inc.; Page 38, Section 18.2, Association's Right To Enforce Documents; In the event any default is made by any Owner under the Act, this Declaration, the Bylaws, or the Rules or Regulations, the Board or the Association or their representative shall have all of the rights and remedies which may be provided by the Act, this Declaration, or the Bylaws, or which may be available at law or in equity, and may prosecute any action or other proceeding against any defaulting Owner and/or Owners for enforcement of any lien or to enforce compliance with the matter with respect to which default has been made, by injunctive relief or otherwise, or for the collection of any sums, debts, or damages in default or arising from any default. The Board or its authorized representative shall be further empowered and authorized to correct and cure any matter in default and to do whatever may be necessary for such purpose. All expenses incurred in connection with any such action or proceeding shall be a part of the Common Expenses of this Condominium and collectible from each Owner as in the case of other Common Expenses. Notwithstanding the foregoing, in the enforcement by Declarant or the Association of restrictions against a Unit, the costs of such enforcement, including attorney's fees, shall be assessed to the Unit and Owner of such Unit and shall constitute a lien upon the Unit with the same enforcement rights as provided herein for the collection of assessments.

12.8. Window Restrictions: All window treatments within the unit, that are visible from the street or another unit, must be white in color further allowing both blinds at least 2' slats and fabric roll or pull shades. Unless authorized in writing by the Board. Tinting, painting or in any way covering the windows that are visible from the street or rom any other unit in any manner not expressly contained hearin is prohibited.

Imposed Notifications and Fines shall be for the listed and non-listed that are defined within the governing documents restrictions File record number 2022013098, Fort Bend County, TX.

Notices via Email or USPS and Certified Notification by Acting Attorney on behalf the Association.

Ten (10) days letter of demand to cure the violation.

Notification of one hundred dollars (\$100.00) fine levied with thirty (30) days to cure the violation.

Notification of twenty five dollars (\$25.00) fine levied per day thereafter with intent of legal action with thirty (30) days to cure the violation.

Costs of such enforcement, including attorney's fees, shall be assessed to the Unit and Owner of such Unit and shall constitute a lien upon the Unit with the same enforcement rights as provided herein for the collection of assessments.

This resolution is within accordance of state and federal law, and State 209 Property Code.

This Resolution was adopted on the 15 day of, 20 22 by the Board of
Director.

Signed: 

President Allen Perez


Pin Oak Office Owners Association, Inc, President
(Developer), KMK Development Services, LLC a Texas Limited Liability company,
inconsideration of, and for the purposes hearin stated.

STATE OF TEXAS §

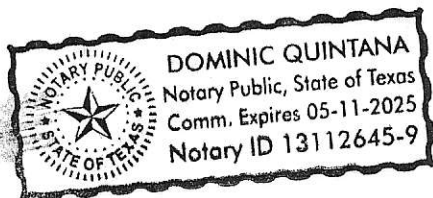
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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 15 day of August, 2022

By: 
Signature

Allen Perez
Print




Notary Public, State of Texas

RETURNED AT COUNTER TO:

Derek E. Kenberry
26114 Oak Ridge Forest Dr.
Spring TX 77386

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 17, 2022 01:06:31 PM



FEE: \$24.00 HK

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