

CERTIFICATION

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an Agent for CountryPlace Master Community Association, Inc. a Texas non-profit corporation;
- (2) An Instrument titled: **“Resolution Regarding Garage and Estate Sales Revised”**, is attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:

CountryPlace, Sections 1-13, and CountryGrove, Sections 1-5, and CountryPlace .26706 acres, additions in Brazoria County, Texas, according to the maps or plats thereof, recorded in the Map Records of Brazoria County, Texas, under Clerk’s File Nos. 1981-038322, 1989-005475, 1991-021175, 1992-011546, 1993-024365, 1993-024364, 1995-008055, 1994-031022, 1994-031023, 1995-025796, 1996-029983, 1996-000789, 2001-020032, 1982-014750, 1982-014751, 1984-041499, 1990-033461, 1992-011547, and , under Volume 301, Page 686, respectively along with any amendments, replats and supplements thereto, and any other property under the jurisdiction of the Association.

- (4) The attached Instrument is a true and correct copy of the original;

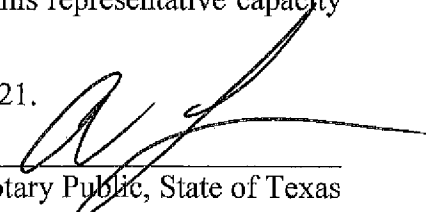
IN WITNESS WHEREOF, I have subscribed my name on this 5th day of May, 2021.

By: 
Luke P. Tollett, Attorney for CountryPlace Master Community Association, Inc.

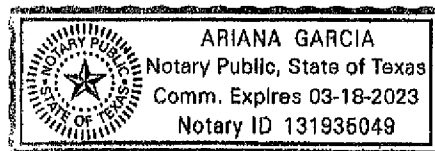
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for CountryPlace Master Community Association, Inc., and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this 5th day of May, 2021.


Notary Public, State of Texas

E-Recorded By:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



COUNTRYPLACE MASTER COMMUNITY ASSOCIATION INC.
RESOLUTION REGARDING GARAGE AND ESTATE SALES REVISED

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes Associations acting through their Boards of Directors to adopt and amend rules regulating the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, Section 2.10 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration") prohibits a business use of the lots in the subdivision, and prohibits activities that may be a nuisance or annoyance to the neighborhood; and

WHEREAS, numerous and frequent garage and/or estate sales and auctions in the subdivision have been causing traffic and parking problems, as well as potential security issues which detract from the resident's quiet enjoyment of their properties.

NOW THEREFORE, BE IT RESOLVED THAT, the following Resolution regarding Garage and Estate Sales has been adopted:

1. The Board of Directors of Country Place Master Community Association, Inc. hereby deems garage, yard, and/or estate sales or auctions in the subdivision to constitute a prohibited "business or trade" pursuant to Section 2.10 of the Declaration.
2. Any sales or auctions in the subdivision are prohibited, including, but not limited to garage sales, yard sales and/or estate sales.
3. Notwithstanding, The Board of Directors may, but it is not required to, designate one or more days per year for a community-wide garage sale.
4. The Board of Directors has approved on line estate sales

Adopted this 15th day of March, 2021, by the Board of Directors of the Association.

COUNTRYPLACE MASTER COMMUNITY ASSOCIATION, INC

Uvelin Ann Cisneros, President

Signature

Uvelin Ann Cisneros

Print Name

CERTIFICATION

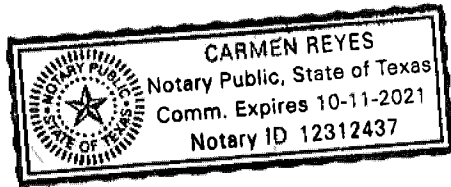
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BEFORE ME, the undersigned notary public, on this day personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 15th day of March, 2021, to certify which witness my hand and official seal.

Carmen Reyes
Notary Public, State of Texas

E-RECORDED BY:
Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024

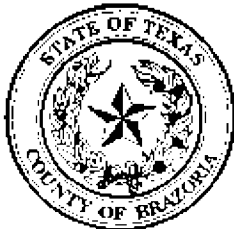


FILED and RECORDED

Instrument Number: 2021029528

Filing and Recording Date: 05/06/2021 10:13:35 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina