

**LAKES OF CYPRESS FOREST COMMUNITY ASSOCIATION, INC.  
LEASE GUIDELINES**

WHEREAS, these Lease Guidelines are applicable to the Lakes of Cypress Forest Community Association, Inc. and the land located in the Lakes of Cypress Forest, Sections One, Two, Three and Four as set forth in their plats filed of record in the Map Records of Harris County under Clerk's File Nos. X870561, 20060054803, 20070423412 and 20120384974 respectively (the "Subdivision"); and

WHEREAS, the Lakes of Cypress Forest Community Association, Inc. (the "Association") is a Texas Non-profit Corporation for which the board of directors may create policies of the Association as authorized by its governing documents and the Texas Property Code; and

WHEREAS, a majority of the Board voted to institute the following guidelines regarding the leasing of lots;

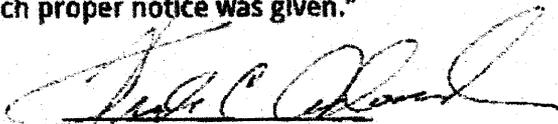
Now therefore, pursuant to the above recitals, Article XII, Section 26(b), and as evidenced by the signature of the HOA Board President, the following shall be the guidelines of the Association governing the renting or leasing of property within the Lakes of Cypress Forest Subdivision (Section 1-4)

- A. The following information must be given to the HOA Board by the property owner within ten (10) days of the lease execution.
1. Property address;
  2. Date of lease execution and term of the lease. (no lease agreement shall be less than thirty (30) days);
  3. Name of Lessee and all individuals occupying the leased property and their relationship to Lessee;
  4. Emergency contact information of Lessee (phone number and email address); and
  5. Number of vehicles to be parked at leased property. (Make and Model of each)
- B. The property owner shall make available to the Lessee a copy of the By Laws, Conditions Covenants and Restrictions, and all other rules and regulations governing the LOCF community.
- C. The property owner understands that any violations to these governing documents by its Lessee/tenant shall be the property owner's responsibility to correct and obtain compliance of, otherwise the property owner shall be responsible to pay any and all fines that could occur.

D. In the circumstance that any property owner is not in compliance with the above conditions within twenty (20) days from the date the lease is executed a fine shall be levied pursuant to the Lakes of Cypress Forest Fine Policy, with notice and opportunity for a hearing as provided by Chapter 209 of the Texas Property Code until the conditions of the lessee/tenant are restored to compliance with the terms hereof.

**CERTIFICATION**

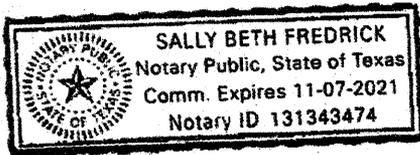
"The undersigned hereby certifies that these Lease Guidelines were properly adopted by a majority of the Board of Directors at an open meeting of members for which proper notice was given."

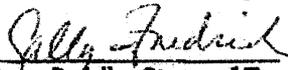
  
FRANK C ADAMEK President

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared FRANK ADAMEK, President of the Lakes of Cypress Forest Community Association, Inc., and acknowledged to me that this instrument was executed for the purposes and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 30<sup>th</sup> day of May, 2019.



  
Notary Public, State of Texas

RP-2019-25

RP-2019-257808  
# Pages 3  
06/18/2019 11:44 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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