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**GREATWOOD COMMUNITY ASSOCIATION, INC.
RENTAL AND LEASING POLICY**

WHEREAS, Article IX, Section 3 of the Declaration of Protective Covenants for Greatwood (hereinafter the "Declaration"), recorded under Fort Bend County Clerk's File No. 8940912, provides that the Association, acting through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties; and

WHEREAS, Article XII, Section 27 of the Declaration governs "Leasing of Units" and gives the Association, acting through its Board of Directors, the authority to regulate leasing of Units.

NOW THEREFORE, BE IT RESOLVED THAT, the following Rental and Leasing Policy has been adopted:

I. Terms and Conditions

Rentals are permitted in Greatwood providing the following terms and conditions are met:

- a. The Tenant must sign a lease agreement for a minimum initial term of one (1) year.
- b. The least must specify the following:
 1. The Tenant agrees to use the premises solely as a personal residence.
 2. The premises may be occupied only by members of the Tenant's immediate family and others whose names are specified in the lease agreement. The Lease must be signed by all adult occupants of the premises.
 3. Neither the Tenant nor the Landlord may sublet or assign the leased premises or any portion of the leased premises.
 4. The Tenant agrees to comply with all restrictive covenants, bylaws, rules and regulations set forth by Greatwood Community Association, Inc.
- c. The Landlord must provide the Tenant with copies of the Greatwood governing documents and rules and regulations prior to the Tenant occupying the premises.
- d. **No less than two (2) weeks prior to the Tenant occupying the premises, and no less than two (2) weeks prior to any renewal or extension of the lease agreement, the Landlord must provide the Association with a signed copy of the lease agreement and any applicable addendums thereto.**
- e. **The Landlord must provide his/her current physical address (no P.O. Box) and telephone number to the Association in writing. It is the responsibility of the Landlord to keep such contact information current in the Association's records.**

II. Violations

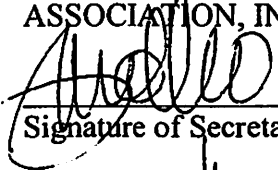
- a. The property owner (Landlord) is responsible for ensuring compliance with all Greatwood restrictive covenants, Bylaws and/or rules and regulations and policies.
- b. In the event of a violation by Tenant, the Association will send notice to both the Landlord and the Tenant.
- c. If a Tenant fails to correct a violation of the restrictive covenants, Bylaws and/or rules, regulations or policies of Greatwood, the property owner (Landlord) shall be held responsible for any costs incurred in the enforcement of any violation.

III. Tenant Communications

Tenants may not directly contact Greatwood Community Association, Inc., its managing agent, Board of Directors or neighborhood representative. All Tenant communications must be directed to the Landlord.

Adopted this 23rd day of May, 2013, by the Board of Directors of the Association.

GREATWOOD COMMUNITY ASSOCIATION, INC.


Signature of Secretary

Print Name: Jack Mocho

RETURNED AT COUNTER TO:

JAMES MACH
BECK N'CALL
12450 HWY. 3 #111
WEBSTER TX 77598

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dianne Wilson, County Clerk
Fort Bend County, Texas

October 02, 2013 02:18:03 PM

FEE: \$23.00 LJ
MISC

2013127074



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ADDITIONAL DEDICATORY INSTRUMENT

for

GREATWOOD COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **GREATWOOD COMMUNITY ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

RENTAL AND LEASING POLICY

OF

**GREATWOOD COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

DATED this 2nd day of October, 2013.

**GREATWOOD COMMUNITY
ASSOCIATION, INC.**

BY: Margaret R. Maddox

Margaret R. Maddox Attorney/Agent
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 2nd day of October 2013 by the said Margaret R. Maddox, Attorney/Agent for **GREATWOOD COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



Brittney Ruth West
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: MRM