

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

September 11, 1991

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:30 p.m. on Wednesday, September 11, 1991 at the Offices of Jim York, Attorney for the Association, 10120 Northwest Freeway, Suite 200, Houston, Texas.

Jim Kilpatrick acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Jim Kilpatrick
Rita Rogers
Joanne Ferguson

The following Director was absent:

Rick Vance

The following persons were also present:

Jim York
Michelle Adams

The Chairman declared that a quorum of Directors was present and that the meeting would therefore proceed with the transaction of business.

Approval of Minutes

The Chairman distributed copies of the minutes of the last Regular Meeting. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the last Regular Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated August 14, 1991, be and they hereby are approved, without change or alteration.

Legal Matters

The Association's attorney, Jim York, reported on the following demand notices:

7927 Greenlawn - green card has been received by York evidencing that residents have received notice. The trailer has been removed.

7718 Brushwood - a letter has not yet been sent because York did not have addressee's name. Construction has not been completed, but progress has been made. They have cleaned up the property and no further action is needed at this time.

7939 Greenlawn - J. T. Jones' balcony in back of house needs repaired because it is visible. Green card has been received by York evidencing that residents have received notice, but they have not yet replied. The Directors requested Mr. York to file suit.

6023 Green Falls - J. C. Meyer has been sent a letter regarding the blue tarpaulin on his roof. The certified letter was "refused" and we have had no response. The Directors requested Mr. York to file suit.

7719 Antoine - Kin You Chin has received notice as evidenced by green card returned to York. Paul Meeting continues to be very concerned about this property. Mr. Chin has constructed a large slab to the building line. The Directors requested Mr. York to file suit, whereupon Mr. Kilpatrick executed the Petition which had been prepared by Mr. York. Mr. York will have a hearing date by the next Board meeting.

7222 Leaning Oak - The Directors decided to wait one more month before filing suit on Sandra Hinsley who allegedly is running a day-care facility at this address. If we have not had a response from the persons/company managing the property within that time frame, the Board recommends filing suit.

5918 Black Maple - Steve Brackett has written a reply to Mr. York. He has received copies of applicable deed restrictions and is being very responsive. A number of fix-up projects are in the works, and the Board recommends no further action at this time.

5915 Victory - Jarvis has agreed to paint and states that the fence has been fixed.

Dorothy Miller's Memo from the Deed Restrictions Committee to Mr. York dated September 8, 1991 is attached to these Minutes for reference.

Mr. York then reported that Releases of Lien have been filed on the following four properties:

4306 Birchcroft
5651 Bent Bough Lane
5919 Green Terrace
7510 Greenlawn

The Directors briefly discussed the recreational vehicle problem with Mr. York. Mr. York reiterated that our chances of winning a suit against one or more of the owners of these vehicles are very, very slim.

The Directors then asked Mr. York about the filing of deed restrictions for Section 20. Mr. York again explained that the deed restrictions for this Section can't be filed until approved by the homeowners. This will necessitate a door-to-door sign-up campaign.

Mr. York will send a copy of the Maintenance Fee Petition to Jim Kilpatrick for his review.

Mr. York left the meeting at 7:55 p.m.

Deed Restrictions/Architectural Control Committees Report

Dorothy Miller's Memo from the Deed Restrictions and Architectural Control Committees to the Board dated September 8, 1991 is attached to these Minutes for reference.

Rita Rogers of the Architectural Control Committee asked if plans have been approved for a house on the 5200 block of Council Grove. Kilpatrick stated that the house is a 2-story and that a sunroom, etc. are being added at the back of the house. To his knowledge, no plans have been submitted or approved to date.

Pool/Park Committee Report

Rita reported that the pool season has closed. The leak in the water line between the pump house and where the old slide used to be appears to be fixed. Rick Vance will report at the next meeting on pool receipts, usage, income and expenses. The self-closure gate that the City required is working. Rita and Troy and Michelle all reported that the pool guards were very efficient and did a superior job.

Rita said that the Park Committee had no report.

Esplanade Committee

Rita stated that the tree project on Victory sponsored by Mr. Baccus (sp?) is proceeding. Plans have been drawn and submitted to the City for approval.

Troy has asked the Board to approve next year's esplanade maintenance contract which will be the same as this year's except for scheduling. Rita recommended that the Board approve Troy's request for a 2-year contract. She reported that Troy has been very cooperative, often going beyond what is required under the

existing contract. Kilpatrick advises that we may not want to commit future Board members beyond a 1-year contract, but if the costs are the same, there is no other reason not to approve a 2-year contract.

Rita is considering (but has not committed to) a letter campaign soliciting local business people (realtors/management people) to donate bedding plants, etc. for esplanade beautification.

Civic Awareness Committee

Michelle Adams reported that the Civic Awareness Committee met on September 9. They foresee a possible problem regarding over-two-axle trucks on Victory. The CAC contacted Denise Jenkins in Dale Gorczynski's office who advised that current plans are for a 45mph limit on Victory. Jenkins is verifying this and documenting phone calls received from constituents on this concern.

Michelle advised that a November 13 meeting is scheduled at Eisenhower H.S. to inform residents about current security problems in the neighborhood and measures that can be taken to prevent crime. Lt. Ross, our Security Patrol administrator, will present a program based on the significant incident reports from the officers in our Security Patrol Program. The Combat Houston Auto Theft Decal Program will be explained and the C.H.A.T. stickers and vehicle registration will be made available to interested residents. Jim Kilpatrick will be at the meeting to answer questions and he plans to ride a shift with our Security Patrol to gain first-hand knowledge of their procedures.

It was decided that a special flyer announcing the November 13 meeting would be prepared and delivered to residents. Jim suggested that the flyer might include some of the information he obtains from the Security Patrol's Daily Reports and Significant Incidents Report, both of which he receives on a regular basis.

Michelle reported that a letter from our Board has been drafted to send to County Commissioner Jerry Eversole regarding the condition of the building at 7020 Antoine.

Security

Michelle asked if we could afford to have more hours' coverage in our Security Patrol Program if we used constables rather than off-duty HPD officers. Jim Kilpatrick advised that it would be ultimately be the same costwise since we would have to pay them mileage. We are paying \$15/hour for our officers; the going rate for constables in similar security programs is \$21/hour. Rita noted that Oaks of Inwood uses off-duty HPD officers and their experience is that these officers coordinate and cooperate more

effectively with HPD headquarters and the local N. Shepherd substation than would constables. Jim pointed out that our officers have police radios in the patrol car and that they will, and have, responded to calls outside our area when they are needed as back-up.

Mike Dwyer has reported that 10 new members signed up last month for our Security Patrol Program and 6 or 7 signed up the month before. We have a list of long-delinquent people. A letter will be sent notifying them that their past-due indebtedness will be forgiven if they send next year's check now.

Rita discussed "early dismissal" days at Hoffman. Jim suggested that, as an added incentive to those thinking about joining our Security Patrol Program, we might offer that our officers will ensure that the children of subscribers get home safely on early dismissal days. He will discuss this further with Lt. Ross.

Michelle noted that we must impress on residents that the proposed increase in maintenance fees will not mean that we will have more hours' coverage in our Security Program. Residents must understand that the Security Program must stand on its own. She requested that a flyer be delivered to residents early to notify them of the General Meeting to be held on the 4th Tuesday in January, 1992, and that the flyer specifically list the maintenance fee proposal in the agenda.

Jim asked that the Directors think about the inevitable purchase of another patrol car, noting that it will be less expensive than the first purchase since the light bar and other equipment can be transferred to the new vehicle.

Newsletter Committee

It was suggested that the following items be included in the November newsletter:

- added incentives for subscribers to Security Patrol Program
- announcement of date, time, place, and agenda of January, 1992 General Meeting, together with attached applications to fill any vacancies on the Board
- letters to the editor (if received) - and answers from the Board
- recaps on deed restrictions

we can (and do) remove garage sale signs on our esplanades. A City ordinance prohibits signs on esplanades and the ordinance can be enforced.

It was noted that the official notice of the January, 1992 General Meeting will still need to be mailed.

Other Matters

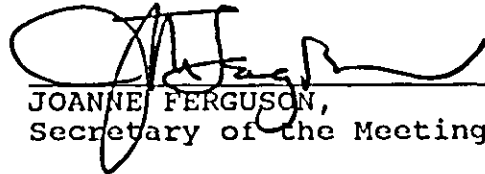
Rita talked with Charles Alexander of Oaks of Inwood. He wants an alliance of Board members from subdivisions in the immediate area to discuss and consolidate views on Antoine, Victory, White Oak Bayou, neighborhood beautification, etc. Rita and Michelle explained that this would not be a long-range commitment, just a fact-finding session on a quarterly or semi-annual basis. Oaks of Inwood has 285 homes, with 10 Board members, and \$200/year maintenance fees. Inwood Forest has 1256+ homes, with 4-5 Board members, and \$48/year maintenance fees.

Rita reported that the writer on The Leader staff who wrote the recent article on the White Oak Bayou project will do a follow-up article soon.

Treasurer's Report

Joanne reported that Candy Prater, outgoing Treasurer, expressed some concern over the amount of funds in the Security Patrol Program. Candy feels that the Board needs to closely monitor this situation. Michelle asked if there were any expenses that could be cut next year. It was noted that the pool should not be a very big expense next year. Rita will deposit checks in the morning. Joanne will mail bills. Jim Kilpatrick will pay the Security Patrol Officers.

There being no further business to come before the Meeting, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at 9:15 p.m.



JOANNE FERGUSON,
Secretary of the Meeting

APPROVED:



JIM KILPATRICK
Chairman of the Meeting

M E M O

TO: JIM YORK
ATTORNEY AT LAW

FROM: DEED RESTRICTION COMMITTEE

The following is an update on properties which had previously been addressed by your office. Comments are based on conditions of properties as observed September 8, 1991.

ACTION REQUESTED:

5915 VICTORY-Clyde Jarvis-plywood fence between east side of house & property line still in place. Fence is definitely on Jarvis' property

7939 GREEN LAWN-J.T. Jones-balcony has not been removed. Cantilevered section still rotten & attached to house. Yard has been mowed & trash removed from driveway.

6023 GREEN FALLS-J.C. Meyer-blue tarp visible on roof. Has been in place for over 3 months. No response to request to repair. No visible attempt to repair.

NO ACTION NEEDED AT THIS TIME:

5918 Black Maple-Forrester-fire damaged areas from house are being removed & reconstruction has started. Dumpster is being provided to contain all debris. Yard being maintained & well kept.

5407 Bent Bough-forclosed house-yard being cut & maintained at present time. No visible sign of any repair or resident.

7927 Green Lawn-trailer has been moved.

7718 Brushwood-some progress made in remodeling. Debris cleaned up from grass & part of drive. Window in place.

Dorothy Miller
9-8-91

M E M O

September 8, 1991

TO: IFCIA
Board of Directors

FROM: Dorothy A. Miller
Chairperson
Deed Restriction & Architectural Control Committee

Subject: Deed Restriction Meeting for August, 1991

Please find attached a copy of the minutes of the last deed restriction & architectural control committee meeting for August, 1991. Ms. Prater compiled minutes for this meeting as her last official action as chairperson for the committee.

All files that were in Ms. Prater's possession have been turned over to me. I am in the process of reading and sorting through the files. All files were kept in an extremely orderly and professional manner. This is a testament to the dedication shown by Ms. Prater and Mr. Paul H. Meeting during their tenures as chairpersons.

As you will note from the minutes, a new architectural control committee was formed with Ms. Rita Rogers, Ms. Charlie Pedicord, & Ms. Judy Rice. Ms. Rogers will be acting as the representative of the Board of Directors on this committee. After some discussion, Ms. Rogers & I have decided that a drop box will be placed on either my or her from porch. This will allow other members of the committees to drop off any copies or requests that they might have. This drop box coupled with the hot-line should keep all committee members in communication with one another throughout the month. Some discussion should be held concerning the method of approving plans submitted to this committee for approval. A possible need for 2 out of 3 approval signatures. A new form will be used to notify residents of decisions of the architectural control committee. See attached.

After a brief review of the files, I have found several items that I have questions on. In a few instances, a resident has submitted plans, the plans were NOT approved. The resident was informed of this non-approval but no revised plans were ever submitted. The resident proceeded with his project. While in the two instances that I know of, both projects were done in an extremely tastful manner, there was still a violation of the deed restrictions. Should we just go on

from where we are now? We could oppose the projects at this date, but great expense would be incurred and ill feelings generated. I feel that a greater diligence on the part of the deed restriction committee members will help to alleviate any future problems. The deed restriction committee plans to be more active in this coming year. This should help to stop some undesirable projects in our neighborhood. Ms. Pedicord has stated that in her capacity as a real estate agent she will be able to let us know if any project starts without prior notification. Her travels in the neighborhood during the day afford her an opportunity to see some things that we may not see until after they have already begun.

I am working closely with Rita Rogers to keep a close eye on some items already before the Board. The Jarvis house needs to be discussed as there is an apparent violation of the existing court order. Also, how does the Board wish to proceed concerning the matter of the child daycare home in section 2? Ms. Brunner is gathering info and documentation now on this matter. The renter has recently signed a new lease with the property management. I feel that we should go after the property management as they knew of the violation before re-renting to the renters. Yes or no?

Please let me know of any further matters that the Board wishes the deed restriction committee to handle. As the committee gets further into the new year, we hope to begin targeting certain streets for improvement and talking with homeowners concerning the problems their lease houses are creating for the neighborhood. I know that all of us homeowners in IF want every home to be owner occupied. Since this cannot be totally accomplished, we hope to at least make it so that it may be hard to tell a lease house from an owner-occupied one.

I have included a copy of the minutes from the Northwest Coalition meeting of August, 1991.

If I can be of further service, please do not hesitate to contact me.

Very truly yours,



Dorothy Miller
Deed Restriction Committee

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
DEED RESTRICTION COMMITTEE
August 27, 1991

The August meeting of the Committee was called to order by Paul Meeting at 7:38pm. See register for attendance.

1. Dorothy Miller was elected Chairman of the Committee by unanimous vote.
2. Decided to give minimum of 30 to 45 days for most violations before sending second letter, although some demand quicker response, such as business in a home. Need to avoid threatening legal action, rather say "future action may be taken." May want to send second letter certified.
3. Attorney letters sent since last meeting:
 - 7719 Antoine-Construction-Lawsuit is planned.
 - 7222 Leaning Oak-Day care business-Will write up current status for Board discussion
 - 7939 Green Lawn-Balcony disrepair-No response yet to letter
 - 6023 Green Falls-Blue tarp over roof-No response yet to letter
 - 5407 Bent Bough-Yard and house in bad shape-Yard now being mowed.
 - 5918 Black Maple-Burned down house-Construction started.
 - 5915 Victory-Painting and fence work needed-Told atty he will paint soon
 - Moved plywood, so no fence issue. Monitor for painting.
4. Other violations:
 - 7718 Brushwood-Construction-Finally window is in. Need to monitor Zimmerman-Car sales business-Atty letter in June and homeowner responded by letter that no business is being run there. Said family members may each drive a car home daily from the lot on Pinemont. Fewer cars there and need to continue monitoring. If "For Sale" signs continue to be in windows, homeowner will be advised to remove them.
4. Architectural Control Committee will be composed of Judy Rice, Charlie McCormick, and Rita Rogers. Paul Meeting will be available for advise.
5. Judy Rice will be Recording Secretary of the Committee and the files will be located at Dorothy Miller's house.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Candy Prater

DEAR RESIDENT:

THANK YOU FOR SUBMITTING YOUR PLANS ON YOUR PROJECT OF-

AT THE ADDRESS OF _____ IN INWOOD FOREST
SECTION _____.

YOUR PLANS HAVE-

BEEN APPROVED WITH NO CHANGES.

NOT BEEN APPROVED BECAUSE _____

BEEN APPROVED WITH THE FOLLOWING CHANGES
ONLY _____

PLEASE RE-SUBMIT REVISED PLANS ASAP.

IF YOU HAVE ANY QUESTIONS OR NEED FURTHER INFORMATION,
PLEASE FEEL FREE TO CONTACT US VIA THE HOTLINE- 447-1427

VERY TRULY YOURS,

ARCHITECTURAL CONTROL COMMITTEE

MINUTES FROM NWC MEETING AUGUST 14, 1991

HELD AT SOLID GOLD CENTURY 21

ATTENDEES: John Summerfield Inwood West
Herman Lauhoff Sheraton Oaks
Sandi Kominsky Bayou Bend
Dorothy Miller Inwood Forest
Dorothea Terry Woodland Trails
Nelda Eppes Mangum Manor

Called to order at 7:07 pm.

Treasurers report was read and accepted as such.

Minutes from July, 1991 meeting read and approved.

Ms. Miller chaired the meeting in the absence of Ms. Flippen.

Topics discussed:

Widen of Antoine-Nelda Eppes

Meeting held with Kristaponis of City of Houston-able to get project planning delayed till further studies can be done with updated info & after construction on NH-Rosslyn complete. Approx 1-2 yr delay.

Beautification of Antoine-Herman Lauhoff is talking with merchants & apts. for their help. Need to show that area is a NEIGHBORHOOD not a drive-thru. This will aid all of the groups along Antoine.

Zoning-Dorothy Miller-maps handed out & traded. All groups working together to get project complete by Aug 23 due. NWC needs to keep aware of proposals for near-NW area.

No motions put forth.

Meeting adjourned at 8:29 pm.

Next meeting to be held September 11, 1991 at Solid Gold Century 21.

Dorothy A. Miller

MINUTES

IFCIA BOARD OF DIRECTORS MEETING

OCTOBER 9, 1991

Meeting called to order at 7:32 p.m. All officers and directors were present.

Legal

Jim York reports three lawsuits, 2 ready to file.

- J. T. Jones (7939 Green Lawn)
- J. C. Meyer 6023 (Green Falls)
- Yu Kim Chin (7719 Antoine)

No new deed restriction letters sent out.

7222 Leaning Oak child care violation. Tenant moved, problem resolved.

To change deed restrictions need 75% homeowners according to new law.

Jim Kilpatrick stated the board needs recommendations to deal with as opposed to the board coming up with the action points.

Political signs, board discussed, decided to leave to Deed Restrictions Committee.

No response on neighborhood garage sales.

Civic Awareness

Security meeting at 7:30 p.m. at Eisenhower cafeteria on 11/13. Ross/Cary Van Huys and HPD representative - speakers.

Topics of discussion-

- Donna Kristapong reports (1) 7020 Antoine needs clean up and (2) speeding on Victory.
- Looking at widening of Antoine.
- Flood control meeting at 1:30 p.m. at Oaks of Inwood Clubhouse - 10/16.
- All mayoral candidates at Eisenhower School on 10/19 from 10-11:30.
- Retention pond park - Greenbert request.

Esplanades

Rita advises nothing to report, all O.K.

Pool

Rick Vance advises nothing to report.

Security

Jim Kilpatrick reports:

- September "quiet" concerning incidents.
- Cellular phone stolen from Stop-N-Go where left.
- The car died.

Treasurers' Report

No unusual expenses.

The next meeting of the IFCIA will be 11/13 at Eisenhower for the purpose of paying bills.

The meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Rick Vance
Secretary

October 8, 1991

TO: BOARD OF IFCIA

FROM: DEED RESTRICTION COMMITTEE-Dorothy Miller

The following is an update on properties which had previously been addressed by the committee. Comments are based on those conditions as they exist October 8, 1991.

7222 Leaning Oak-Section 2 Subcommittee from Sec 1-2 has received notice that property has been vacated as of October 1, 1991. Mrs. Monte Lawrence, the property manager, states that her tenant did not deal in good faith with her. Tenant mis-represented problem to her. Jeanne Bruner and her group has done a good job in handling matter. We are very fortunate that tenant moved without putting up a fight. We need to keep up pressure on property managers and absentee landlords so another problem does not arise.

5915 Victory-Clyde Jarvis-he removes the plywood fence one weekend and then places it back the next. Feel that he is toying with the IFCIA on this matter. Will continue to watch and note any further problems.

7939 Green Lawn-J.T. Jones-balcony still in partial attachment. No response received.

6023 Green Falls-J.C. Meyer-blue tarp on roof. No response received.

5407 Bent Bough-house has a new roof & is being repaired by a general contractor. City codes being followed.

7718 Brushwood-debris picked up and area generally clean. All exterior re-modeling appears complete. Interior re-modeling still continuing.

Need to know status of attorney's letters to:

7719 Antoine- You Kin Chin
7927 Green Lawn- Mr. & Mrs. Ron Oglesby

OTHER TOPICS:

1. How does board wish to handle political signs? People when approached concerning them, state that their freedom of speech would be infringed upon. I am reminding them that the deed restrictions do not make a distinction in the matter. Trying to be careful about it.
2. Idea of neighborhood garage sale did not draw but 8 responses. 6 NO-2 YES
3. Some short reminders concerning the most often violated deed restrictions will be submitted in article for next newsletter.

Minutes

IFCIA Board of Directors Meeting

December 11, 1991

Rita Rogers called the meeting to order at 7:38 p. m. The regular meeting was held at the offices of Jim York, attorney, 10120 Northwest Freeway, Suite 200.

Directors present:

Rita Rogers
Joanne Ferguson

Directors Absent:

Jim Kilpatrick
Rick Vance

Persons also Present:

Jim York
Michele Adams
Dorothy Miller

No minutes were read as a regular meeting was not held on November 13, 1991 due to conflicting neighborhood Security Meeting.

Legal

Jim York had no new business to report.

Dorothy Miller, Deed Restriction Chairperson, reported on the status of the following pending suits:

1. J. T. Jones, 7939 Greenlawn, balcony has been repaired. No further action necessary.
2. J. C. Meyer, 6023 Green Falls, has advised that repairs will be made to the roof shortly. No further action should be taken until he is given adequate time to make the repairs.
3. Kin You Chin, 7719 Antoine, no violations exist. Action should have been addressed to 7735 Antoine were illegal construction does exist. Confusion arose as Mr. Chin did at one time own both properties but has now sold. Dorothy Miller will proceed to contact K. Q. Nguyen, current owner of 7735 Antoine about construction violations.

Jim York will take no further action on the suits that were filed until he is advised that all matters have been resolved.

Rita Rogers asked Jim York to provide his current fee schedule so the Board could budget legal expenses for the 1992 year.

Deed Restrictions

Dorothy Miller advised that the Deed Restriction Committee is currently pursuing problems as they arise but at this time there are no new cases which require action by the Board or Jim York.

Esplanades

Rita Rogers reported that a new contract has been negotiated with Troy's Landscaping and it will be available for Board approval shortly.

\$390 in contributions was raised for the bedding plants at each entrance sign. A special account, Esplanade Beautification Fund, has been established, and a similar fund raising drive will be held for the spring planting.

Pool

Joanne Ferguson reported that she had not been able to locate the owner of a \$10.00 check returned by the bank on a closed account. Jim York advised that matter should be dropped as too costly to resolve considering the amount involved.

Civic Awareness

Michele Adams is pursuing ideas for a neighborhood meeting in the early part of 1992.

Security

Rita Rogers advised that Rick Vance will be sending each Board member any new information to their homes as it becomes available. Michele Adams advised of recent burglaries in her section and is directing the information to Frank Ross.

Annual Meeting

Joanne Ferguson will contact Tommy Vallone to work up a notice to be mailed to all association members for the meeting on Tuesday, January 28, 1992. Dorothy Miller will contact Inwood Forest Golf Club for the meeting location. Other recommended location: Hoffman Middle School, Mangum Oaks Baptist Church, Eisenhower H.S.

Rita Rogers will contact any persons submitting their applications for positions on the Board of Directors.

There being no further business, the meeting was adjourned at 8:39 p. m.

Rita Rogers
Acting Secretary of the Meeting

Jim Kilpatrick

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Board of Directors
Inwood Forest Community
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of November 30, 1991 and the related statement of income for the eleven months then ended have been compiled by me on the modified cash receipts and disbursements basis of accounting. A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

Michael E. Dwyer, P.C.

December 11, 1991

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 BALANCE SHEET
 AS OF 11/30/91

PAGE: 1

ASSETS

CURRENT ASSETS		
CASH-T.C.B.-CHECKING	2,076	
PETTY CASH-T.C.B.-CKG	1,478	
CASH-SECURITY	14,562	
MONEY MKT-SAVINGS T.C.B.	73,008	
MONEY MKT-SPECIAL T.C.B.	4,316	
TOTAL CURRENT ASSETS		95,440
PROPERTY AND EQUIPMENT		
LAND	5,259	
LAND IMPROVEMENT	6,724	
SWIMMING POOL	16,748	
POOL FENCE	1,400	
BUILDING	17,104	
PLAYGROUND EQUIPMENT	23,562	
MACHINERY AND EQUIPMENT	2,789	
SECURITY VEHICLE	10,000	
ACCUMULATED DEPRECIATION	43,507-	
ACCUM.DEPRN-SECURITY	9,221-	
TOTAL PROPERTY AND EQUIPMENT		30,857
TOTAL ASSETS		126,297

LIABILITIES AND FUND BAL.

UNEARNED SECURITY REVENUE	22,730	
FUND BALANCE		
DEPRECIATION	3,280-	
CONTRIBUTIONS	125,977	
CURRENT YEAR INC (LOSS)	33,539-	
BEGINNING FUND BALANCE	14,409	
TOTAL FUND BALANCE		103,567
TOTAL LIABILITIES AND FUND BAL.		126,297

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INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 11 MONTHS ENDING 11/30/91

	----- CURRENT -----	-- YEAR TO DATE --	----- CURRENT -----	-- YEAR TO DATE --
	ACTUAL	PERCENT	ACTUAL	PERCENT
	=====	=====	=====	=====
REVENUES				
MAINTENANCE-HOMEOWNERS			59,112	38.5
MAINTENANCE-TOWNHOMES			3,348	2.2
TRANSFER FEES	25	0.4	2,908	1.9
POOL RECEIPTS	35-	0.5-	4,823	3.1
ESPLANADE BEAUTIFICATION	340	5.1	340	0.2
SECURITY REVENUE	6,344	95.1	80,520	52.4
RECOVERY OF LEGAL FEES			2,655	1.7
	-----	-----	-----	-----
* TOTAL REVENUES	6,674	100.0	153,706	100.0
POOL EXPENSES				
POOL CONTRACT	500	7.5	21,492	14.0
ELECTRICITY	253	3.8	2,991	1.9
TELEPHONE	30	0.4	315	0.2
WATER	215	3.2	3,169	2.1
GATE GUARD			3,934	2.6
REPAIR & MAINTENANCE			27,820	18.1
SOFT DRINKS-POOL			723	0.5
	-----	-----	-----	-----
* TOTAL POOL EXPENSES	998	14.9	60,444	39.3
OPERATING & ADMIN				
ESPLANADE MAINTENANCE	1,192	17.9	21,855	14.2
MOSQUITO CONTROL			2,100	1.4
LEGAL	503	7.5	9,580	6.2
ACCOUNTING	750	11.2	8,250	5.4
INSURANCE	1,500	22.5	4,402	2.9
STATIONARY-POSTAGE-ADMIN.	254	3.8	3,148	2.0
SECURITY-ADMINISTRATIVE	110	1.7	4,434	2.9
SECURITY OFFICERS'	5,370	80.5	62,528	40.7
SECURITY VEHICLE	134	2.0	9,025	5.9
SECURITY INSURANCE	2,716-	40.7-	4,449	2.9
DEPRECIATION-VEHICLE	333	5.0	3,667	2.4
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	7,431	111.3	133,437	86.8
OTHER INCOME				
INTEREST INCOME	286	4.3	6,636	4.3
	-----	-----	-----	-----
* TOTAL OTHER INCOME	286	4.3	6,636	4.3
	-----	-----	-----	-----
* NET INCOME (LOSS)	1,469-	22.0-	33,539-	21.8-
	=====	=====	=====	=====

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCA EXCLUDING SECURITY
 FOR THE 11 MONTHS ENDING 11/30/91

	----- CURRENT -----	ACTUAL PERCENT	-- YEAR TO DATE --	ACTUAL PERCENT
	=====	=====	=====	=====
REVENUES				
MAINTENANCE-HOMEOWNERS			59,112	80.8
MAINTENANCE-TOWNHOMES			3,348	4.6
TRANSFER FEES	25	7.6	2,908	4.0
POOL RECEIPTS	35-	10.6-	4,823	6.6
ESPLANADE BEAUTIFICATION	340	103.0	340	0.5
RECOVERY OF LEGAL FEES			2,655	3.6
	-----	-----	-----	-----
* TOTAL REVENUES	330	100.0	73,186	100.0
POOL EXPENSES				
POOL CONTRACT	500	151.5	21,492	29.4
ELECTRICITY	253	76.7	2,991	4.1
TELEPHONE	30	9.0	315	0.4
WATER	215	65.1	3,169	4.3
GATE GUARD			3,934	5.4
REPAIR & MAINTENANCE			27,820	38.0
SOFT DRINKS-POOL			723	1.0
	-----	-----	-----	-----
* TOTAL POOL EXPENSES	998	302.3	60,444	82.6
OPERATING & ADMIN				
ESPLANADE MAINTENANCE	1,192	361.2	21,855	29.9
MOSQUITO CONTROL			2,100	2.9
LEGAL	503	152.3	9,580	13.1
ACCOUNTING	750	227.3	8,250	11.3
INSURANCE	1,500	454.5	4,402	6.0
STATIONARY-POSTAGE-ADMIN.	254	76.9	3,148	4.3
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	4,198	1272.2	49,335	67.4
OTHER INCOME				
INTEREST INCOME	286	86.6	6,636	9.1
	-----	-----	-----	-----
* TOTAL OTHER INCOME	286	86.6	6,636	9.1
	-----	-----	-----	-----
* NET INCOME (LOSS)	4,580-	1388.0-	29,958-	40.9-
	=====	=====	=====	=====

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCIA SECURITY PATROL
 FOR THE 11 MONTHS ENDING 11/30/91

	----- CURRENT -----	-- YEAR TO DATE --	-----	-----
	ACTUAL PERCENT	ACTUAL PERCENT	ACTUAL PERCENT	ACTUAL PERCENT
	=====	=====	=====	=====
REVENUES				
SECURITY REVENUE	6,344	100.0	80,520	100.0
	-----	-----	-----	-----
* TOTAL REVENUES	6,344	100.0	80,520	100.0
OPERATING & ADMIN				
SECURITY-ADMINISTRATIVE	110	1.7	4,434	5.5
SECURITY OFFICERS	5,370	84.6	62,528	77.7
SECURITY VEHICLE	134	2.1	9,025	11.2
SECURITY INSURANCE	2,716-	42.8-	4,449	5.5
DEPRECIATION-VEHICLE	333	5.3	3,667	4.6
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	3,232	51.0	84,102	104.4
	-----	-----	-----	-----
* NET INCOME (LOSS)	3,112	49.0	3,582-	4.4-
	=====	=====	=====	=====

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 11 MONTHS ENDING 11/30/91

	CURRENT			YEAR TO DATE		
	ACTUAL	BUDGET	BUDG-VAR	ACTUAL	BUDGET	BUDG-VAR
REVENUES						
MAINTENANCE-HOMEOWNERS		4,917	4,917-	59,112	54,083	5,029
MAINTENANCE-TOWNHOMES		279	279-	3,348	3,071	277
TRANSFER FEES	25	125	100-	2,908	1,375	1,533
POOL RECEIPTS	35-	292	327-	4,823	3,208	1,614
ESPLANADE BEAUTIFICATION	340		340	340		340
SECURITY REVENUE	6,344		6,344	80,520		80,520
RECOVERY OF LEGAL FEES		167	167-	2,655	1,833	822
* TOTAL REVENUES	6,674	5,779	895	153,706	63,571	90,135
POOL EXPENSES						
POOL CONTRACT	500	1,667	1,167	21,492	18,333	3,158-
ELECTRICITY	253	292	39	2,991	3,208	217
TELEPHONE	30	29	1-	315	321	6
WATER	215	375	160	3,169	4,125	956
GATE GUARD		313	313	3,934	3,438	496-
REPAIR & MAINTENANCE		2,500	2,500	27,820	27,500	320-
SOFT DRINKS-POOL				723		723-
* TOTAL POOL EXPENSES	998	5,175	4,177	60,444	56,925	3,519-
OPERATING & ADMIN						
ESPLANADE MAINTENANCE	1,192	1,833	641	21,855	20,167	1,688-
MOSQUITO CONTROL		167	167	2,100	1,833	267-
LEGAL	503	1,000	498	9,580	11,000	1,420
ACCOUNTING	750	750		8,250	8,250	
INSURANCE	1,500	542	958-	4,402	5,958	1,556
TAXES		67	67		733	733
STATIONARY-POSTAGE-ADMIN.	254	333	80	3,148	3,667	518
SECURITY-ADMINISTRATIVE	110		110-	4,434		4,434-
SECURITY OFFICERS	5,370		5,370-	62,528		62,528-
SECURITY VEHICLE	134		134-	9,025		9,025-
SECURITY INSURANCE	2,716-		2,716	4,449		4,449-
DEPRECIATION-VEHICLE	333		333-	3,667		3,667-
* TOTAL OPERATING & ADMIN	7,431	4,692	2,739-	133,437	51,608	81,829-
OTHER INCOME						
INTEREST INCOME	286	875	589-	6,636	9,625	2,989-
AWARDS DINNER EXPENSES		167-	167		1,833-	1,833
* TOTAL OTHER INCOME	286	708	423-	6,636	7,792	1,155-
* NET INCOME (LOSS)	1,469-	3,379-	1,911	33,539-	37,171-	3,632

SEARCH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0- 0	1	11/30/91	0	DEPRECIATION	86902	333.33
0- 0	1	11/30/91	0	DEPRECIATION	292	333.33-
0- 0	1	11/30/91	0	DEPRECIATION	510	221.00
0- 0	1	11/30/91	0	DEPRECIATION	290	221.00-
						0.00 *
0- 0	2	11/30/91	0	CASH TRANS-NOV-PTTY CASH	102	161.69-
0- 0	3	11/30/91	0	U/E SEC REV	402	315.00
0- 0	3	11/30/91	0	U/E SEC REV	60702	315.00-
						0.00 *
0- 0	727	11/30/91	0	M ADAMS-REIMBURSEMENT	83501	30.00
0- 0	729	11/30/91	0	K LAZARINE	60501	35.00
0- 0	730	11/30/91	0	J FERGUSON-REIMB	83501	60.00
0- 0	731	11/30/91	0	J FERGUSON-REIMB	83501	6.45
0- 0	732	11/30/91	0	J FERGUSON-REIMB	83501	30.24
0- 0	1218	11/30/91	0	JOHN L WORTHAM INSURANCE	82501	1,500.00
0- 0	1219	11/30/91	0	XFER TO OPERATING	101	3,569.29
0- 0	1261	11/30/91	0	TO VOID CK 1261	85402	618.03-
0- 0	1263	11/30/91	0	MICHAEL E. DWYER, P.C.	85102	110.24
0- 0	1264	11/30/91	0	GTE MOBILNET	85302	134.45
0- 0	1265	11/30/91	2013	FRANCIS ROSS	85202	600.00
0- 0	1266	11/30/91	2014	KARRY D VAN HUIS	85202	285.00
0- 0	1267	11/30/91	2002	JOHNNIE C HAMILTON, JR.	85202	720.00
0- 0	1268	11/30/91	2009	JAMES E BAKER	85202	570.00
0- 0	1269	11/30/91	2003	RUSSELL F LILLEY	85202	645.00
0- 0	1270	11/30/91	2006	LAURA B SMELLEY	85202	330.00
0- 0	1271	11/30/91	2008	GREGORY W SHAULL	85202	555.00
0- 0	1272	11/30/91	2022	BRUCE EVANS	85202	810.00
0- 0	1273	11/30/91	2021	CINDY HUTTO	85202	330.00

REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0- 0	1274	11/30/91	2027 JOHN NICHOLS	85202	240.00
0- 0	1275	11/30/91	2026 TRACEY SHIPLEY	85202	210.00
0- 0	1276	11/30/91	2017 DAVID DEVORA	85202	75.00
0- 0	1345	11/30/91	0 MICHAEL E DWYER, P.C.	82001	750.00
0- 0	1345	11/30/91	0 MICHAEL E DWYER, P.C.	83501	107.66
					857.66 *
0- 0	1346	11/30/91	0 JIM YORK	81501	502.50
0- 0	1347	11/30/91	0 TOUCAN POOL MGT INC.	70101	500.00
0- 0	1348	11/30/91	0 HOUSTON WATER DEPT	72601	214.88
0- 0	1349	11/30/91	0 TROY'S LANDSCAPE	80501	1,192.00
0- 0	1350	11/30/91	0 SW BELL	71101	29.68
0- 0	1351	11/30/91	0 H.L. & P.	70601	253.11
0- 0	9992	11/30/91	0 MNY MKT NET CAS OUT NOV	111	4,418.50-
0- 0	9992	11/30/91	0 MNY MKT NET CAS OUT NOV	111	0.08-
					4,418.58-*
0- 0	9993	11/30/91	0 INT INC C/M MNY MKT	91101	285.71-
0- 0	9994	11/30/91	0 CONTRIBUTIONS-ESPL BEAUTI	60101	340.00-
0- 0	9994	11/30/91	0 XFER FEES	60301	25.00-
					365.00-*
0- 0	9995	11/30/91	0 OPERATING CKS FOR NOV.	101	3,569.29-
0- 0	9996	11/30/91	0 OPERATING-SVC CHG-NOV.	83501	19.46
0- 0	9997	11/30/91	0 CASH TRANS NOV SECTY	109	3,130.02
0- 0	9998	11/30/91	0 C/REC SECURITY	60702	6,029.00-
0- 0	9999	11/30/91	0 WORK COMP REFUND	85402	2,097.68-

34 DEBIT TRANSACTIONS	18,414.31 *
13 CREDIT TRANSACTIONS	18,414.31-*

47 TOTAL TRANSACTIONS: IN BALANCE

JOURNAL ENTRIES

SMCH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
3- 0	9994	11/30/91	0	CORR CODE OF ESPL RECEIPT	60101	340.00
3- 0	9994	11/30/91	0	CORR CODE OF ESPL RECEIPT	60601	340.00-
						0.00 *
1 DEBIT TRANSACTIONS						340.00 *
1 CREDIT TRANSACTIONS						340.00-*
2 TOTAL TRANSACTIONS:				IN BALANCE		

MINUTES

IFCIA BOARD OF DIRECTORS MEETING

JANUARY 8, 1992

The meeting was called to order at 7:30 p.m. at Jim York's office. Board members absent - Jim Kilpatrick.

The minutes were read and approved.

Legal

- Antoine and Arncliffe - turned over to neighborhood protection.
- Motion was made and seconded to supply new board members with new bylaws.
- No new legal business.
- Maintenance fee liens filed for 1991 in 1991 were approximately 120 (usual number)
- Three lawsuits on file pending instructions.

Esplanades

Last year's maintenance contract was \$17,500. The new contract is for \$16,900 for basic services. Motion was made by Vance and seconded by Ferguson to accept.

\$90 was donated by Century 21 to the Inwood group. Candy Prater donated \$15.

Pool

- The pool is in good shape. The contractor recommends we replace sand filters. Risk says lets carry them over.
- No flooding reported.
- Lights at pool do not work.

Suggested pool hours for 1992 - daily 11 to 7:30 p.m., Sunday 1 to 7:00 p.m., Monday closed. This would save about 250 guard duty hours.

Civic Awareness

Suggestion made to have Lanier's representative to speak about neighborhood problems.

Annual Meeting

1. Notices to go out Thursday, January 9. Meeting will be January 23 at IF Golf Club, 7:00 p.m. Five people will be running for the Board.
2. Ballot Forms-

Two Two-Year Terms Open (Vote for Two)

R. Vance —
K. Miller —

One Year Term Open

R. Davenport —
A. Donato —
N. Norden —

3. Annual Meeting -
 Will have sign-up sheets for:
 1. Security
 2. Block and Section leaders
 3. CAC members
 4. Deed Restrictions Committee

Security

Lt. Ross said he had run a one-day covert plainclothes 'operation' in our area - 8 hours daytime, nothing resulted.

Lt. Ross said the car needed a "ring job" or motor overhaul which would cost \$1,800 to \$2,400. The vehicle has 140,000 hard miles on it. What is really needed is a marked car. Rick Vance will contact wholesale car dealer about a used car. Meeting will be held when a decision needs reaching.

Budget

The budget was approved.

The meeting adjourned as of 10:05 p.m.

Respectfully submitted,

Rick Vance, Secretary

MINUTES
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
ANNUAL MEETING
JANUARY 23, 1992

Jim Kilpatrick called the meeting to order at 7:10 p.m.

Jim Kilpatrick discussed various activities of some of the committees - Christmas decorations.

Rick Vance presented the treasurer's report with discussion ensuing. A motion was made to accept the budget as presented; it was seconded and unanimously approved.

Jim Kilpatrick explained the election process and ballot. Each candidate presented ~~themselves~~ ^{himself}. Ballots were cast. Mike Dwyer and Jim York counted votes.

Dorothy Miller discussed the deed restrictions committee.

Patsy Gillo^{ham} discussed recycling.

Jim Kilpatrick advised of run-off between Robert Davenport and Alan Danto. Ballots re-cast for the one-year term.

Jim Kilpatrick discussed security. Vehicle situation discussed. General discussion ensued.

Jim Kilpatrick was recognized for his years of service.

Jim Kilpatrick announced Ken Miller and Rick Vance were elected for the 2-year term positions and Robert Davenport for the 1-year term.

At 8:40 p.m. the meeting was adjourned.

Respectfully submitted,

Richard Vance
Secretary

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
5740 W. Little York #349, Houston, TX 77091

1992 FACT SHEET

BOARD OF DIRECTORS

Robert Davenport 7219 Leaning Oak Houston, Tx. 77088	826-9578(Pager) 699-1913(W)
Joanne Ferguson 5603 Bent Bough Houston, Tx. 77088	448-3468 (H) 651-8877 (W)
Ken Miller 5610 Cone Crest Houston, Tx. 77088	447-6584(H) 660-4104(W)
Rita Rogers 5607 Cone Crest Houston, Tx. 77088	445-4465
Rick Vance 7202 Deep Forest Houston, Tx. 77088	847-5699 (H) 966-5491 (W)

OFFICERS

Rick Vance	President
Joanne Ferguson	Secretary
Ken Miller	Treasurer
Rita Rogers	Vice President ; Assistant Treasurer
Michelle Adams (847-3127)	Vice President
Robert Davenport	Vice President ; Assistant Secretary

ACCOUNTING

Mike Dwyer , CPA 5600 Northwest Central Dr., #105 Houston , Tx. 77092	690-1985 (W) 445-3305 (H) 8027 Zimmerman
---	--

LEGAL

Jim York , Attorney 10120 Northwest Fwy., #200 Houston , Tx. 77092	957-4177 (W)
--	--------------

INSURANCE

Gallagher Braniff 1300 Post Oak Blvd. , 25th Floor Houston, Tx. 77056 Attn: Jenette Ray Alford/Martha Gremillion	968-1400	*Automobile *Property(Fire, Theft, etc.) *Liability *Workers Compensation
John L. Wortham & Son 2727 Allen Parkway , 4th Floor Houston, Tx. 77019 Attn: Brian Beard	526-3366	*D & O Liability



**INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION**

OPERATING BUDGET

FOR THE YEAR ENDING DECEMBER 31, 1991

VENUE

Maintenance - Homeowners
 Maintenance - Townhomes *per unit per year*
 Transfer Fees
 Pool Receipts
 Legal Fee Recovery
 Interest Income

Total Revenue

**1991
BUDGET**

ACTUAL

**1992
BUDGET**

\$59,000
 3,350
 1,500
 3,500
 2,000
 10,500

 79,850 ✓

59,256
 3,748
 3,008
 4,823
 2,784
 6,878

 80,097 (1250)

59,000
 3,350
 2,000
 4,000
 2,000
 6,500

 77,350

PENSE

Pool Contract
 Electricity
 Telephone
 Water
 Gate Guard
 Repair and Maintenance
~~DRINKS~~ Concessions
 Total Pool Expense

\$20,000
 3,500
 350
 4,500
 3,750
 30,000

 0
 62,100 ✓

21,192
 2,991
 315
 3,169
 3,934
 27,820

 723
 60,144

18,000
 3,500
 550
 3200
 4,000
 5,000 *Servant
Furniture*

 800
 34,850

OPERATING AND ADMINISTRATION

Esplanade Maintenance
 Mosquito Control
 Legal
 Accounting
 Insurance
 Activities - Postage, Supplies
 Taxes

Total Operating and Administration

\$22,000
 2,000
 12,000
 9,000
 6,500
 6,000
 800

 58,300

22,415
 2,100
 10,222
 9,000
 11,936
 7,354
 0

 59,027

20,000
 2,000
 12,000
 9,000
 6,500
 1,700

 51,200

NET LOSS

120,400
 (79,850)

 40,550

119,171
 (80,097)

 39,074

(40,550) : (39,074)

 1,476

(8,700)

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Board of Directors
Inwood Forest Community
Improvement Association

I have compiled the accompanying balance sheet-modified cash basis of Inwood Forest Community Improvement Association as of December 31, 1991 and the related statement of revenue and expenses-modified cash basis for the year then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the modified cash receipts and disbursements basis of accounting which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying annual budget of Inwood Forest Community Improvement Association for the year ending December 31, 1991 has not been compiled or examined by me and, accordingly, I do not express an opinion or any other form of assurance on it.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

Michael E. Dwyer, P.C.

January 20, 1992

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 BALANCE SHEET-MODIFIED CASH BASIS
 AS OF 12/31/91

ASSETS

CURRENT ASSETS		
CASH-T.C.B.-CHECKING	9,219	
PETTY CASH-T.C.B.-CKG	1,279	
CASH-SECURITY	10,944	
MONEY MKT-SAVINGS T.C.B.	101,838	
MONEY MKT-SPECIAL T.C.B.	4,316	
TOTAL CURRENT ASSETS		127,596
 PROPERTY AND EQUIPMENT		
LAND	5,259	
LAND IMPROVEMENT	6,724	
SWIMMING POOL	16,748	
POOL FENCE	1,400	
BUILDING	17,104	
PLAYGROUND EQUIPMENT	23,562	
MACHINERY AND EQUIPMENT	2,789	
SECURITY VEHICLE	10,000	
ACCUMULATED DEPRECIATION	43,728-	
ACCUM.DEPRN-SECURITY	9,554-	
TOTAL PROPERTY AND EQUIPMENT		30,303
TOTAL ASSETS		157,898

LIABILITIES AND FUND BAL.

UNEARNED INC.-ASSESSMENTS	38,208	
UNEARNED SECURITY REVENUE	18,747	
FUND BALANCE		
DEPRECIATION	3,501-	
CONTRIBUTIONS	125,977	
CURRENT YEAR INC (LOSS)	35,942-	
BEGINNING FUND BALANCE	14,409	
TOTAL FUND BALANCE		100,943
TOTAL LIABILITIES AND FUND BAL.		157,898

*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF REVENUE AND EXPENSES-MODIFIED CASH BASIS PAGE: 1
 FOR THE 12 MONTHS ENDING 12/31/91

	----	CURRENT	----	--	YEAR TO DATE	--
		ACTUAL	PERCENT		ACTUAL	PERCENT
		=====	=====		=====	=====
REVENUES						
MAINTENANCE-HOMEOWNERS	144		2.1	59,256		36.9
MAINTENANCE-TOWNHOMES				3,348		2.1
TRANSFER FEES	100		1.4	3,008		1.9
POOL RECEIPTS				4,823		3.0
ESPLANADE BEAUTIFICATION				340		0.2
SECURITY REVENUE	6,646		94.7	87,166		54.2
RECOVERY OF LEGAL FEES	129		1.8	2,784		1.7
	-----		-----	-----		-----
* TOTAL REVENUES	7,019		100.0	160,725		100.0
POOL EXPENSES						
POOL CONTRACT	500		7.1	21,992		13.7
ELECTRICITY				2,991		1.9
TELEPHONE				315		0.2
WATER				3,169		2.0
GATE GUARD				3,934		2.4
REPAIR & MAINTENANCE				27,820		17.3
SOFT DRINKS-POOL				723		0.4
	-----		-----	-----		-----
* TOTAL POOL EXPENSES	500		7.1	60,944		37.9
OPERATING & ADMIN						
ESPLANADE MAINTENANCE	560		8.0	22,415		13.9
MOSQUITO CONTROL				2,100		1.3
LEGAL	643		9.2	10,222		6.4
ACCOUNTING	750		10.7	9,000		5.6
INSURANCE	391		5.6	4,793		3.0
STATIONARY-POSTAGE-ADMIN.	205		2.9	3,354		2.1
SECURITY-ADMINISTRATIVE	664		9.5	5,097		3.2
SECURITY OFFICERS	4,905		69.9	67,433		42.0
SECURITY VEHICLE	134		1.9	9,159		5.7
SECURITY INSURANCE	578		8.2	5,027		3.1
DEPRECIATION-VEHICLE	333		4.7	4,000		2.5
	-----		-----	-----		-----
* TOTAL OPERATING & ADMIN	9,163		130.5	142,600		88.7
OTHER INCOME						
INTEREST INCOME	242		3.4	6,878		4.3
	-----		-----	-----		-----
* TOTAL OTHER INCOME	242		3.4	6,878		4.3
	-----		-----	-----		-----
* NET INCOME (LOSS)	2,402-		34.2-	35,942-		22.4-
	=====		=====	=====		=====

SEE ACCOUNTANT'S COMPILATION REPORT

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF REVENUE AND EXPENSES-MODIFIED CASH BASIS
FOR THE 12 MONTHS ENDING 12/31/91

PAGE: 1

	CURRENT			YEAR TO DATE		
	ACTUAL	BUDGET	BUDG-VAR	ACTUAL	BUDGET	BUDG-VAR
REVENUES						
MAINTENANCE-HOMEOWNERS	144	4,917	4,773-	59,256	59,000	256
MAINTENANCE-TOWNHOMES		279	279-	3,348	3,350	2-
TRANSFER FEES	100	125	25-	3,008	1,500	1,508
POOL RECEIPTS		292	292-	4,823	3,500	1,323
ESPLANADE BEAUTIFICATION				340		340
SECURITY REVENUE	6,646		6,646	87,166		87,166
RECOVERY OF LEGAL FEES	129	167	38-	2,784	2,000	784
* TOTAL REVENUES	7,019	5,779	1,240	160,725	69,350	91,375
POOL EXPENSES						
POOL CONTRACT	500	1,667	1,167	21,992	20,000	1,992-
ELECTRICITY		292	292	2,991	3,500	509
TELEPHONE		29	29	315	350	35
WATER		375	375	3,169	4,500	1,331
GATE GUARD		313	313	3,934	3,750	184-
REPAIR & MAINTENANCE		2,500	2,500	27,820	30,000	2,180
SOFT DRINKS-POOL				723		723-
* TOTAL POOL EXPENSES	500	5,175	4,675	60,944	62,100	1,156
OPERATING & ADMIN						
ESPLANADE MAINTENANCE	560	1,833	1,273	22,415	22,000	415-
MOSQUITO CONTROL		167	167	2,100	2,000	100-
LEGAL	643	1,000	358	10,222	12,000	1,778
ACCOUNTING	750	750		9,000	9,000	
INSURANCE	391	542	151	4,793	6,500	1,707
TAXES		67	67		800	800
STATIONARY-POSTAGE-ADMIN.	205	333	128	3,354	4,000	646
SECURITY-ADMINISTRATIVE	664		664-	5,097		5,097-
SECURITY OFFICERS	4,905		4,905-	67,433		67,433-
SECURITY VEHICLE	134		134-	9,159		9,159-
SECURITY INSURANCE	578		578-	5,027		5,027-
DEPRECIATION-VEHICLE	333		333-	4,000		4,000-
* TOTAL OPERATING & ADMIN	9,163	4,692	4,471-	142,600	56,300	86,300-
OTHER INCOME						
INTEREST INCOME	242	875	633-	6,878	10,500	3,622-
AWARDS DINNER EXPENSES		167-	167		2,000-	2,000
* TOTAL OTHER INCOME	242	708	467-	6,878	8,500	1,622-
* NET INCOME (LOSS)	2,402-	3,379-	977	35,942-	40,550-	4,608

SEE ACCOUNTANT'S COMPILATION REPORT

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF REVENUE AND EXPENSES-MODIFIED CASH BASIS PAGE: 1
 IFCIA EXCLUDING SECURITY
 FOR THE 12 MONTHS ENDING 12/31/91

	----	CURRENT	-----	--	YEAR TO DATE	--
		ACTUAL	PERCENT		ACTUAL	PERCENT
		=====	=====		=====	=====
REVENUES						
MAINTENANCE-HOMEOWNERS	144	38.6		59,256	80.6	
MAINTENANCE-TOWNHOMES				3,348	4.6	
TRANSFER FEES	100	26.8		3,008	4.1	
POOL RECEIPTS				4,823	6.6	
ESPLANADE BEAUTIFICATION				340	0.5	
RECOVERY OF LEGAL FEES	129	34.6		2,784	3.8	
	-----	-----		-----	-----	
* TOTAL REVENUES	373	100.0		73,559	100.0	
POOL EXPENSES						
POOL CONTRACT	500	134.0		21,992	29.9	
ELECTRICITY				2,991	4.1	
TELEPHONE				315	0.4	
WATER				3,169	4.3	
GATE GUARD				3,934	5.3	
REPAIR & MAINTENANCE				27,820	37.8	
SOFT DRINKS-POOL				723	1.0	
	-----	-----		-----	-----	
* TOTAL POOL EXPENSES	500	134.0		60,944	82.9	
OPERATING & ADMIN						
ESPLANADE MAINTENANCE	560	150.1		22,415	30.5	
MOSQUITO CONTROL				2,100	2.9	
LEGAL	643	172.3		10,222	13.9	
ACCOUNTING	750	201.1		9,000	12.2	
INSURANCE	391	104.8		4,793	6.5	
STATIONARY-POSTAGE-ADMIN.	205	55.1		3,354	4.6	
	-----	-----		-----	-----	
* TOTAL OPERATING & ADMIN	2,549	683.4		51,884	70.5	
OTHER INCOME						
INTEREST INCOME	242	64.8		6,878	9.4	
	-----	-----		-----	-----	
* TOTAL OTHER INCOME	242	64.8		6,878	9.4	
	-----	-----		-----	-----	
* NET INCOME (LOSS)	2,434-	652.6-		32,392-	44.0-	
	=====	=====		=====	=====	

SEE ACCOUNTANT'S COMPILATION REPORT

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF REVENUE AND EXPENSES-MODIFIED CASH BASIS PAGE: 1
 IFCA SECURITY PATROL
 FOR THE 12 MONTHS ENDING 12/31/91

	----- CURRENT -----	-----	-- YEAR TO DATE --	-----
	ACTUAL	PERCENT	ACTUAL	PERCENT
	=====		=====	
REVENUES				
SECURITY REVENUE	6,646	100.0	87,166	100.0
	-----	-----	-----	-----
* TOTAL REVENUES	6,646	100.0	87,166	100.0
OPERATING & ADMIN				
SECURITY-ADMINISTRATIVE	664	10.0	5,097	5.8
SECURITY OFFICERS	4,905	73.8	67,433	77.4
SECURITY VEHICLE	134	2.0	9,159	10.5
SECURITY INSURANCE	578	8.7	5,027	5.8
DEPRECIATION-VEHICLE	333	5.0	4,000	4.6
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	6,614	99.5	90,716	104.1
	-----	-----	-----	-----
* NET INCOME (LOSS)	32	0.5	3,550-	4.1-
	=====	=====	=====	=====

S	BCH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0-	0	1	12/31/91	0	DEPRECIATION	86902	333.33
0-	0	1	12/31/91	0	DEPRECIATION	292	333.33-
0-	0	1	12/31/91	0	DEPRECIATION	510	221.00
0-	0	1	12/31/91	0	DEPRECIATION	290	221.00-
							0.00 *
0-	0	2	12/31/91	0	CASH TRANS PETTY CSH-DEC	102	199.58-
0-	0	3	12/31/91	0	DEPOSIT 1991 MAINT	60801	129.00-
0-	0	3	12/31/91	0	DEPOSIT 1991 MAINT	60101	144.00-
0-	0	3	12/31/91	0	DEPOSIT 1991 MAINT	60301	100.00-
0-	0	3	12/31/91	0	UNEARNED INC SECURITY	402	3,983.00
0-	0	3	12/31/91	0	UNEARNED INC SECURITY	60702	3,983.00-
							373.00-*
0-	0	4	12/31/91	0	DEPOSITS 1992 ASSMTS	401	38,208.00-
0-	0	5	12/31/91	0	INT INC C/M MNY MKT ACCT	91101	241.68-
0-	0	6	12/31/91	0	CASH TRANS DEC. MNY MKT	111	28,829.97
0-	0	7	12/31/91	0	OPERAT.' ACCT DEC SVC CHG	83501	5.87
0-	0	8	12/31/91	0	CASH TRANS DEC OPERATING	101	9,992.71-
0-	0	8	12/31/91	0	SECURITY DEPOSIT	60702	2,663.00-
							12,655.71-*
0-	0	9	12/31/91	0	SECTY CASH TRANS FOR DEC	109	3,617.84-
0-	0	733	12/31/91	0	J FERGUSON-XP REIMB	83501	163.69
0-	0	734	12/31/91	0	R ROGERS	83501	35.89
0-	0	1220	12/31/91	0	XFER TO OPERATING FM MM	101	9,992.71
0-	0	1278	12/31/91	0	MICHAEL E DWYER, PC	85102	663.80
0-	0	1279	12/31/91	0	GTE TELEPHONE	85302	134.04
0-	0	1280	12/31/91	2013	FRANCIS ROSS	85202	600.00
0-	0	1281	12/31/91	2014	KARRY D VAN HUIS	85202	300.00
0-	0	1282	12/31/91	2002	JOHNNIE C HAMILTON, JR.	85202	825.00
0-	0	1283	12/31/91	2009	JAMES E BAKER	85202	750.00
0-	0	1284	12/31/91	2003	RUSSELL F LILLEY	85202	600.00
0-	0	1285	12/31/91	2006	LAURA B SMELLEY	85202	150.00

S	BCH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0-	0	1286	12/31/91	2008	GREGORY W SHAULL	85202	225.00
0-	0	1287	12/31/91	2022	BRUCE EVANS	85202	450.00
0-	0	1288	12/31/91	2021	CINDY HUTTO DeLANO	85202	300.00
0-	0	1289	12/31/91	2027	JOHN NICHOLS	85202	405.00
0-	0	1290	12/31/91	2017	DAVID DEVORA	85202	75.00
0-	0	1291	12/31/91	2028	TRAVIS ANDERSON	85202	225.00
0-	0	1292	12/31/91	0	HOUSTON GENERAL INSURANCE	85402	578.00
0-	0	1352	12/31/91	0	MICHAEL E DWYER, PC	82001	750.00
0-	0	1353	12/31/91	0	JIM YORK	81501	642.50
0-	0	1354	12/31/91	0	TOUCAN POOL MGT. INC.	70101	500.00
0		1355	12/31/91	0	TROY'S LANDSCAPE	80501	560.00
0-	0	1356	12/31/91	0	GALLAGHER-BRANIFF	82501	7,143.34
0-	0	1356	12/31/91	0	CORRECT INSURANCE CHECK	82501	7,143.34-
0-	0	1356	12/31/91	0	CORRECT INSURANCE CHECK	101	7,143.34
							7,143.34 *
0-	0	1357	12/31/91	0	OMAHA PROPERTY & CASUALTY	82501	391.00

30 DEBIT TRANSACTIONS							66,976.48 *
13 CREDIT TRANSACTIONS							66,976.48-*

43 TOTAL TRANSACTIONS: IN BALANCE							

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

January 29, 1992

A Special Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION was held at 7:30 p.m. on January 29, 1992 at the home of Rick Vance.

Rick Vance acted as Chairman of the meeting and called the meeting to order. Joanne Ferguson acted as Secretary of the Meeting. The following Directors were present:

Rick Vance
(re-elected January 23, 1992)
Rita Rogers
Joanne Ferguson
Ken Miller
(elected January 23, 1992)
Robert Davenport
(elected January 23, 1992)

The Chairman declared that all Directors were present and that the meeting would therefore proceed with the transaction of business.

The Chairman distributed an Agenda, a copy of which is attached to these Minutes. For the benefit of the newly-elected Directors, he reviewed the history and purposes of the Association. He distributed copies of the Bylaws, noting that there has been an amendment to Article IV, Section 1 stating that the meetings are now held on the 4th Thursday instead of the 4th Tuesday of each month. Rita Rogers added that the Deed Restrictions also cover the function of the Association and the authorized use of the maintenance fees charged to members.

The Chairman next entertained nominations for officers. Upon motions consecutively made, seconded, and unanimously carried, the following resolutions were adopted:

RESOLVED, that Rick Vance be and he hereby is elected as President of the Association to serve until his successor-in-office is elected and qualified.

FURTHER RESOLVED, that Rita Rogers be and she hereby is elected as Vice President and Assistant Treasurer of the Association to serve until her successor-in-office is elected and qualified.

FURTHER RESOLVED, that Ken Miller be and he hereby is elected as Treasurer of the Association to serve until his successor-in-office is elected and qualified.

FURTHER RESOLVED, that Joanne Ferguson be and she hereby is elected as Secretary of the Association to serve until her successor-in-office is elected and qualified.

FURTHER RESOLVED, that Robert Davenport be and he hereby is elected as Vice President and Assistant Secretary of the Association to serve until his successor-in-office is elected and qualified.

FURTHER RESOLVED, that Michelle Adams be and she hereby is elected as Vice President of the Association to serve until her successor-in-office is elected and qualified.

It was noted that Michelle Adams is a Vice President but not a Director of the Association and, therefore, does not vote on matters decided by the Board.

The Chairman distributed copies of Minutes of the Annual Meeting held on January 23, 1992, a copy of which is attached to these Minutes. With the exception of the correction to the spelling of Patsy Gillham's name, the Minutes were accepted as read.

The next matter to come before the Directors was the establishment of Committees which work in cooperation with and under the direction of the Board. The Chairman distributed a proposed list of responsibilities. After discussion among the Directors, the Committees, Chairmen/Board Representatives, and Reporting Procedures as set forth on the attached 1992 Roster of Committees were agreed upon.

The Chairman reviewed the history of the Security Program. Robert raised several questions about the Security Program which were tabled until the first regular meeting of the Board in 1992.

Legal representation issues were discussed and the matter was tabled until the first Regular Meeting of the Board in 1992.

The Directors discussed the current transfer fees charged by the Association to new homeowners. Upon recommendation of Mike Dwyer, the Association's C.P.A., and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that effective as of January 1, 1992, the Association charge new homeowners in Inwood Forest a \$75.00 transfer fee.

Michelle discussed a proposed Civic Awareness Committee calendar for the upcoming year. Emphasis was placed on identifying issues of current concern to the residents and writing letters to governmental agencies and representatives.

Rita discussed the renewal of the esplanade maintenance contract and possible fund-raising activities. It was noted that Wayne Norden, a resident, has an extensive fund-raising background that might be helpful to the Association.

Robert suggested a "new resident package" and/or a welcoming committee for new residents.

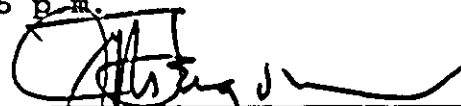
The Chairman briefly reviewed the maintenance fee issue and other Committee activities such as a Pool Opening Day Party.

Rita requested Board approval for additional expenses not included in the current esplanade maintenance contract. Upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that an expenditure in the amount of \$2,065.00 for additional work (tree trimming and clean-up of West Little York), which expenditure is not included in the current Landscape Service Agreement but is included in the 1992 annual esplanade maintenance budget, be and it hereby is approved, and that the President of the Association be and he hereby is authorized to execute a contract for such services on behalf of the Association.

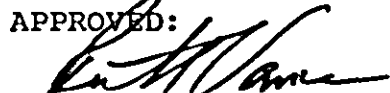
The Board agreed to schedule the first regular Board meeting in 1992 for Thursday, February 13, 1992, at 7:30 p.m. at Rita Rogers' house, 5607 Cone Crest.

There being no further business to come before the meeting, the meeting was adjourned at 9:15 p.m.



Joanne Ferguson,
Secretary of the Meeting

APPROVED:



Rick Vance,
Chairman of the Meeting

AGENDA
SPECIAL MEETING
IFCIA BOARD OF DIRECTORS
JANUARY 29, 1992

Brief Overview of Association Structure and Duties

Election of Officers

- President
- Secretary
- Treasurer
- Vice-Presidents

Review Committees

Other Business

- Legal Representation Issue
- Transfer Fees to \$75
- Points of Action
 - Civic Awareness Calendar
 - Identify Issues of Interest, Determine Position, Make Statement
 - Pool Contract
 - Fund Raising
 - New Resident Package/Other Printing Needs
 - Maintenance Fee Issue Review
 - Community Activities
- Location of Meetings

MINUTES

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

ANNUAL MEETING

JANUARY 23, 1992

Jim Kilpatrick called the meeting to order at 7:10 p.m.

Jim Kilpatrick discussed various activities of some of the committees - Christmas decorations.

Rick Vance presented the treasurer's report with discussion ensuing. A motion was made to accept the budget as presented; it was seconded and unanimously approved.

Jim Kilpatrick explained the election process and ballot. Each candidate presented themselves. Ballots were cast. Mike Dwyer and Jim York counted votes.

Dorothy Miller discussed the deed restrictions committee.

Patsy Gillo^{ham} discussed recycling.

Jim Kilpatrick advised of run-off between Robert Davenport and Alan Danto. Ballots re-cast for the one-year term.

Jim Kilpatrick discussed security. Vehicle situation discussed. General discussion ensued.

Jim Kilpatrick was recognized for his years of service.

Jim Kilpatrick announced Ken Miller and Rick Vance were elected for the 2-year term positions and Robert Davenport for the 1-year term.

At 8:40 p.m. the meeting was adjourned.

Respectfully submitted,

Richard Vance
Secretary

IFCIA
1992 ROSTER OF COMMITTEES

<u>COMMITTEE</u>	<u>CHAIRMAN/ BOARD REP.</u>	<u>REPORTS TO</u>
Activities	Patsy Gillham 445-1881	Rita Rogers
Civic Awareness & Community Relations	Michelle Adams 847-3127 Robert Davenport	Board of Directors
Deed Restrictions	Dorothy Miller 447-6584	Rick Vance
Architectural Control	Rita Rogers 445-4465 Judy Rice Charlie Pedicord	Board of Directors
Esplanades & Park	Rita Rogers 445-4465	Board of Directors
Entry Decorations	Joanne Ferguson 448-3463 Candy Prater 447-5334	Board of Directors
Maintenance Fee Petition	Rick Vance 847-5699	Board of Directors
New Residents/ Public Relations	To Be Determined	
Newsletter/Communications/ Block Captains	Carole Kilpatrick 445-2508	JoAnne Ferguson
PIP	JoAnne Ferguson 448-3468	Board of Directors
Pool	Rick Vance 847-5699	Board of Directors
Recycling	Patsy Gillham 445-1881	Rita Rogers
Security	Jim Kilpatrick 445-2508	Rick Vance

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

February 13, 1992

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:35 p.m. on Thursday, February 13, 1992 at the home of Board member Rita Rogers, 5607 Cone Crest, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Rita Rogers
Joanne Ferguson
Ken Miller
Robert Davenport

The following persons were also present:

Michelle Adams
Dorothy Miller

The Chairman declared that all of the Directors were present and that the meeting would therefore proceed with the transaction of business.

Approval of Minutes

The Chairman distributed copies of the minutes of the Special Meeting of the Board of Directors held on January 29, 1992. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the Special Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated January 29, 1992 be and they hereby are approved, without change or alteration.

Legal Matters

The Chairman called upon Dorothy Miller who reviewed with the Board the Deed Restriction Report prepared by her. The recommendations of the Deed Restrictions Committee were as follows:

7531 Antoine - no action requested at this time
7907 Antoine - filing of suit requested
7903 Antoine - filing of suit requested
7735 Antoine - no action requested at this time

After discussion, and upon motion duly made, seconded and unanimously carried, the following resolutions were adopted:

RESOLVED, that the Association's legal representative be and he hereby is authorized and directed to file suit against the owner(s) of the property located at 7907 Antoine in connection with the deed restriction violations shown on the Deed Restrictions Report, a copy of which is attached to these Minutes for reference.

RESOLVED, that the Association's legal representative be and he hereby is authorized and directed to file suit against the owner(s) of the property located at 7903 Antoine in connection with the deed restrictions violations shown on the Deed Restrictions Report, a copy of which is attached to these Minutes for reference.

The Directors requested Dorothy to conduct title searches on 7907 Antoine and 7903 Antoine prior to turning the matter over to the Association's attorney. As a general rule, if the names of owners shown on Deeds of Trust, school tax records, Harris County Tax Office records, and Harris County Appraisal District records agree, we can assume that we have the correct names of the property owner(s) and can proceed with filing suit. Dorothy will make inquiries to identify the owners of the two subject properties and attempt to obtain copies of applicable Deeds of Trust. When the property owners are properly identified, Dorothy will make written request to the Association's attorney to file the suits.

Dorothy reported to the Board on the City's current Capital Improvements Program and presented a list of her recommendations to the Directors. Some discussion followed, and Robert suggested that the recommendations to CIP include a protected left turn signal at the Victory-Antoine intersection. Upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the recommendations to the City of Houston Capital Improvements Program outlined on the attached list prepared by Dorothy Miller be submitted to the CIP by the February 15, 1992 deadline, with the addition of a request for a protected left turn signal at the Victory-Antoine intersection.

Next, the Chairman distributed a report from the Association's attorney, Mr. Jim York, recommending dismissal of three pending

suits for the reasons set forth in such Report. After review by the Directors, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that each of the three pending suits set forth on the attached Report from Mr. Jim York dated February 13, 1992 be dismissed for the reasons set forth in such Report.

Esplanades Committee

Rita reported that Troy is shaping and trimming trees on W. Little York. Troy reported that some of the wood in the rail fence on W. Little York has termite damage. Based on Troy's recommendation, the Board agreed that the rail fence should be "trashed" over a period of time as each section of fencing rots or falls down. Rebuilding or replacing the fence is not an option because of the expense involved. A sign fell down in the Park and is being repaired. Robert commented that the Park appears to be "under water" after recent heavy rains. Rita responded that the Park drains slowly.

Rita has had a small response to the appeal for funds for Esplanade Beautification. This is to be an ongoing Fund and further requests for voluntary contributions will be made in the IF News.

Newsletter Committee

Joanne reported that the January newsletter was very late because we needed to publish results of January Annual meeting. Some of the January newsletters still have not been delivered. Rita suggested that the March IF News should include a re-cap of 1992 budget information.

Positive Interaction Program

Joanne reported that Judge Ted Poe would be the speaker at the February 20 PIP meeting and that Councilwoman Helen Huey is expected to speak at the March meeting. She noted that, although IF residents are regularly informed through the IF News of upcoming PIP meetings/speakers, we have had no representation at the meetings other than Joanne and Carole Kilpatrick.

Pool Committee

Rick reported that the baby pool does not appear to be overflowing. He will bring the pool contract to the next Board meeting for review.

New Residents Committee

Ken reported that he has talked with Allan Danto and they have scheduled a meeting to discuss ways to communicate with new residents.

Civic Awareness Committee

Michelle reported that she had met with Docherty, Danto, and Rita to identify concerns which need immediate attention. Docherty and Danto are working on identifying owners of strip centers from Hwy. 290 to W. Little York. Once identified, the owners will be approached to formulate a plan to clean up the area. She pointed out that Dorothy Miller is serving as IF's representative with the Northwest Coalition (which includes Sheraton Oaks, Candlelight Oaks, and other surrounding subdivisions) which is also focusing on Antoine clean-up. Michelle will ask Danto and Docherty to coordinate efforts with Dorothy.

Rick pointed out that there is a potential for the City assist in planting trees through the 2 x 2 Program and/or the Parks Department and suggested that Michelle write to the Parks Department for further information. Apparently, Wayne Norden has already written letters to some sources for funding, donations, etc.

Rick said he would write letters to Councilwoman Helen Huey, Donna Kristaponis(sp.), Mayor Lanier, other members of City Council, and Captain Massey of the North Shepherd substation outlining our concerns about the deterioration of Antoine.

Discussion followed about "Children at Play" signs. Do we need them? How many? Where should they be placed? Who can make them? Who can put them up? Robert advised that all signs come from the Department of Traffic and Transportation. He suggested that we take an informal survey to see if they are needed. Robert will check availability with Department of Traffic and Transportation. Rick requested Board members to help identify placement areas and bring suggestions to the March meeting. Some discussion of speed bumps followed.

Robert reported that he visited some area schools to obtain information about their truancy policies. Aldine H.S. calls parents each and every time a student has an unexcused absence. Hoffmann has a very organized, strictly monitored truancy policy and is very interested in obtaining the cooperation of area residents in enforcing their policy. Robert obtained the names of three contact persons at Hoffmann (Steve Dozier, Shane Every, and Pete Stewart). IF residents should call one of these three contacts at 683-0338 if they observe students of junior high-school age in the neighborhood during regular school hours. Robert

observed that, for the most part, daytime crime by juveniles is perpetrated by drop-outs.

Security Committee

Rick received a report from Jim Kilpatrick confirming that the newly-purchased Security Patrol car was painted, equipped, and in service. The old car was sold for \$50; the cage is to be sold when a buyer is found. Kilpatrick requested funding for certain improvements to the Security Patrol facilities at the Park. Upon motion duly made, seconded, and unanimously carried, the following resolution was adopted:

RESOLVED, that the following purchases on behalf of the Security Patrol Program, not to exceed a total of \$330, be and they hereby are authorized: a wet-dry vacuum and extension cord; a new garage door; a motion detector dusk-to-dawn security light.

The Board discussed potential sources of income for the Security Patrol Program. It was suggested that all past-due subscribers be contacted in writing by February 22. Management at the townhomes on Victory have expressed some interest in joining the Program. Jim Kilpatrick will be contacting management at the townhomes on Arncliffe. It was pointed out, however, that it might be difficult to cover vacation watches for such a large number of dwellings.

Robert expressed the concern of some of our off-duty HPD officers that the Security Patrol vehicle should not be driven on the golf course because of wear and tear on the vehicle. The cart path and narrow bridges are not designed for vehicles the size of our patrol car. He suggested that the Security Patrol vehicle be driven through the IF Golf Club parking lot, but that a golf cart be used to patrol the golf course. Rick pointed out that the Club is a fairly significant contributor to our Security Patrol Program and should receive security coverage based on their contribution.

Robert reported that the officers would like to work increased hours. Rick explained that all members of the Board agree that we need more visibility of the officers on our streets, but that the current resources of the Security Patrol Program would not support additional hours of coverage.

It was generally agreed that the Security Patrol Program needs to "sell itself", that all reasonable efforts need to be made to contact past-due members, potential new members, the IF Golf Club, area townhomes, and any other sources of potential income.

Maintenance Fees

Rita distributed copies of Deed Restrictions for Sections 2, 10, and 15 and requested the Directors to read and compare the documents for these representative Sections regarding general powers of the Board of Directors, the Architectural Control Committee, and the Deed Restrictions Committee, and their respective rights to enforce restrictions and control maintenance fee charges.

A brief discussion of the Maintenance Fee problem ensued. It was suggested that we publish a budget with projections for future expenditures and that we send an additional billing to cover the excess not covered by the existing annual maintenance fee. The general consensus was that we would not make the effort to raise the maintenance fees this year. More study is needed to seek alternatives.

Other Matters

The Directors discussed a permanent meeting location. Joanne will check with Randall's management to see if a meeting room would be available. Ken or Rita will check with Luigi's Restaurant. It was decided that the March Board meeting would be held at Ken Miller's residence on Cone Crest.

An announcement was made that meetings will be held February 24 and March 30 at the Metropolitan Multi-Service Center covering the topic "Houston Beautiful". Houston Proud is sponsoring neighborhood workshops and a schedule of topics and dates was distributed to the Directors.

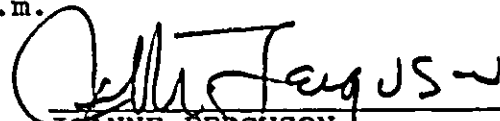
Rita announced that the Mosquito Control contract would be reviewed at the March meeting.

Ken Miller will get a proposal from an attorney who represents homeowner associations.

Treasurer's Report

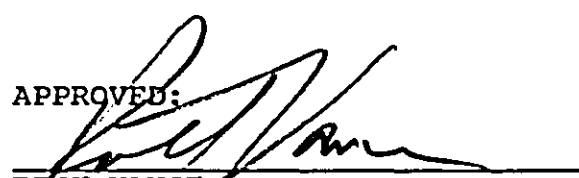
Financial information furnished by Mike Dwyer was distributed and bills were reviewed and paid.

There being no further business to come before the Meeting, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at 10:30 p.m.



JOANNE FERGUSON,
Secretary of the Meeting

APPROVED:



RICK VANCE
Chairman of the Meeting

AGENDA

IFCIA BOARD OF DIRECTORS MEETING

FEBRUARY 13, 1992

Call to Order

Introduction - Rick Vance

Review and Approval of 1/29/92 Meeting Minutes - Joanne Ferguson

Committee Reports

- Deed Restrictions - Dorothy Miller
- Esplanades and Park - Rita Rogers
- Newsletter - Joanne Ferguson
- PIP - Joanne Ferguson
- Pool - Rick Vance
- New Residents - Ken Miller
- Civic Awareness - Michelle Adams
- SECURITY - R. VANCE

Other Business

- Permanent Meeting Location
- Other

Treasurer's Report

Adjournment

MEMO TO BOARD OF DIRECTORS OF IFCIA

DATE: February 13, 1992
FROM: DEED RESTRICTIONS-DOROTHY MILLER

Following is an update on activities of the DR committee:

7531 Antoine-home owned by Ms. Shawn Leona Burkhalter of 6610 Rippling Hollow, Spring Texas 77379, work phone number-440-6557. Sent letter concerning the upkeep of home. Informed her of 4 violations by her tenants. Also told her that it was felt that a business was being run from the house. Trucks come & go in mornings & late afternoons till 7 or a little after. Homes appears deserted on weekends with only trash visible from the street on front door steps and on back patio and balcony. Visible from golf course also. Spoke with Ms. Burkhalter on 2-6-92. She stated that the tenant was Michael Merino. His father owns the home at 7907 Antoine. Yes he does have a roofing business. I stated to her that she was responsible for any deed violations and that we would be going to her to clear them up. She stated that she was attempting to sell the house to Merino but that he has not been able to come to closing. She said that she has given him till 2-14-92 or get out. I told her that that type of tenant was not desirable for our neighborhood and that even though we could not keep her from renting or selling to him, we would prefer that the deal fell through. I told her that if that happened, I would help her. But until that time, she was responsible for any violations by her tenants.

7907 Antoine-Steve Merino- letter sent concerning numerous violations-see attached-He responded that he was a close personal friend of Paul Meeting & as such he kept up his property and the lot next to him out of the goodness of his heart. At this point he became abusive and demanded to know what he had done wrong. He stated that deed restrictions did not apply to him since he did not know about any deed restrictions. I am writing a letter confirming our conversation and providing him with a copy of his sec. restrictions. Spoke with Ms. Gloria Miner of the Neighborhood Protection Committee for the City of Houston on 2-3-92. She stated that it appeared that Mr. Merino was running a business from his house because of the number of trucks

DR & AC COMMITTEES HOTLINE

- 11-19-91 Mr. Tavers at 5418 Long Creek Lane-problem with HLP. Dug-up yard and did not clean up after themselves. Met with him that night. Gave him name of Geri Konigsberg (pr for HLP). Grass was re-installed but sidewalks a mess.
- 11-22-91 Mike Graham of Green Falls question on deed restrictions (782-5025 & 448-1718)
- 11-22-91 Ms. Tate-680-2350, agent. Question about home for sale on Green Lawn Sect 17-boat? Needed copy of deed restrictions.
- 12-4-91 Ms Jeams-Remax-Sect 17 6007 Long Leaf 680-8550 Copy from title company.
- 12-4-91 Mrs. Susan Tate of 5630 Council Grove 680-2350. Stated that since we do not have motor homes listed in our deed restrictions-we cannot touch her. She will move her motor home when she wants to. She doesn't know where we got idea that the home was her husband's and that they kept it for him. She states that she has been harassed ever since they moved here. Her agent told her that she could do whatever she wanted.
- 12-5-91 Mr. Nguyen of 7735 Antoine 827-9900 & 999-1177 He will provide a copy of the signed plans from his architect.
- Mel Hungerford 448-6844
- Resident of 7723 Antoine-will fix car on blocks.
- 12-10-91 Mr. Ballenda called about "church house" on Coucil Grove Lane
- 12-20-91 Mel Hungerford 448-6844 needs copy of Sect 10 D.R.
- Mr. Tran of 7515 Antoine 445-8312 is sending in plans for his parking pad. Has agreed to do some type of planting in spring.
- Mrs. Carson 447-1964
- 12-23-91 Curtis Smith sect 2 847-0873 question on fencing
- Mike Adam section 11-5-1 931-0647 question on storage shed.

HOTLINE-DEED RESTRICTIONS

- 1-28-92 Mr. Ballenda 447-7506-needs approval of a patio cover and roofing.
- 1-29-92 Shawna Leona Burkhalter 440-6557-owner of home corner of Antoine and Long Creek. Stated that the renter was son of Mr. Steve Merino on Antoine. See board meeting notes.
- 2-6-92 Rita Barrow 999-2419-needs copy of deed restrictions for 7634 White Fir. To do some construction.
- 2-7-92 Mr. Dillon 655-3400 reporting house on Antoine with the lions (Mr. Merino).
- 2-10-92 Mrs. Merle 447-7238 reporting Dr. Khanh's house and the illegal construction built out to golf course. Called her back & explained situation.

Mrs. Patterson 445-8746 called to complain about vacant lot corner Arncliffe & Antoine and the house next to it (Merino). Called her back. Gave her some info but told her situation was being looked at by legal at this time.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

CITY OF HOUSTON
PLANNING & DEVELOPMENT DEPARTMENT
REQUEST FORM

NAME: INWOOD FOREST
COMMUNITY IMPROVEMENT ASSOCIATION

DATE: 2-13-92

ADDRESS: C/O DOROTHY MILLER
5610 CONE CREST

COUNCIL DIST: A

ZIP CODE: 77088 PHONE: 447-6584 OR 237-8682

POLICE
 STREET
 STREET MAINTENANCE
 PW T. SIGNALS

STORM DRAINAGE

FOR CITY USE ONLY

DEPARTMENT REFERRED TO: _____
RECOMMENDATION: _____

DEPARTMENT REFERRED TO: _____
RECOMMENDATION: _____

DEPARTMENT REFERRED TO: _____
RECOMMENDATION: _____

SEE FOLLOWING PAGES FOR REQUESTS



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

1992 CIP REQUESTS FORM FOR INWOOD FOREST CIA

CATEGORY

STREET:

- * REQUEST THAT CIP #566 BE CANCELED AND REMOVED FROM THE CIP PROGRAM-PLANS TO WIDEN ANTOINE FROM 4 LANES TO A 6 LANE BY ELIMINATING THE PRESENT MEDIANS WILL ONLY INCREASE THE NUMEROUS EXISTING PROBLEMS SUCH AS SPEEDING, ACCIDENTS, AND INCREASED TRUCK TRAFFIC.
- * MODIFY INTERSECTION OF WATONGA AND MANGUM TO REMOVE DANGER-NEED STOP SIGN PLACED FOR TRAFFIC TRAVELING SOUTH ON TC JESTER AS IT CROSSES THE WATAONGA-TC JESTER INTERSECTION
- * EXTENSION OF TC JESTER AND WATONGA AREA TO W. MT. HOUSTON ON TOMBALL HWY SHOULD BE IMPLEMENTED IMMEDIATELY. THIS WILL PROVIDE A MAJOR ACCESS TO 249 AND ALSO SERVE AS A BETTER ROUTE FOR THE METRO TRAFFIC. THIS PROJECT HAS BEEN ON BOOKS FOR MANY YEARS WITH NO SIGN OF IMPLEMENTATION. THIS WOULD BE THE MORE LOGICAL ROUTE FOR METRO AND TRAFFIC AS IT FLOWS TO 249.
- * INSTALL "NO TRUCKS OVER TWO AXLES" ON ANTOINE AS THE PAVEMENT CANNOT HANDLE THE INCREASED POUNDING. OTHER MAJOR THOROUGHFARES IN THE CITY OF HOUSTON HAVE BEEN PROVIDED WITH THESE SIGNS. SURVEY DONE BY MANGUM MANOR AND FOREST PINES CIVIC CLUBS SUPPORTS THE INSTALLATION OF SUCH SIGN.
- * REDUCE SPEED LIMIT ON ANTOINE TO 30 MPH. ENTERING AND EXITING COMMERCIAL PROPERTIES AS WELL AS RESIDENTIAL AREAS AND HOMES IS EXTREMELY DANGEROUS. NO ENFORCEMENT OF SPEED LIMITS NOW ALLOW FOR SPEEDS IN EXCESS OF 45 MPH TO BE COMMON ESPECIALLY DURING MORNING AND NIGHT TRAFFIC PERIODS.

POLICE

- * REQUEST POLICE STOREFRONT STATION BE ALLOCATED FOR THE ANTOINE-INWOOD FOREST AREA. CRIME INCREASE DUE TO THE INFLUX IN NUMBER OF BARS AND CLUBS. ALSO AS AREA IS CROSS-CUT WITH MORE STREETS, CRIMINAL ACCESS IS MADE EASIER.

PW T. SIGNALS

- * TURNING SIGNALS NEEDED AT INTERSECTIONS OF WEST LITTLE YORK & TC JESTER, TIDWELL & TC JESTER, AND PINEMONT & TC JESTER. TRAFFIC BACKS-UP AND CAUSES DELAYS FOR PEOPLE TRAVELING NORTH-SOUTH ON TC JESTER.
- * FOUR-WAY STOP NEEDED AT VOGEL & VICTORY. INCREASE IN TRAFFIC CAUSED BY OPENING OF VICTORY. INCREASE IN TRAFFIC CAUSED BY CHURCH ON VOGEL
- * FLASHING SCHOOL ZONES NEEDED FOR EISENHOWER HS ON ANTOINE, INWOOD ELEMENTARY AND HOFFMAN MIDDLE SCHOOLS ON WEST LITTLE YORK & ANTOINE. TRAFFIC THROUGH THE AREAS ARE NOT MONITORED FOR SPEED. STUDENTS MUST CROSS MAJOR TRAFFIC AREAS TO ATTEND SCHOOLS.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

STREET MAINTENANCE

- * CONSTRUCTION OF EAST BOUND BRIDGE OVER VOGEL CREEK AT 4400 VICTORY. TRAFFIC IS DELAYED AND OFTEN STOPPED DUE TO THE NARROWING OF THE STREET DOWN TO TWO LANES.

STORM DRAINAGE

- * RELIEVE FLOODING AT INTERSECTIONS OF ANTOINE-VICTORY, ANTOINE-LONG CREEK, 7700-7900 ANTOINE. ENLARGE & CLEAN OUT STORM DRAINS IN ORDER TO HANDLE WATER FLOW.

LAW OFFICES OF
James M. York
ATTORNEYS AND COUNSELORS AT LAW

10120 Northwest Freeway
Suite 200
290 at DeCora
Houston, Texas 77092

JAMES M. YORK
Board Certified - Texas Board of Legal Specialization
Civil Trial Law and Family Law

KATHERINE S. ROGERS
Associate

PHONE: (713) 957-4177
FAX: (713) 957-0555

February 13, 1992

Richard Vance
IFCIA President

Fax 966-2055

Dear Rick:

Thank you for your letter of February 11, 1992.

As an alternative for the IFCIA Board, the meeting can be held in our new conference room at an earlier time and without my attendance if you so desire.

Pending lawsuits which will be dismissed by the Court on February 28, 1992 unless I am instructed to the contrary by you are as follows:

1. You Kin Chin
2. J. T. Jones
3. J. C. Meyer

If I am not advised to the contrary by the IFCIA Board by Friday, February 20, 1992, the cases will be dismissed as the Board has instructed.

Sincerely,




James M. York

JMY/kr

MEMORANDUM

TO: Board of Directors
Inwood Forest Community Improvement Association

FROM: James Kilpatrick
Security Patrol Coordinator 

DATE: February 12, 1992

SUBJECT: Inwood Forest Security Patrol

Our patrol car is now patrolling the subdivision, even though two items are yet to be added to the car. Those two items include placing "911" in red on the vehicle, and having the spotlight, which was removed from our old vehicle, installed on the new vehicle.

An attempt was made to donate our old car to a school; however, it did not work out. The old car has been removed and we obtained \$50.00 for it. In addition, the person who towed it for us will remove the cage from the back of the vehicle free of charge. The cage, in turn, will be sold and we will obtain the money from the sale.

I hereby request that the board approve the following improvements be made at our garage:

- | | |
|---|------------------------|
| 1. Wet/Dry Vacuum and Extension Cord | \$ 45. - \$ 50. |
| 2. New Garage Door | \$200. - \$250. |
| 3. Motion Detector Security Light or
Other Type Security Light | <u>\$ 20. - \$ 30.</u> |
| TOTAL EXPENDITURES: | \$265. - \$330. |

Upon board approval, I will see that the work is completed as soon as feasible. The garage door currently has no handle or lock, and can be difficult to open at times.

A letter will be sent to all past due subscribers who are 60 days or more delinquent. This letter will be done in two formats, depending upon the seriousness of delinquency, and will be mailed by February 22, 1992.

K/pan

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of the death or resignation of any member of the Committee, the remaining members of the Committee shall have full authority to designate a successor. Neither the members of the Committee nor their designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time after the expiration of fifteen (15) years from date of these restrictions, the then record owners of a majority of the lots in this subdivision shall have the power through a written instrument executed by the then owners of a majority of such lots and duly recorded in the Deed Records of Harris County, Texas, to change the membership of the Committee and to restore to the Committee any of its original powers and duties.

2. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. At any time after fifteen (15) years from the date hereof the then record owners of a majority of the lots in this subdivision may elect to transfer all of the rights, powers, duties, purposes and functions of the Committee to any non-profit civic club or similar association or organization representing them; and upon such transfer this Committee

2-6

warehouses on any lot or lots in INWOOD ESTATE, SECTION TWO, without such action being considered a violation of these restrictions.

(7) To prevent as much as possible the sometimes unsightly back-yard areas from being visible from the street and thus to maintain the beauty and the property values of INWOOD ESTATE, SECTION TWO, it is hereby provided that contemporaneously with the construction of a single-family dwelling on

- Lot 1 in Block 5; or
- Lot 39 in Block 2; or
- Lot 13 in Block 3; or
- Lot 14 in Block 3; or
- Lot 23 in Block 5; or
- Lot 7 in Block 5; or
- Lot 18 in Block 5; or
- Lot 30 in Block 2; or
- Lot 4 in Block 5; or
- Lot 19 in Block 5; or
- Lot 35 in Block 2;

there shall be erected and maintained a solid wooden fence or masonry wall six feet (6) in height which shall extend from rear point upon either the dwelling or the garage to the rear property line of the lot upon which said single-family dwelling is being constructed; and it is further provided that contemporaneously with the construction of a single-family dwelling on either Lot 32 or Lot 33 in Block 2 there shall be erected and maintained a solid wooden fence or masonry wall a minimum of six feet (6) in height across the entire rear property line of the lot upon which the said single-family dwelling is being constructed.

ARCHITECTURAL CONTROL COMMITTEE

1. The Architectural Control Committee shall be composed of HARRY P. HENKLE, J. G. WILKERSON, and G. HAROLD WALLACE of Houston, Texas. The foregoing members shall serve for a period of fifteen (15) years, or until their successors are duly appointed. A majority of the Committee may designate a representative to act for it. In the event

and conditions provided, however, that in such person, firm or corporation shall be liable except in respect to breaches committed during its, his or their ownership of said property. The violation of any such restriction, covenant or condition shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced as against any and all property covered thereby, subject nevertheless to the restrictions, covenants and conditions herein mentioned. Invalidation of any one of these covenants by judgment or court order will in no wise affect any of the other provisions which shall remain in full force and effect.

CLEAR, its successors and assigns, and/or the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, shall have the right, but not the duty, to enforce observance and performance of these restrictions, covenants and conditions, and in order to prevent a breach, or to enforce the observance or performance of same, shall have the right in addition to all legal remedies, to an injunction either prohibitive or mandatory. The owner of any lot, lots or land affected shall have the right either to prevent a breach of any such restriction, covenant or condition or to enforce the performance of same.

EASEMENTS

It is agreed that all sales and conveyances of the above identified lands in INWOOD FOREST, SECTION TWO, shall be subject to dedicated easements and rights of way shown on the map or plat thereof, and to any utility easements over, under, along and across such portions of each lot and tract, as are reflected on said map or plat, for the purpose of installing, using, repairing, and maintaining utilities, i.e., water and sewer lines, electric and telephone wiring, storm drainage ditches or structures and/or any equipment necessary for the performance of any public or quasi-public

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shall cease to exist and said club or similar association or organization shall succeed to all of the rights, powers, duties, purposes, and functions of this Committee.

4. Specifically, but not by way of limitation, the Committee shall have the following rights, duties, privileges, functions, and purposes, to-wit:

A. The right to approve or disapprove any of the building plans and specifications and plot plans submitted to it in accordance with the requirements of these restrictions.

B. The right, but not the obligation, to enforce these restrictions and/or to prevent violations thereof.

5. The Committee shall have the right to adopt rules for the conduct of its business which shall not be inconsistent with anything herein contained.

EXTENSION OF RESTRICTIONS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty (40) years from the date these covenants are recorded, after which five said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then record owners of a majority of the residential lots has been recorded, agreeing to change said covenants in whole or in part.

RIGHT TO ENFORCE

The restrictions herein set forth shall be binding upon OWNER, LIENHOLDER and their respective successors and assigns and all parties claiming by, through or under them, or any of them, and all subsequent property owners, of said above identified lands, and any part of same, each of whom shall be obligated and bound to observe such restrictions, covenants,

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assessment will be paid by the owner or owners of each lot within INWOOD FOREST, SECTION TWO, to INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION in advance quarterly installments, commencing January 1, 1967. The rate at which each lot will be assessed will be determined annually, and may be adjusted from year to year by INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION as the needs of the subdivision may in the judgment of that association require, provided that such assessment will be uniform and in no event will such assessment or charge exceed \$4.00 per lot per month, or \$48.00 per lot per year. The present owners of the property hereinabove described and their successors and assigns agree to pay their and each of their proper proportion of said assessment for all lots in INWOOD FOREST, SECTION TWO, which are fully developed and saleable building sites. INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION shall use the proceeds of said maintenance fund for the use and benefit of all residents of INWOOD FOREST, SECTION TWO, as well as all subsequent sections which are a subdivision of the 335.9872 acres of land situated in the County of Harris, State of Texas, out of the Samuel Lester Survey, A-522 and the B.B.B. & C.R.R. Co. Survey A-181 and more fully described in deed from Marie Fuchs Hurt to J. G. Wilkerson, Trustee, recorded in Volume 5622, Page 11, Deed Records of Harris County, Texas, and deed from H. Volmer Niermann and Ira P. Jones, Jr., as Independent Executors and Trustees Under the Will and of the Estate of Paul Vollmer, Deceased, recorded in Volume 5621, Page 616, Deed Records of Harris County, Texas, to each of which deeds and the records thereof reference is here made for a full description, and for such other tracts, parcels, sections, additions or subdivisions of land which are owned jointly by LAMARQUE DEVELOPMENT COMPANY, J. G. WILKERSON, INC. and YCCA DEVELOPMENT CO. their successors and assigns, out of which future sections and/or subdivisions may hereafter be subdivided; provided, however, that each future section or subdivision to be entitled to the benefit of this Maintenance Fund, must

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utility service and function, with the right to access thereto, for the purpose of further construction, maintenance and repairs. Such right of access shall include the right, without liability on the part of any one or all of the owners or operators of such utilities, to remove any or all obstructions on said easement right-of-way, caused by trees, brush or shrubs, either on or overhanging such right-of-way, as in their opinion may interfere with the installation or operation of their circuits, lines, pipes, or drainage ditches or structures. Such easements shall be for the general benefit of INWOOD FOREST, SECTION TWO, and the property owners thereof and are hereby reserved and created in favor of any and all utility companies entering into and upon said property for the purpose aforesaid. The utilities may be placed upon the streets as designated on said plat as said streets may be used for utilities as well as for traffic and other street purposes.

There is also reserved and dedicated herewith for the use of all public utility companies the easements for down guy anchors and push braces adjacent to the dedicated utility easements affecting the above identified lands, as shown on the map of said INWOOD FOREST, SECTION TWO. There is also reserved and dedicated herewith for the use of all public utility companies an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all dedicated utility easements on the above identified lands as shown on the map of said INWOOD FOREST, SECTION TWO.

MAINTENANCE CHARGE

1. Each lot in INWOOD FOREST, SECTION TWO, is hereby subjected to an annual maintenance charge and assessment not to exceed \$4.00 per month or \$48.00 per annum, for the purpose of creating a fund to be designated and known as the "Maintenance Fund," which maintenance charge and

secondary, subordinate and inferior to all liens, present and future, given, granted and created by or at the instance and request of the owner of any such lot to secure the payment of monies advanced or to be advanced on account of the purchase price and/or the improvement of any such lot, and further provided that as a condition precedent to any proceeding to enforce such lien upon any lot upon which there is an outstanding valid and subsisting first mortgage lien said beneficiary shall give the holder of such first mortgage lien sixty (60) days written notice of such proposed action, such notice, which shall be sent to the nearest office of such first mortgage holder by prepaid U. S. Registered Mail, to contain the statement of the delinquent maintenance charges upon which the proposed action is based. Upon the request of any such first mortgage lien holder, said beneficiary shall acknowledge in writing its obligation to give the foregoing notice with respect to the particular property covered by such first mortgage lien to the holder thereof.

3. The above maintenance charge and assessment will remain effective for the full term (and extended term, if applicable) of the within covenants.

JOINDER OF LIENHOLDER

LIEBHARDER joins in the execution hereof for the purpose of subordinating all of the liens held by them against the above described property with these presents, and does hereby consent and agree to the position of the aforesaid reservations, restrictions, covenants, and conditions; and LIEBHARDER hereby agrees that a foreclosure shall not affect such reservations, restrictions, and covenants.

EXECUTED on this the 25th day of April, 1966.

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be impressed with and subjected to the annual maintenance charge and assessment on a uniform, per lot basis, equivalent to the maintenance charge and assessment imposed hereby, and further made subject to the jurisdiction of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION; such uses and benefits to be provided by said Association shall include, by way of classification and not limitation, constructing and maintaining parks, parkways, rights-of-way, easements, any and all of the following: esplanades and other public areas, collecting and disposing of garbage, ashes, rubbish and the like; providing, maintaining and operating recreational facilities; payment of all legal and other expenses incurred in connection with the enforcement of all recorded charges and assessments, covenants, restrictions, and conditions affecting said property to which the maintenance fund applies, payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment, employing policemen and watchmen, caring for vacant lots and doing any other thing or things necessary or desirable in the opinion of the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION; to keep the property in the subdivision neat and in good order, or which is considered of general benefit to the owners or occupants of the property. It being understood that the judgment of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

2. To secure the payment of the maintenance fund established hereby and to be levied on individual residential lots above described, there shall be deemed to have been reserved in each deed by which the Owner (grantor herein) shall convey such properties, or any part thereof, the Vendor's Lien for benefit of the above mentioned property owners association, said lien to be enforceable through appropriate proceedings at law by such beneficiary; provided, however, that each such lien shall be specifically

V

construction work on or delivery or pick-up of goods, wares, property or materials to or from lots in said subdivision.

(x) Notwithstanding anything to the contrary expressed herein, during the construction period but in no event after June 30, 1971, OWNER and any corporation of which it may be a shareholder, and such other builders and/or developers in INWOOD FOREST, SECTION TEN, as OWNER may designate, shall have the right to maintain offices, lumberyards and warehouses on any lot or lots in INWOOD FOREST, SECTION TEN, without such action being considered a violation of these restrictions.

(y) An underground electric distribution system will be installed in that part of Inwood Forest Subdivision, Section 10, designated Underground Residential Subdivision, which underground service area shall embrace all lots in Inwood Forest Subdivision, Section 10. The owner of each lot in the Underground Residential Subdivision shall, at his own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electrical Code) the underground service cable and appurtenances from the point of the electric company's metering on customer's structure to the point of attachment at such company's installed transformers or energized secondary junction boxes, such point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. In addition, the owner of each lot shall, at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then valid current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for the residence constructed on such owner's lot. For so long as underground service is maintained, the electric service to each lot in the Underground Residential Subdivision, shall be uniform in character and exclusively of the type known as single phase, 120/240 volt, three wire, 60 cycle, alternating current.

ARCHITECTURAL CONTROL COMMITTEE

(1) The Architectural Control Committee shall be composed of RAY V. MAYFIELD, SR., S. M. GILLET, and JOHN Y. ALLEN, JR., of Houston, Texas. The foregoing members shall serve for a period of fifteen (15) years, or until

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their successors are duly appointed. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members of the Committee shall have full authority to designate a successor. Neither the members of the Committee nor their designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time after the expiration of fifteen (15) years from date of these restrictions, the then record owners of a majority of the lots in this subdivision shall have the power through a written instrument executed by the then owners of a majority of such lots and duly recorded in the Deed Records of Harris County, Texas, to change the membership of the Committee and to restore to the Committee any of its original powers and duties.

(2) Plans and specifications for any building and plans for its building site shall be submitted to the Committee thirty - five (35) days prior to construction and the Committee shall approve or disapprove the same in writing, provided, however, that in the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after such submission, plans and specifications submitted to it, or, in any event, if no suit to enjoin the construction of any building has been commenced prior to the completion thereof, approval thereof will not be required and the related covenants shall be deemed to have been fully complied with.

(3) Specifically, but not by way of limitation, the Committee shall have the following rights, duties, privileges, functions, and purposes, to-wit:

- A. The right to approve or disapprove any of the building plans and specifications and plot plans submitted to it in accordance with the requirements of these restrictions;
- B. The right, but not the obligations, to enforce these restrictions and/or to prevent violations thereof; and,
- C. The right to adopt rules for the conduct of its business which shall not be inconsistent with anything herein contained.

(4) At any time after fifteen (15) years from the date hereof the then record owners of a majority of the lots in this subdivision may elect to transfer all of the rights, powers, duties, purposes and functions of the Committee to any non-profit civic club or similar association or organization

DEED RECORDS
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representing them; and upon such transfer this Committee shall cease to exist, and said civic club or similar association or organization shall succeed to all of the rights, powers, duties, purposes, and functions of this Committee.

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DURATION OF RESTRICTIONS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty (40) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then record owners of a majority of the residential lots has been recorded, agreeing to change said covenants in whole or in part.

109-23-1819

RIGHT TO ENFORCE

The restrictions herein set forth shall be binding upon OWNER and its respective successors and assigns and all parties claiming by, through or under it, or any of them and all subsequent property owners, of the hereinabove described lands, and any part of same, each of whom shall be obligated and bound to observe such restrictions, covenants, and conditions; provided, however, that no such person, firm or corporation shall be liable except in respect to breaches committed during its, his or their ownership of said property. The violation of any such restrictions, covenants or conditions shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced against any and all property covered thereby, subject nevertheless to the restrictions, covenants and conditions herein mentioned. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

OWNER, its successors and assigns, and/or the INWOOD FOREST HOMES ASSOCIATION, shall have the rights, but not the duty, to enforce observance and performance of these restrictions, covenants, and conditions, and in order to prevent a breach, or to enforce the observance or performance of same, shall have the right in addition to all legal remedies, to an injunction either prohibitive or mandatory. The owner of any lot, lots, or land affected shall have the right either to prevent a breach of any such restriction, covenant, or condition or to enforce the performance of same.

EASEMENTS

It is agreed that all sales and conveyances of the above identified lands in INWOOD FOREST, SECTION TEN, shall be subject to dedicated easements and rights of way shown on the map or plat thereof, and to any utility easements over, under, along and across such portions of each lot and tracts, as are reflected on said map or plat, for the purpose of installing, using, repairing, and maintaining utilities, i. e., water and sewer lines, electric and telephone wiring, storm drainage ditches or structures and/or any equipment necessary for the performance of any public or quasi-public utility service and function, with the right to access thereto for the purpose of further construction, maintenance and repairs. Such right of access shall include the right, without liability on the part of any one or all of the owners or operator of such utilities, to remove any or all obstructions on said easement right-of-way, caused by trees, brush or shrubs, either on or overhanging such right-of-way, as in their opinion may interfere with the installation or operation of their circuits, lines, pipes, or drainage ditches or structures. Such easements shall be for the general benefit of INWOOD FOREST, SECTION TEN, and the property owners thereof and are hereby reserved and created in favor of any and all utility companies entering into and upon said property for the purpose aforesaid.

MAINTENANCE CHARGE

1. Each lot in INWOOD FOREST, SECTION TEN, is hereby subject to an annual maintenance charge and assessment not to exceed \$4.00 per month or \$48.00 per annum, for the purpose of creating a fund to be designated and known as the "Maintenance Fund", which maintenance charge and assessment will be paid by the owner or owners of each lot within INWOOD FOREST, SECTION TEN, to INWOOD FOREST HOMES ASSOCIATION in advance annual installments, commencing January 1, 1969. The rate at which each lot will be assessed will be determined annually, and may be adjusted from year to year by INWOOD FOREST HOMES ASSOCIATION as the needs of the subdivision may in the judgement of that association require, provided that such assessment will be uniform and in no event will such assessment or charge exceed \$4.00 per lot per month, or \$48.00 per lot per year. The present owners of the property hereinabove described and their successors and assigns, agree to pay their and each of their proper proportion of said assessment for all lots in INWOOD FOREST, SECTION TEN, which are fully developed and saleable building sites. INWOOD FOREST HOMES ASSOCIATION shall

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use the proceeds of said maintenance fund for the use and benefit of all residents of INWOOD FOREST, SECTION TEN, as well as all subsequent sections which are developed by STEWART TRUST COMPANY, TRUSTEE, provided, however, that each future section or sub-division to be entitled to the benefit of this Maintenance Fund, must be impressed with and subjected to the annual maintenance charge and assessment on a uniform, per lot basis, equivalent to the maintenance charge and assessment imposed hereby, and further made subject to the jurisdiction of INWOOD FOREST HOMES ASSOCIATION. Such uses and benefits which may be provided by said Association shall include, by way of clarification and not limitation, constructing and maintaining parks, parkways, rights-of-way, easements, and any and all of the following: esplanades and other public areas, collecting and disposing of garbage, ashes, rubbish and the like; providing, maintaining and operating recreational facilities; payment of all legal and other expenses incurred in connection with the enforcement of all recorded charges and assessments, covenants, restrictions, and conditions affecting said property to which the maintenance fund applied, payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment, employing policemen and watchmen, caring for vacant lots and doing any other thing or things necessary or desirable in the opinion of the INWOOD FOREST HOMES ASSOCIATION to keep the property in the subdivision neat and in good order, or which is considered of general benefit to the owners or occupants of the property, it being understood that the judgment of INWOOD FOREST HOMES ASSOCIATION in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

2. To secure the payment of the maintenance fund established hereby and to be levied on individual residential lots above described, there shall be deemed to have been reserved in each Deed by which the Owner (grantor herein) shall convey such properties, or any part thereof, the Vendor's Lien for benefit of the above mentioned property owners association, said lien to be enforceable through appropriate proceedings at law by such beneficiary; provided, however, that such lien shall be specifically secondary, subordinate and inferior to all liens, present and future, given, granted and created by or at the instance and request of the owner of any such lot to secure the payment of monies advanced on account of the purchase price and/or the improvement of any such lot, and further provided that as a condition precedent to any proceeding to enforce

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109-23-1821

(y) Notwithstanding anything to the contrary expressed herein, during the construction period, but in no event after January 1, 1976, OWNER and any corporation of which it may be a shareholder, and such other builders and/or developers in INWOOD FOREST, SECTION FIFTEEN (15), as OWNER may designate, shall have the right to maintain offices, lumberyards, and warehouses on any lot or lots in INWOOD FOREST, SECTION FIFTEEN (15), without such action being considered a violation of these restrictions.

(z) An Underground Electric Distribution System will be installed in that part of INWOOD FOREST, SECTION FIFTEEN (15), designated Underground Residential Subdivision, which underground service area shall embrace all lots in INWOOD FOREST, SECTION FIFTEEN (15). The owner of each lot in the Underground Residential Subdivision shall, at his own cost, furnish install, own, and maintain (all in accordance with the requirements of local governing authorities and the National Electrical Code) the underground service cable and appurtenance from the point of the electric company's metering on customer's structure to the point of attachment at such company's installed transformers or energized secondary junction boxes, such point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. In addition, the owner of each lot shall, at his own cost, furnish, install, own, and maintain a meter loop (in accordance with the then current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for the residence constructed on such owner's lot. For so long as underground service is maintained, the electric service to each lot in the Underground Residential Subdivision, shall be uniform in character and exclusively of the type known as single phase, 120/240 vol three wire, 60 cycle, alternating current.

ARCHITECTURAL CONTROL COMMITTEE

1. The Architectural Control Committee shall be composed of Carl Stephens, J. G. Wilkerson, and Wayne D. Eckstine of Houston, Harris County, Texas. The foregoing members shall serve for a period of fifteen (15) years, or until their successors are duly appointed. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members of the Committee shall have full authority to designate a successor. Neither the members of the Committee nor their designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time after the expiration of fifteen (15) years from date of these restrictions, the then record owners of a majority of the lots

in this subdivision shall have the power through a written instrument executed by the then owners of a majority of such lots and duly recorded in the Deed Records of Harris County, Texas, to change the membership of the Committee and to restore to the Committee any of its original powers and duties.

2. The Committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it; or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

3. At any time after fifteen (15) years from the date hereof, the then record owners of a majority of the lots in this subdivision may elect to transfer all of the rights, powers, duties, purposes and functions of the Committee to any non-profit civic club or similar association or organization representing them; and upon such transfer, this Committee shall cease to exist, and said civic club or similar association or organization shall succeed to all of the rights, powers, duties, purposes, and functions of this Committee.

4. Specifically, but not by way of limitation, the Committee shall have the following rights, duties, privileges, functions, and purposes, to-wit:

(a) The right to approve or disapprove any of the building plans and specifications and plot plans submitted to it in accordance with the requirements of these restrictions;

(b) The right, but not the obligation, to enforce these restrictions and/or to prevent violations thereof; and

(c) The right to adopt rules for the conduct of its business which shall not be inconsistent with anything herein contained.

DURATION OF RESTRICTIONS

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of forty (40) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then record owners of a majority of the residential lots has been recorded, agreeing to change said covenants in whole or in part.

RIGHT TO ENFORCE

The restrictions herein set forth shall be binding upon OWNER, LIENHOLDER, and their respective successors and assigns and all parties claiming by, through, or under them, or any of them, and all subsequent property owners of the hereinabove described lands, and any

part of same, each of whom shall be obligated and bound to observe such restrictions, covenants, and conditions; provided, however, that no such person, firm, or corporation shall be liable except in respect to breaches committed during its, his, or their ownership of said property. The violation of any such restriction, covenant, or condition shall not operate to invalidate any mortgage, Deed of Trust, or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced as against any and all property covered thereby, subject, nevertheless, to the restrictions, covenants, and conditions herein mentioned. Invalidity of any one of these covenants by Judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

OWNER, its successors and assigns, and/or the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, shall have the right, but not the duty, to enforce observance and performance of these restrictions, covenants, and conditions, and in order to prevent a breach, or to enforce the observance or performance of same, shall have the right, in addition to all legal remedies to an Injunction, either prohibitive or mandatory. The owner of any lot, lots, or land affected shall have the right either to prevent a breach of any such restriction, covenant, or condition, or to enforce the performance of same.

EASEMENTS

It is agreed that all sales and conveyances of the above identified lands in INWOOD FOREST, SECTION FIFTEEN (15), shall be subject to dedicated easements and rights-of-way shown on the map or plat thereof, and to any utility easements over, under, along, and across such portions of each lot and tract, as are reflected on said map or plat, for the purpose of installing, using, repairing, and maintaining utilities, i.e., water and sewer lines, electric and telephone wiring, storm drainage ditches or structures and/or any equipment necessary for the performance of any public or quasi-public utility service and function, with the right to access thereto and for the purpose of further construction, maintenance, and repairs. Such right to access shall include the right, without liability on the part of any one or all of the owners or operators of such utilities, to remove any or all obstructions on said easement right-of-way caused by trees, brush, or shrubs, either on or overhanging such right-of-way, as in their opinion may interfere with the installation or operation of their circuits, lines, pipes, or drainage ditches or structures. Such easements shall be for the general benefit of INWOOD FOREST, SECTION FIFTEEN (15), and the property owners thereof and are hereby reserved and created in favor of any and all utility companies entering into and upon said property for the purpose aforesaid.

MAINTENANCE CHARGE

1. Each lot in INWOOD FOREST, SECTION FIFTEEN (15), is hereby subjected to an annual maintenance charge and assessment, not to exceed \$4.00 per month or \$48.00 per annum, for

the purpose of creating a fund to be designated and known as the "Maintenance Fund," which maintenance charge and assessment will be paid by the owner or owners of each lot within INWOOD FOREST, SECTION FIFTEEN (15), to INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION in advance annual installments commencing January 1, 1974. The rate at which each lot will be assessed will be determined annually and may be adjusted from year to year by INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION as the needs of the subdivision may, in the judgment of that association, require, provided that such assessment will be uniform and in no event will such assessment or charge exceed \$4.00 per lot per month or \$48.00 per lot per year. The present owners of the property hereinabove described and their successors and assigns agree to pay their and each of their proper proportion of said assessment for all lots in INWOOD FOREST, SECTION FIFTEEN (15), which are fully developed and saleable building sites. INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION shall use the proceeds of said Maintenance Fund for the use and benefit of all residents of INWOOD FOREST, SECTION FIFTEEN (15), as well as all other sections which are a subdivision of the 335.9872 acres of land situated in the County of Harris, State of Texas, out of the Samuel Leeper Survey, A-522, and the B.B.B. & C.R.R. Co. Survey, A-181, and more fully described in Deed from Marie Fuchs Hurt to J. G. Wilkerson, Trustee, recorded in Volume 5622, Page 11, Deed Records of Harris County, Texas, and Deed from H. Volmer Niemann and Ira P. Jones, Jr., as Independent Executors and Trustees under the Will and of the Estate of Paul Vollmer, Deceased, recorded in Volume 5621, Page 616, Deed Records of Harris County, Texas, to each of which Deeds and the records thereof reference is here made for a full description, and for the use and benefit of all residents of such other tracts, parcels, sections, additions, or subdivisions of land which are owned jointly by MARATHON MANUFACTURING COMPANY, J. G. WILKERSON, INC., and YORK DEVELOPMENT CO., their successors and assigns, out of which additional sections and/or subdivisions may be subdivided, provided, however, that each section or subdivision to be entitled to the benefit of this Maintenance Fund, must be impressed with and subjected to the annual maintenance charge and assessment on a uniform, per lot basis, equivalent to the maintenance charge and assessment imposed hereby, and further made subject to the jurisdiction of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION. Such uses and benefits to be provided by said Association may include, by way of clarification and not limitation, constructing and maintaining parks, parkways, rights-of-way, easements, and other public areas and any or all of the following: collecting and disposing of garbage, ashes, rubbish, and the like; providing, maintaining, and operating recreational facilities; payment of all legal and other expenses incurred in connection with the enforcement of all recorded charges and assessments, covenants, restrictions and conditions affecting said property to which the maintenance fund applies, payment of all reasonable and necessary expenses in connection with the collection and administration of the

maintenance charge and assessment, employing policemen and watchmen, caring for vacant lots and doing any other thing or things necessary or desirable in the opinion of the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION to keep the property in the subdivision neat and in good order, or which is considered of general benefit to the owners or occupants of the property, it being understood that the judgment of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

2. To secure the payment of the maintenance fund established hereby and to be levied on individual residential lots above described, there shall be deemed to have been reserved in each Deed by which the Owner (Grantor herein) shall convey such properties, or any part thereof, the Vendor's Lien for benefit of the above-mentioned property owners' association, said lien to be enforceable through appropriate proceedings at law by such beneficiary; provided, however, that each such lien shall be specifically secondary, subordinate and inferior to all liens, present and future, given, granted, and created by or at the instance and request of the owner of any such lot to secure the payment of monies advanced or to be advanced on account of the purchase price and/or the improvement of any such lot, and further provided that as a condition precedent to any proceeding to enforce such lien upon any lot upon which there is an outstanding valid and subsisting first mortgage lien, said beneficiary shall give the holder of such first mortgage lien sixty (60) days written notice of such proposed action, such notice, which shall be sent to the nearest office of such first mortgage holder by prepaid United States Registered Mail, to contain the statement of the delinquent maintenance charges upon which the proposed action is based. Upon the request of any such first mortgage lien holder, said beneficiary shall acknowledge in writing its obligation to give the foregoing notice with respect to the particular property covered by such first mortgage lien to the holder thereof.

3. The above maintenance charge and assessment will remain effective for the full term (and extended term, if applicable) of the within covenants.

JOINER OF LIENHOLDER

LIENHOLDER joins in the execution hereof for the purpose of subordinating the lien held by him against the above-described property unto these presents, and does hereby consent and agree to the imposition of the aforesaid reservations, restrictions, covenants, and conditions and LIENHOLDER hereby agrees that a foreclosure shall not affect such reservations, restrictions, and covenants.

EXECUTED on this the _____ day of _____
1973.

May 1972

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Board of Directors
Inwood Forest Community
Improvement Association

I have compiled the accompanying balance sheet-modified cash basis of Inwood Forest Community Improvement Association as of January 31, 1992 and the related statement of revenue and expenses-modified cash basis for the month then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the modified cash receipts and disbursements basis of accounting which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying annual budget of Inwood Forest Community Improvement Association for the month ending January 31, 1992 has not been compiled or examined by me and, accordingly, I do not express an opinion or any other form of assurance on it.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

February 12, 1992

Michael E. Dwyer, P.C.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
BALANCE SHEET
AS OF 1/31/91

PAGE: 1

ASSETS

CURRENT ASSETS

CASH-T.C.B.-CHECKING	2,059	
PETTY CASH-T.C.B.-CKG	1,036	
CASH-SECURITY	7,120	
MONEY MKT-SAVINGS T.C.B.	108,244	
MONEY MKT-SPECIAL T.C.B.	4,316	
TOTAL CURRENT ASSETS		122,776

PROPERTY AND EQUIPMENT

LAND	5,259	
LAND IMPROVEMENT	6,724	
SWIMMING POOL	16,748	
POOL FENCE	1,400	
BUILDING	17,104	
PLAYGROUND EQUIPMENT	23,562	
MACHINERY AND EQUIPMENT	2,789	
SECURITY VEHICLE	13,733	
ACCUMULATED DEPRECIATION	43,949-	
ACCUM.DEPRN-SECURITY	9,704-	
TOTAL PROPERTY AND EQUIPMENT		33,665

TOTAL ASSETS		156,440
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LIABILITIES AND FUND BAL.

UNEARNED SECURITY REVENUE	17,245	
FUND BALANCE		
DEPRECIATION	3,722-	
CONTRIBUTIONS	125,977	
CURRENT YEAR INC (LOSS)	38,473	
BEGINNING FUND BALANCE	21,533-	
TOTAL FUND BALANCE		139,195

TOTAL LIABILITIES AND FUND BAL.		156,440
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INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE MONTH ENDING 1/31/91

PAGE: 1

	----- CURRENT -----	-- YEAR TO DATE --	-----	-----
	ACTUAL PERCENT		ACTUAL PERCENT	
	=====		=====	
REVENUES				
MAINTENANCE-HOMEOWNERS	42,240	79.2	42,240	79.2
MAINTENANCE-TOWNHOMES	3,456	6.5	3,456	6.5
TRANSFER FEES	211	0.4	211	0.4
POOL RECEIPTS	35-	0.1-	35-	0.1-
ESPLANADE BEAUTIFICATION	90	0.2	90	0.2
SECURITY REVENUE	7,375	13.8	7,375	13.8
	-----		-----	
* TOTAL REVENUES	53,337	100.0	53,337	100.0
POOL EXPENSES				
POOL CONTRACT	500	0.9	500	0.9
ELECTRICITY	450	0.8	450	0.8
TELEPHONE	60	0.1	60	0.1
	-----		-----	
* TOTAL POOL EXPENSES	1,010	1.9	1,010	1.9
OPERATING & ADMIN				
ESPLANADE MAINTENANCE	1,005	1.9	1,005	1.9
LEGAL	263	0.5	263	0.5
ACCOUNTING	750	1.4	750	1.4
INSURANCE	5,496	10.3	5,496	10.3
TAXES	84	0.2	84	0.2
STATIONARY-POSTAGE-ADMIN.	387	0.7	387	0.7
SECURITY-ADMINISTRATIVE	104	0.2	104	0.2
SECURITY OFFICERS	5,130	9.6	5,130	9.6
SECURITY VEHICLE	178	0.3	178	0.3
SECURITY INSURANCE	552	1.0	552	1.0
DEPRECIATION-VEHICLE	150	0.3	150	0.3
	-----		-----	
* TOTAL OPERATING & ADMIN	14,099	26.4	14,099	26.4
OTHER INCOME				
INTEREST INCOME	246	0.5	246	0.5
	-----		-----	
* TOTAL OTHER INCOME	246	0.5	246	0.5
	-----		-----	
* NET INCOME (LOSS)	38,473	72.1	38,473	72.1
	=====		=====	

SEE ACCOUNTANT'S COMPILATION REPORT

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
IFCIA EXCLUDING SECURITY
FOR THE MONTH ENDING 1/31/91

	----- CURRENT -----	ACTUAL PERCENT	-- YEAR TO DATE --	ACTUAL PERCENT
	=====	=====	=====	=====
REVENUES				
MAINTENANCE-HOMEOWNERS	42,240	91.9	42,240	91.9
MAINTENANCE-TOWNHOMES	3,456	7.5	3,456	7.5
TRANSFER FEES	211	0.5	211	0.5
POOL RECEIPTS	35-	0.1-	35-	0.1-
ESPLANADE BEAUTIFICATION	90	0.2	90	0.2
	-----	-----	-----	-----
* TOTAL REVENUES	45,962	100.0	45,962	100.0
POOL EXPENSES				
POOL CONTRACT	500	1.1	500	1.1
ELECTRICITY	450	1.0	450	1.0
TELEPHONE	60	0.1	60	0.1
	-----	-----	-----	-----
* TOTAL POOL EXPENSES	1,010	2.2	1,010	2.2
OPERATING & ADMIN				
ESPLANADE MAINTENANCE	1,005	2.2	1,005	2.2
LEGAL	263	0.6	263	0.6
ACCOUNTING	750	1.6	750	1.6
INSURANCE	5,496	12.0	5,496	12.0
TAXES	84	0.2	84	0.2
STATIONARY-POSTAGE-ADMIN.	387	0.8	387	0.8
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	7,985	17.4	7,985	17.4
OTHER INCOME				
INTEREST INCOME	246	0.5	246	0.5
	-----	-----	-----	-----
* TOTAL OTHER INCOME	246	0.5	246	0.5
	-----	-----	-----	-----
* NET INCOME (LOSS)	37,212	81.0	37,212	81.0
	=====	=====	=====	=====

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE MONTH ENDING 1/31/91

PAGE: 1

	CURRENT			YEAR TO DATE		
	ACTUAL	BUDGET	BUDG-VAR	ACTUAL	BUDGET	BUDG-VAR
REVENUES						
MAINTENANCE-HOMEOWNERS	42,240	4,957	37,283	42,240	4,957	37,283
MAINTENANCE-TOWNHOMES	3,456	3,350	106	3,456	3,350	106
TRANSFER FEES	211	166	45	211	166	45
POOL RECEIPTS	35-	333	368-	35-	333	368-
ESPLANADE BEAUTIFICATION	90	87	3	90	87	3
SECURITY REVENUE	7,375		7,375	7,375		7,375
RECOVERY OF LEGAL FEES		212	212-		212	212-
* TOTAL REVENUES	53,337	9,105	44,232	53,337	9,105	44,232
POOL EXPENSES						
POOL CONTRACT	500	1,500	1,000	500	1,500	1,000
ELECTRICITY	450	292	158-	450	292	158-
TELEPHONE	60	29	31-	60	29	31-
WATER		263	263		263	263
REPAIR & MAINTENANCE		413	413		413	413
* TOTAL POOL EXPENSES	1,010	2,497	1,487	1,010	2,497	1,487
OPERATING & ADMIN						
ESPLANADE MAINTENANCE	1,005	1,663	658	1,005	1,663	658
MOSQUITO CONTROL		163	163		163	163
LEGAL	263	1,000	738	263	1,000	738
ACCOUNTING	750	750		750	750	
INSURANCE	5,496	750	4,746-	5,496	750	4,746-
TAXES	84		84-	84		84-
STATIONARY-POSTAGE-ADMIN.	387	138	249-	387	138	249-
SECURITY-ADMINISTRATIVE	104		104-	104		104-
SECURITY OFFICERS	5,130		5,130-	5,130		5,130-
SECURITY VEHICLE	178		178-	178		178-
SECURITY INSURANCE	552		552-	552		552-
DEPRECIATION-VEHICLE	150		150-	150		150-
* TOTAL OPERATING & ADMIN	14,099	4,464	9,635-	14,099	4,464	9,635-
OTHER INCOME						
INTEREST INCOME	246	538	292-	246	538	292-
* TOTAL OTHER INCOME	246	538	292-	246	538	292-
* NET INCOME (LOSS)	38,473	2,682	35,791	38,473	2,682	35,791

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
IFCIA SECURITY PATROL
FOR THE MONTH ENDING 1/31/91

PAGE: 1

	----- CURRENT -----	ACTUAL PERCENT	-- YEAR TO DATE --	ACTUAL PERCENT
	=====	=====	=====	=====
REVENUES				
SECURITY REVENUE	7,375	100.0	7,375	100.0
	-----	-----	-----	-----
* TOTAL REVENUES	7,375	100.0	7,375	100.0
OPERATING & ADMIN				
SECURITY-ADMINISTRATIVE	104	1.4	104	1.4
SECURITY OFFICERS	5,130	69.6	5,130	69.6
SECURITY VEHICLE	178	2.4	178	2.4
SECURITY INSURANCE	552	7.5	552	7.5
DEPRECIATION-VEHICLE	150	2.0	150	2.0
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	6,115	82.9	6,115	82.9
	-----	-----	-----	-----
* NET INCOME (LOSS)	1,261	17.1	1,261	17.1
	=====	=====	=====	=====

H	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0-0	1	1/31/91	0	DEPRECIATION	86902	150.00
0-0	1	1/31/91	0	DEPRECIATION	292	150.00-
0-0	1	1/31/91	0	DEPRECIATION	510	221.00
0-0	1	1/31/91	0	DEPRECIATION	290	221.00-
						0.00 *
0-0	2	1/29/91	0	PETTY CASH	102	52.57-
0-0	3	1/31/91	0	U/E INCOME	402	1,502.00
0-0	3	1/31/91	0	U/E INCOME	60702	1,500.00-
0-0	3	1/31/91	0	U/E INCOME	60702	2.00-
						0.00-*
0-0	4	1/31/91	0	ASSESSMENT REVENUE-DEFERR	401	38,208.00
0-0	4	1/31/91	0	ASSESSMENT REVENUE-DEFERR	60101	38,208.00-
						0.00 *
0-0	6	1/31/91	0	SVC CHARGE SCTY ACCT	85102	37.41
0-0	7	1/31/91	0	DEPOSIT-SECURITY	60702	5,873.00-
0-0	8	1/31/91	0	SECTY CASH TRANS	109	3,824.32-
0-0	9	1/31/91	0	DPZT-MAINTENANCE	60301	86.00-
0-0	9	1/31/91	0	DPZT-MAINTENANCE	60101	144.00-
0-0	9	1/31/91	0	DPZT-MAINTENANCE	60201	3,456.00-
0-0	9	1/31/91	0	DPZT-MAINTENANCE	82501	1,647.00-
0-0	9	1/31/91	0	DPZT-MAINTENANCE	60301	125.00-
						5,458.00-*
0-0	10	1/31/91	0	DPZT-MAINTENANCE	60101	3,888.00-
0-0	11	1/31/91	0	DPZT-MAINTENANCE	60601	90.00-
0-0	12	1/31/91	0	INT INC C/M-MNY MKT	91101	245.51-
0-0	13	1/31/91	0	CASH RRANS-MNY MKT	111	6,406.51
0-0	13	1/31/91	0	PETTY CASH CHECKS	102	189.65-
						6,216.86 *
0-0	14	1/31/91	0	SERVICE CHARGE-OPERATING	83501	18.97
0-0	15	1/31/91	0	CASH TRANS-OPERATING	101	3,291.62-
0-0	728	1/31/91	0	A BOSTWICK-REFUND	60501	35.00
0-0	735	1/31/91	0	CLAUDES PHARMACY	83501	72.00
0-0	736	1/31/91	0	J FERGUSON	83501	72.00

BCH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0- 0	737	1/31/91	0	J FERGUSON	83501	10.65
0- 0	738	1/29/91	0	VICTORY PRINTING	83501	52.57
0- 0	1293	1/31/91	0	BJ'S AUTOHAUS	270	3,000.00
0- 0	1294	1/31/91	0	VOID	270	0.00
0- 0	1295	1/31/91	0	VOID	270	0.00
0- 0	1296	1/31/91	0	VOID	270	0.00
0- 0	1297	1/31/91	0	HOUSTON GENERAL INSURANCE	85402	552.00
0- 0	1298	1/31/91	0	ABRAHAM COMMUNICATION	270	432.82
0- 0	1299	1/31/91	0	G6TE MOBILNET	85302	155.34
0- 0	1300	1/31/91	2013	FRANCIS ROSS	85202	600.00
0- 0	1300	1/31/91	0	FRANK ROSS	270	300.00
						900.00
0- 0	1301	1/31/91	2014	KARRY D VAN HUIS	85202	330.00
0- 0	1302	1/31/91	2002	JOHNNIE C HAMILTON, JR.	85202	675.00
0- 0	1303	1/31/91	2009	JAMES E BAKER	85202	600.00
0- 0	1304	1/31/91	2003	RUSSELL F LILLEY	85202	675.00
0- 0	1305	1/31/91	2006	LAURA B SMELLEY	85202	225.00
0- 0	1306	1/31/91	2022	BRUCE EVANS	85202	750.00
0- 0	1307	1/31/91	2008	GREGORY W SHAULL	85202	300.00
0- 0	1308	1/31/91	2021	CINDY HUTTO DeLANO	85202	375.00
0- 0	1309	1/31/91	2027	JOHN NICHOLS	85202	300.00
0- 0	1310	1/31/91	2017	DAVID DEVORA	85202	75.00
0- 0	1311	1/31/91	2028	TRAVIS ANDERSON	85202	225.00
0- 0	1312	1/31/91	0	IW FOREST SHELL	85302	23.00
0- 0	1313	1/31/91	0	MICHAEL E DWYER, P.C.	85102	66.75
0- 0	1356	1/31/91	0	GALLAGHER - BRANIFF	82501	7,143.34
0- 0	1356	1/31/91	0	GALLAGHER - BRANIFF	101	7,143.34
						0.00

CH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT	
0-	0	1358	1/31/91	0	MICHAEL E DWYER, PC	82001	750.00
0-	0	1359	1/31/91	0	PRINT-TECH	83501	161.30
0-	0	1360	1/31/91	0	H L & P	70601	199.37
0-	0	1361	1/31/91	0	SW BELL	71101	60.44
0-	0	1362	1/31/91	0	CARL S SMITH	83001	83.50
0-	0	1363	1/31/91	0	TOUCAN POOL CO	70101	500.00
0-	0	1364	1/31/91	0	TROY'S LANDSCAPE	80501	1,005.00
0-	0	1365	1/31/91	0	JIM YORK	81501	262.50
0-	0	1366	1/31/91	0	H L & P	70601	250.54
0-	0	9999	1/31/91	0	XFER TO CHECKING	101	3,275.00

45 DEBIT TRANSACTIONS 70,137.01 *
19 CREDIT TRANSACTIONS 70,137.01-*

64 TOTAL TRANSACTIONS: IN BALANCE



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

February 3, 1992

Ms. Judy Smith
Inwood Forest Golf Club
7603 Antoine
Houston, Texas 77088

Dear Ms. Smith:

On behalf of the residents of Inwood Forest, we wish to thank you for allowing us the use of your facilities for our 1992 Annual Meeting. Those in attendance were especially complimentary of your operation and of the friendliness and helpfulness shown by your staff on duty that evening.

We hope we can continue to work together in the future, and if you should need our assistance, please feel free to contact one of our officers at your convenience.

Sincerely yours,

Rita Rogers
Board of Directors

cc: Board of Directors
R. Davenport
J. Ferguson
K. Miller
R. Vance



HOFFMAN MIDDLE SCHOOL

6101 W. Little York
Houston, Texas 77091

Dear Sir/Madam:

Hoffman Middle School publishes a newsletter to inform parents and other interested parties of the events of the school. Since many of our students' families live in your area, we felt you would benefit from the information in the newsletter.

We would appreciate your posting the newsletter so everyone can be informed of the various activities that involve our students. We are proud of our school and students, and we want to share our good news with as many people as possible.

Thank you for your cooperation.

Sincerely,

Parental Involvement Committee
James Royster, Principal

HORNET EXPRESS

Hoffman Middle School 6101 West Little York Houston, Tx 77091 683-0338

Principal's Corner

Safety is the number 1 area of concern in which all parents are asking questions. What pro-active steps is the district taking to ensure that guns and knives are not brought on the campus? The district has purchased hand held metal detectors that can and will be used to randomly scan for illegal weapons that may be brought onto campus. A positive feature of this machine is that it is portable and can be used with small or large groups of students at anytime of day or during evening activities. The principal and each assistant principal have been inserviced in the proper use of the metal detectors. Every effort will be made to ensure the privacy of students; results of scanning will be kept confidential. Students have been given a copy of the school board policy as it pertains to the metal detectors. This copy becomes a supplement to the student-parent handbook which was issued earlier this school year.

Students against drugs

October was a busy month for the Students Against Drugs club. SAD membership totals are: 6th grade--317, 7th grade--154, and eighth grade--106. This makes a grand total of 577 Hoffman students joining SAD this year. SAD representatives were also elected. Our 91-92 leaders are; Peter Delutis, Shalettha Jackson, Katie Walker, Lashonda Newton, Brett Martin, James Graves, Charnette Darrington, Antoine Gray, and Jason Davis. Red Ribbon Week was held during Oct. 21-25.

Students and staff members wore their red ribbons and participated in Wear Red Ribbon Day and Neon Day. An anti-drug commercial contest was also held. Winners were: 7th grade--Tia Carrell, Shannon Carrell, Michael Flynn, and Jill Johnson. Sixth grade--Shalettha Jackson, Terri Brown, Donte Hodges, Jennifer Norman, Torrence Wilson, Michael Costlett, and William Gentry.

Corporate Corner

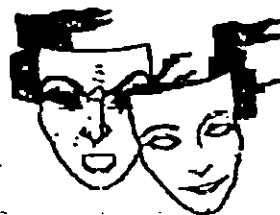
We would like to take this opportunity to thank all the companies, stores and individuals who have donated merchandise to Hoffman Middle School for incentive programs.

-Pizza Hut (Karen Cheatam), Comics and Cards (Herb--Owner), Houston Sports Connection (Ed & Brigitte--Owner), HobbyTown

USA (Fred Pfafman--Owner), Vintage Sports (Tom Hatfield--Individual), Gray's Grand Slam (Don & Leny Gray--Owners), Circuit City--Willowbrook (Eric Brinley--Sales Manager), -Egg Head Software, (Chris), Software Etc. (Mr. Scribner) Bill Wilson--State Farm Insurance, Antoine. In addition we would like to thank Alex and Frank Stern, owners of Burger King, on Antoine at W. Little York for donating 50 Whopper Combo Meals which will be used as rewards for students with perfect attendance.

Speech Trophy For Hoffman

On Saturday November 2nd, The Hoffman speech department attended the Eisenhower Speech Tournament. After a competition that lasted from 8:30 am until 6:00 pm, the Hoffman Speech students walked away with the



overall 3rd place sweepstakes trophy. This victory is the result of a lot of hard work by all of the students that participated. The following students won individual trophies for their efforts; Charnette Darrington 3rd place extemp, Ashlei Kennedy 2nd place extemp, Katie Mohr 2nd place storytelling, Deepa Kulkarni 3rd place dramatic, Maureen McRae 2nd place dramatic, and 2nd place poetry, Elizabeth Guzzetta 3rd place prose, Kathy Blackney 3rd place humorous, and 1st place humorous, and Samuel Holmes 1st place impromptu. Mr. McFarland would like to thank all the students that went to this contest and would like to remind everyone that there are two contests still to come this semester: November 16th-Aldine Speech Festival and December 14th-Nimitz Speech tournament.

Dates to Remember

November 27
Early release
11:00am



District Champs

CONGRATULATIONS TO THE EIGHTH GRADE FOOTBALL TEAM. They captured the **first-ever** district championship for Hoffman this year. Not only did they win the title, but they did so in a convincing fashion by going undefeated for the entire season. **WAY TO GO PLAYERS AND COACHES!!**



Players included: Delvin Thompson, Darryl Bush, Ronald Kelly, Robert Jones, Juan Mitchell, Jeff Mason, Patrick Baldwin, Troy Baldwin, Derrick Day, Shawn Dwyer, Brandon Smith, Rodney Martin, Johnny Long, Richard Cebrun, Bruce Jackson, Terrance White, Joe Norsworthy, Junior Hayes, and Demetrius Lott.

Band Has Action Week-End

The Hoffman Bands were in action the weekend of November 1st and 2nd. Friday evening they combined with bands from Eisenhower and Shotwell at their annual spaghetti dinner fund raiser. The performance helped raise \$10,000 for the three bands. On Saturday morning a group of band members were in Deer Park trying out for region orchestra. Hoffman placed five members:

trumpets, Rodney Martin and Ryan Granger; Flute, Stephanie Huser; clarinet, Beth Wirtstrick; and percussion, Jason Friedrich with first chair honors. The band concluded their long week-end by playing at Jr. High Night held at Eisenhower's Saturday football game. Congratulations band.

The next Hoffman PTSA meeting is Tuesday, Nov. 26 at 7 pm. After a short business meeting, Judy Barnes, Coordinator for Guidance and Counseling, will present a program entitled, "Surviving Adolescence". A presentation by the band department will follow.

"Thank you" to all parents and volunteers who helped with the Book Fair in the library November 4 - 7.

Please support your Hoffman PTSA! Membership envelopes are enclosed and dues are \$2.75. It's a wonderful way to support the students and teachers and to be in the know of what's happening at Hoffman!

HORNET EXPRESS

Hoffman Middle School
January 12, 1992

6101 W. Little York Houston, Tx 77091
683-0338 \

COUNSELOR'S CORNER!!!!

COMING EVENTS FOR JANUARY AND FEBRUARY:

On January 25, 1992, the G&T students in 7th and 8th grade and also students who are participating in the Duke University Talent Identification Program will take the S.A.T. at Eisenhower Sr. H.S.

On February 6, 1992, the counselors from Hoffman, Shotwell, Drew and Eisenhower will sponsor a Parent/Student Forum at Eisenhower Sr. H.S. from 7-9:00 p.m.

M.B. Donaldson, A.I.S.D. superintendent, will be the keynote speaker for this event. Babysitting services will be provided free of charge.

During the month of February, the annual course description meetings will be held. Information about courses available for students for the next school year will be presented. The course description meeting for current 8th grade students will be held at Eisenhower Sr. H.S. on February 11, 1992. The meeting for current sixth and seventh grade students will be held on February 13, 1992 at Hoffman Middle School. You will receive a flyer concerning this at a later date.

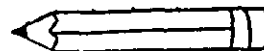
During the month of February the counselors will visit students in their classroom about their schedules for the next school year. The students will take home a flyer about this toward the end of February. PARENTS, BE SURE TO CHECK WITH YOUR CHILD CONCERNING HIS COURSES FOR NEXT YEAR!!!!

PARENTING TIPS:

1. Pay attention and listen when your teenager talks.
2. Try not to lecture or criticize.
3. Say something encouraging and complimentary to your child each day.

PTSA TO MEET IN FEBRUARY

The next meeting of the Hoffman PTSA will be Tuesday, February 25, at 7:00 p.m. The nominating committee will be elected to nominate a slate of officers for 1992-1993. Anyone interested in participating should attend this meeting.



Dates to Remember

JAN. 16 EARLY RELEASE 11:00 A.M.

JAN. 17 AND JAN. 20--STUDENT HOLIDAYS



HISTORY AND SCIENCE FAIR

The Hoffman History and Science Departments held the 1992 school fair competition in the LMC on January 8-10. The results were announced on Monday, January 13, at the History and Science Fair Open House. The departments would like to thank the students for their hard work and the faculty and staff who participated in the judging. Congratulations to the winners!!

SPANISH CLUB

On December 5, 1991, the Spanish Club sponsors, Senora Skates and Senora Acosta, took 40 students to Pappasitos Mexican Restaurant. The students were also chaperoned by Mr. Every, Mrs. Blackney, Mrs. Weiskopf, Mrs. Garcia, Mrs. Titus, Mrs. Guerrero, Mrs. Espinoza and Mrs. Darrington. The meal was enjoyed by everyone. Entertainment was provided by mariachis.

THANKS!!!!

Mr. Venable and the Art Department of Hoffman Middle School would like to extend their thanks to Mr. Floyd Krusleski for so generously donating art material to the school. The material will be put to good and creative use. Mr. Krusleski's granddaughter, Cassey Cousineau, attends Hoffman and is an art student in Mr. Venable's class.

1981 REFLECTION WINNERS

(Intermediate level-8th grade)

LITERATURE:

- (1) "Exploring New Beginnings", poem by Shalettha Jackson
- (2) "The New Beginning of a Baby", poem by Sylvie Lee
- (3) "Peace in the World", poem by Alberta Madison

MUSIC:

- (1) "Sunrise of a New Day", solo piano composition by Jared Cannon

Art:

- (1) "The Lizard-an Explorer of All Times", by Eric Libby
- (2) "A New Creation" by Rose Tran
- (3) "New Adventures in Wilderness" by La Troy Jones

(Junior High level-7th and 8th)

LITERATURE:

- (1) "My Birthday", poem by Katherine Mohr
- (2) "It's a Brand New Me", short story by Monica Espinosa
- (3) "Reality", poem by Christine Spriggs

ART:

- (1) "Building a Pollution-Free Tomorrow" by Terrell Hubert
- (2) (TIE for 2nd place)
"Exploring Democracy" by Christian Jessup
"Exploring Old Times, Exploring New Times" by Migel Torres
- (3) "Read to Explore" by Vu Pham

THESE WINNERS AT THE SCHOOL LEVEL WILL ALL RECEIVE CERTIFICATES. THE FIRST PLACE WINNERS WILL GO TO THE NEXT LEVEL OF COMPETITION--THE COUNCIL LEVEL.. GOOD LUCK AND CONGRATULATIONS TO ALL!!!!!!!

BAND MEMBERS EXCEL

THE HOFFMAN BAND AGAIN PROVED TO BE ONE OF THE OUTSTANDING BANDS OF THE REGION. SEVERAL STUDENTS TRIED OUT FOR AND MADE THE REGION HONOR BAND. THESE STUDENTS INCLUDED:

Stephanie Huser	Beth Wietstruck
Valerie Valenciano	Elizabeth Tyson
Bernadetta Nguyen	Chris Ochoa
Jeff Polley	Jason Dimicell
Ryan Granger	Rodney Martin
Matt Moreno	Jason Kwas
Amanda Brinkmeyer	

(SYMPHONIC BAND)



Erica Garcia	Lindsey Wallis
Melanie Lam	Courtney Chasney
Felicia McKinnis	Jehell Lewis
Bryce Kennard	Adam Allen
Jeremy Rhodes	Carlos Aya
Chandrika Jones	Laura Anthony
Kalton Deville	Kristy Leiber
Arthur Hernandez	

(CONCERT BAND)

Athena Eckman	Lauren Haas
David Hatala	Chris Stephens
Cathy Perez	Stephen Scribner
Jennifer Gray	Stephen Waalwyk
Chris Cupit	Josh Bridges
Jason Friedrich	Jerry Cantu

(DISTRICT BAND HONORS)

HOFFMAN BAND PLACED A TOTAL OF 41 STUDENTS AT THE DISTRICT LEVEL OR ABOVE, FAR AHEAD OF ANY OTHER MIDDLE SCHOOL AT THE COMPETITION FROM OUR REGION. BAND DIRECTORS, MRS. FLORES AND MR. CRIXELL, ARE VERY PROUD OF THE STUDENTS' ACCOMPLISHMENTS AND PERFORMANCE.

HOFFMAN MIDDLE SCHOOL
6101 WEST LITTLE YORK
HOUSTON, TEXAS 77091



NON PROFIT
ORGANIZATION
U.S. POSTAGE
PAID
NORTH HOUSTON STATION
HOUSTON, TEXAS
PERMIT # 00698

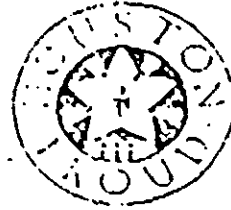
INWOOD FOREST CIVIC IMPROVEMENT

5740 W. LITTLE YORK #349
Houston, Texas 77091



HOUSTON PROUD
2700 POST OAK BOULEVARD
SUITE 2225
HOUSTON, TEXAS 77056-7701
713-622-6677
FAX 713-622-7950

To: Rick VANCE
From: Dorothy Miller
Call me at 237-8682



For Immediate Release

Contact: Chris Braswell
Houston Proud
622-6677

CALENDAR NOTICE

The Houston Proud Neighborhood Program presents its sixth Leadership Training Academy, a series of workshops for leaders, volunteers, and members of civic clubs, homeowner associations and other neighborhood groups on Monday evenings, beginning Monday, February 24, from 6:00 to 8:30 p.m., in the Spring Shadows Pavilion, 2500 Gessner.

The Neighborhood Program's Leadership Training Academy will feature six classes taught by local experts on subjects such as legal documents for neighborhood organizations, increasing neighborhood involvement; record keeping and finances, understanding and using government resources, enforcing deed restrictions, zoning, and other important topics.

The workshops are free and open to the public. Tax deductible donations to the *Houston Proud Foundation* will be accepted to off-set materials costs and security services. Seating is limited, therefore advance registration is requested.

Call Houston Proud at 622-6677 for reservations and additional information.

**HOUSTON PROUD
NEIGHBORHOOD PROGRAM
LEADERSHIP TRAINING ACADEMY
Tentative Class Schedule and Presenters**

February 24

Introduction to Neighborhood Organizations
Susan Hill, Chair and Co-founder Houston Proud Neighborhood Program

Legal Framework of Neighborhood Organizations
Roy Hailey, Co-Chair Houston Proud Neighborhood Program and attorney with
Butler, Ewalt & Hailey, P.C.

March 2

How to Get Your Neighborhood Involved
Jenny Lamlnack, Co-founder/Chair Emerita Houston Proud Neighborhood Program

Communications in Your Neighborhood
Margey Meyer, Prime Site, Inc.

March 9

Special Projects & Programs

Self-help Crime Prevention
Sherri Perry, Organizer, Shepherd Forest Citizens on Patrol

Drug Abuse Prevention
Janice Griffin, Director, Houston Crackdown

Neighborhood Beautification
Anne Olson, Director, East End Area Chamber of Commerce

Community Gardens
Bob Randall, Houston Metropolitan Ministries/Interfaith Hunger Coalition

March 16

Sound Money Management
Joe Stoller, C.P.A.

Good Meetings, Proper Records, and Other Nuts a& Bolts Issues
Tresa Little, P.C.A.M.

March 23

Making Government Work with You and for You
Donna Ellis, Communications Chair, Cypress Creek United Civic Associations

Working for Positive Change in Your Neighborhood
Houston City Councilmember Helen Huey

March 30

Getting Ready for Zoning - What Neighborhoods Should Do Now
Brandy Wolf, Chairperson, Zoning Strategies Committee

Deed Restrictions - Enforcing Them, Changing Them, Reinstating Them
Mark Markel, President, Houston Chapter Community Associations Institute



Houston Proud Neighborhood Program

Leadership Training Academy Curriculum

Introduction to Neighborhood Organizations

kinds of organizations; functions of neighborhood organizations; benefits of neighborhood organizations; common problems neighborhood organizations may face; external support for neighborhood organizations.

Legal Framework For Neighborhood Organizations

enabling status; incorporation; documents and their functions (subdivision plats; property deeds; declaration of covenants, conditions & restrictions; bylaws; rules & regulations); procedures to establish new organization, procedure to restore defunct organization; procedure for changing documents.

Responsibilities of Members, Governing Body, Committees

members' responsibilities; governing body's roles and responsibilities (legal basis, fiduciary duty, "Business Judgment Rule", due process; equal protection principles; fair play); duties of officers; reduction of risk and liabilities (proper meetings, record keeping, minutes, resolutions, indemnification, insurance, planning, budgeting, policy making); committees (relationship to Board/Executive Committee, assignment of authority/responsibility, kinds of committees).

Successful Meetings

meetings of governing body (purposes, frequency, scheduling, open vs. closed, agenda, minutes, resolutions); meetings of membership (frequency, scheduling); techniques to increase attendance (proxy); meeting conduct (quorum, agenda, parliamentary procedures, standards of behavior, conflict management, special programs, speakers, attendance incentives, "icebreakers").

Neighborhood Involvement

the realities of participation; diagnosis of neighborhood's "personality" (previous organizational success/failures, perceptions about ability to achieve success, socio-economic-cultural factors to consider); identification of neighborhood needs and wants; determination of priorities; the power of positive thinking and doing; volunteer recruitment (reasons people volunteer, how to ask for help, how to turn down help without closing the door); volunteer management (double assignments, deadlines, progress reports, recognition and rewards); burn-out prevention.

The Business of the Organization

financial management (sources of revenue and expenses, budgets, reserve policy, financial controls, spending authority, accounting methods and reports, taxes, tax reporting, audit, investment policy, assessment collection policies and procedures); insurance needs (exposure to risk, legal requirements, types of coverage, developing specifications for bids); minutes, resolutions, records of the organization (proper minutes, structure of a proper resolution, members' access to records, record retention policies); types of organization/association

management (volunteer self-managed, service contractors, association paid staff, contract management); management functions (rules/regulation enforcement, property maintenance, "municipal" services, finances, administration, asset protection); relationship of Governing Body to agents, contractors, employees, et al.; contracts (specifications, bid process, contract award, performance evaluation).

External Resources: Who and How to Use

city government departments (police, Housing and Community Development, City Council, Mayor's Citizens Assistance Office, City Attorney, Planning and Development, Planning and Zoning Commission), Capital Improvement Program, Community Development Block Grants; county government (County Commissioners, Sheriff, Constables, Community Development Agency, Health Department, County Attorney); Community Associations Institute; regional coalitions; HPD Positive Interaction Program.

Communications

functions and importance of communication; oral communication (meetings, one-on-one, complaint process, committees, community functions, incentive programs); written communications (newsletters, flyers, residents' manual, welcome packet, annual report, minutes, official correspondence from the Board); communication outside the neighborhood (area newspapers, other media, real estate community, elected officials, et al.).

Social Events and Fundraisers

nuts and bolts of organizing an event, budgeting and planning, ideas for events.

Deed Restrictions

effective enforcement policies and procedures; when enforcement fails (county, city and private attorney legal resources; alternative dispute mediation); changing or reinstating deed restrictions.

Neighborhood Security

neighborhood watch programs; citizens on patrol; contract services (private security, constables, sheriffs, off-duty HPD officers).

Neighborhood Services and Project Ideas

Private Sector Initiatives (Home Repair Program), Local Initiatives Support Corporation (community development corporations), Houston READ Commission, Houston Metropolitan Ministries (community gardens), Houston Crackdown (drug abuse prevention), activities for youth, clean-up campaigns.

AGENDA
IFCIA BOARD OF DIRECTORS MEETING
MARCH 11, 1992

Call to Order - Rick Vance

Review and Approval of 2/13/92 Meeting Minutes - Joanne Ferguson

Committee Reports

- **Deed Restrictions - Dorothy Miller**

- **Esplanades and Park - Rita Rogers**

- **Newsletter - Joanne Ferguson**

- **PIP - Joanne Ferguson**

- **Pool - Rick Vance**

- **New Residents - Ken Miller**

- **Civic Awareness - Michelle Adams**

- **Security - Rick Vance**

Other Business

Treasurer's Report - Ken Miller

Adjournment

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

March 11, 1992

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:38 p.m. on Wednesday, March 11, 1992 at Luigi's Restaurant, 8244 Antoine, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Rita Rogers
Joanne Ferguson
Robert Davenport

The following Director was absent:

Ken Miller

The following persons were also present:

Michelle Adams
Dorothy Miller

The Chairman declared that a quorum of Directors was present and that the meeting would therefore proceed with the transaction of business.

Approval of Minutes

The Chairman distributed copies of the minutes of the Special Meeting of the Board of Directors held on February 13, 1992. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the Special Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated February 13, 1992 be and they hereby are approved, with the following corrections:

Page 4 - the phone number of the contact persons at Hoffmann Middle School should be 683-0338; and

Page 6 - add Treasurer's Report.

Deed Restrictions/Architectural Control Committee Reports

The Chairman distributed copies of Dorothy Miller's Deed Restrictions Report. Robert pointed out that HPD units with on-board computers have instant access to vehicle registrations and that he could assist Dorothy in indentifying vehicles located at IF houses where we suspect residents might be operating used car businesses. The Directors agreed that this would be helpful in the short-run but that Dorothy would still need to obtain written documentation for backup in the event such problems proceed to the lawsuit stage.

Rick reported that two lawsuits mentioned in Dorothy's Report will not be filed at this time. Dorothy has requested that a letter be sent from Jim York to Merino. If Merino does not reply within 10 days, York will then file suit.

Rick suggested that, as a time-saving measure, we formalize our approach to reports from the Deed Restrictions Committee. For example, Dorothy could define each "stage" or "phase" in the deed restrictions process from first letter through filing of suit and report to the Board that action on a certain property is currently in "Stage 1" or "Phase 1". Joanne suggested that addresses where violations occur could be listed in the same order on each DR report so that, as each problem is addressed, it moves closer to the top of the report, while each new violation is added to the bottom of the report. Rick will discuss these proposed changes with Dorothy.

Rita discussed the "blue tarp" house and the 7810 Brushwood remodelling outlined in the DR Report. She asked that each of the Directors drive by and look at the 7810 Brushwood location and be prepared to give an opinion at the next Board meeting.

Rick advised that York will proceed with filing suit against Merino if he does not reply to the letter York is sending. He also reported that York will do title searches prior to filing suits and will charge IFCIA approximately \$30 per search.

Rita discussed several problems she has been having regarding the Architectural Control Committee's approval of pool and fences in certain Sections where the deed restrictions are poorly written and/or vague. Rick suggested that we need York's interpretation of the subject restrictions from a legal standpoint. He also pointed out that construction violations must be addressed by the Architectural Control Committee prior to completion of construction so it is important for all residents to be aware of new construction and report any obvious violations to the Hotline.

Esplanades/Park Committees

Rita reported that an insurance adjuster has been contacted to review damages caused by the recent flooding. She submitted two estimates from Troy for the repair of damages to the esplanades

and the pool/park area. She mentioned that the estimate to repair damages to the pool/park area will be offset by \$360 previously approved to get the pool area ready for the 1992 season. Regular mowing of the pool/park area won't begin for another few weeks. Rita will inquire about reusing dirt washed into the parking lot during the flooding.

Rick submitted the proposed Mosquito Control Contract and reported that it is on the same form and contains the same terms and provisions as last year's contract. The Association will be charged \$70 per trip for 31 trips beginning in May. The \$2,170 is in the current budget. Rita has requested the contractor to add in spraying in the pool/park area. After review and discussion, the following resolution was adopted:

RESOLVED, that contract for Mosquito Control submitted to the Board for review at this Meeting, a copy of which Contract is attached to these Minutes for reference, be and it hereby is approved and accepted, with the addition of a provision for spraying in the pool/park area.

Rita reported that Mr. Baccus has submitted plans for the tree planting project for Victory. He needs a scale drawing to submit to the City Parks Department. Board members were asked to recommend someone to provide the scale drawing at no cost to IFCIA.

Newsletter Commmittee

It was suggested that we might include phone numbers of Harris County Flood Control District personnel, County Commissioner Jerry Eversole, and other elected officials in the upcoming newsletter so that residents could direct their complaints about the recent flooding to the appropriate offices. The IF News editors will consider the suggestion.

Positive Interaction Program

Joanne reported that Judge Ted Poe notified the audience at the February PIP meeting that the Texas Penal Code will be undergoing revision in the next two years. Because of Texas prison overcrowding, it is anticipated that crimes which are currently classed as felonies will be reduced to misdemeanors, and sentences for all crimes will be reduced. Judge Poe has asked for community involvement in contacting legislators and voicing objection to these revisions. It was suggested that we might send out a flyer or place an article in the IF News listing names and addresses and/or fax numbers of legislators so that our residents might express their opinions on this issue. The IF News editors will consider the suggestion.

Pool/Park Committee

Rick reported that the physical condition of the pool is good. During recent flooding, water was one foot above grade level.

Toucan Pool cleaned out the rooms in the facilities and drained, cleaned, and re-filled the pool. All now appears to be in working order. There may be some mud in the filters. We have contacted the insurance company regarding flood insurance. If any problems arise, the insurance company will send out an adjustor.

Dorothy suggested that the Fire Department might hose down the pool/park driveway. Robert cautioned that hosed-down debris might clog the storm sewers.

Rick is submitting the new Toucan Pool Contract. The price is the same as the bid 2 years ago, prior to the pool renovation. The bid takes into account the changes in pool hours - 11:00 a.m. to 7:30 p.m. weekdays, 1:00 p.m. to 7:00 p.m. on Sundays, closed Mondays, and open on holiday weekends - and is within the budget. Rick suggested that IFCIA sign the contract for a 1-year term rather than a 2-year term because (1) we should not get "locked in" when we cannot be certain that Toucan will be in business for the entire 2-year term and (2) we should not speak for future Boards. Rick estimated a total of \$17,062/year based on a day-by-day, hour-by-hour count for services to be rendered. The Toucan bid is \$17,985, which is slightly under the \$18,000 currently budgeted. Rick proposed that the Board accept the contract as written. After discussion, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the Contract with Toucan Pool, a copy of which is attached to these Minutes for reference, be and it hereby is approved and accepted for a one-year term at a cost of \$17,985.

At the next meeting, Rick will submit suggested changes for the pool season regarding passes, visitors, rentals, etc.

New Residents Committee

Ken Miller was absent due to surgery. Dorothy Miller presented his report. Ken met with Al Danto and Wayne Norden. They propose to establish a welcoming committee to inform new residents about IF through the publication of a New Residents Package. The cost might be offset by area real estate agents who would distribute the information at closings. Al and Wayne have contacted a University of Houston art student who will do some preliminary artwork for a nominal charge. The New Residents Committee requested guidance from the Board. It was agreed by the Board that this activity is needed to give the community a facelift and that we should make use of the available energy demonstrated by members of the NR Committee. A general discussion followed about the role that the IF Golf Club should play in this presentation. It was generally agreed that we should avoid "highlighting" the Golf Club as a major feature of the IF community. After discussion, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that an expenditure of no more than \$250 be and it hereby is approved for preliminary artwork to be presented to the Board in connection with the proposed New Residents Package.

Civic Awareness Committee

Michelle reported that a topic and time has not been selected for the next Civic Awareness Meeting. She suggested that we make every effort not to duplicate projects that the Northwest Coalition is already involved in.

The Northwest Coalition has requested a letter from IFCIA backing certain resolutions they have drafted to submit to various elected officials. Rick is in the process of writing the letter on behalf of IFCIA, but is re-thinking the implications. It was decided that a letter from IFCIA would be sent to Helen Huey, other members of City Council, and certain other elected officials:

1. objecting to conditions at the Landmark Apartments;
2. objecting to the establishment of businesses in the IF subdivision such as Day Care Centers and Personal Care Homes. The Directors agreed that to allow any type of overt business to operate within IF would open the subdivision for other types of businesses that could not be controlled or monitored;
3. supporting the beautification of Antoine;
4. suggesting the designation of North Houston-Rosslyn, instead of Antoine, as a truck route supporting the prohibition against trucks over 2 axles on Antoine;
5. objecting to the "Underground Club" on Antoine in a carefully-worded statement citing "increased, undesirable traffic, late-night Club activities, etc."

Rick will draft a letter from IFCIA setting forth the Association's stand on the above matters and will submit the draft to the Board for approval at the next Meeting.

A letter from IFCIA will be sent to Councilwoman Helen Huey thanking her for her efforts in having the widening of Antoine to 6 lanes from Hwy. 290 to Hwy. 249 removed from the City's Capital Improvements Program. It was noted that Huey is working on reserving the right to keep Antoine on the CIP's major thoroughfare list.

Security Committee

Jim Kilpatrick's report was distributed. We have been notified that the IF Golf Club is no longer a paying member of the Inwood Forest Security Patrol Program. They attribute their withdrawal from the Program to a cost-reduction effort and the

perception that they were not receiving sufficient services for the \$500/month fee charged to them. Jim Kilpatrick recommended that the Directors might convince the Club to participate in the Program at the same monthly rate as a homeowner, but without the privilege of vacation watch.

Rick reported that the garage housing our Security Patrol vehicle had 10 inches of water during the recent flooding. The patrol car was not damaged; however, the SP officer on-duty at the time of the flooding suffered damage to his personal vehicle. The Directors will consider contacting our insurance carrier regarding reimbursing the officer for damages sustained while on duty with IF Security Patrol.

The recently-purchased "wet-vac" is in the garage. The patrol car needs one wheel cover and needs washed. A security light will be installed at the garage this weekend. The 9x7 garage door is not a standard size and may need to be repaired instead of replaced.

At the time of this Meeting, Mike Dwyer had not sent letters to past-due Security Patrol Program subscribers. Letters should be sent out within the next ten days.

A meeting of the newly-formed Security Committee was set for 7:00 at Luigi's on March 18th.

Other Business

Robert reported that the City does not provide "Children at Play" signs, but that we might be able to obtain them from a sign company for approximately \$12-\$18 apiece.

Rick reported that we would be eligible for a 5% discount if we pay the Toucan Pool contract up-front. Savings of \$900 might result. He pointed out that we have been doing business with Toucan for several years and the risk would be minimal. After consideration by the Directors, and upon motion duly made, seconded, and unanimously carried, the following resolution was adopted:

RESOLVED, that IFCIA accept Toucan Pool's offer of a 5% discount and pay the cost of the pool contract at the beginning of the one-year contract term, subject, however, to the Board's further review of the impact of such acceptance on the Association's finances.

Rita will count delinquent and current Security Patrol Program subscribers on the list furnished by Mike Dwyer. Rita announced that scavengers had been going through the wet carpets set out on the streets following the recent flooding. She called Security Patrol and the intruders were escorted out of the neighborhood.

Treasurer's Report

Rick noted that the Ken Miller, the Treasurer, was absent. Rick had hastily reviewed the financial report submitted by Mike Dwyer and reported that the numbers look reasonable.

There being no further business to come before the Meeting, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at 8:45 p.m.

JOANNE FERGUSON,
Secretary of the Meeting

APPROVED:

RICK VANCE
Chairman of the Meeting

MEMO TO IFCIA BOARD OF DIRECTORS

DATE: 3-11-92
FROM: KENNETH K MILLER

TOPIC: PROPOSED PUBLIC RELATIONS CAMPAIGN FOR IFCIA

Recommend that we accept proposal as submitted by Al Danto & Wayne Norden for a public relations campaign for IF.

1. Logo for area to be designed, submitted for approval.
2. Packet similar to example packet submitted for City of Bellaire. To become part of a WELCOME TO INWOOD FOREST feature for all old and new residents.
3. Distribution of packets through possible revival of IF WELCOME TO NEIGHBORHOOD COMMITTEE.

This committee could be a sub-committee of CAC or stand on its own.

Cost for the proposal is nominal and donations would cover most if not all of our expenses.
Need to get the real estate agents involved as they would be good promoters of this type of project. Ask them to help defray costs of printing.

All art work would be submitted to the Board for approval.
All committee work would be submitted to Board for approval and comment.

Mr. Danto and Mr. Norden both have a desire to improve the neighborhood. They feel that this is just one motivational step for the neighborhood.

MEMO TO BOARD OF DIRECTORS IFCIA

DATE: 3-11-92
FROM: DOROTHY A MILLER
DEED RESTRICTIONS

ACTIONS TO DATE:

1) Letter of Compliance sent to Merino at 7907 Antoine concerning violations of deed restrictions. Letter sent by Jim York, attorney, on March 5, 1992. Merino has 10 working days to call or write either Mr. York or Deed Restrictions concerning his intentions. Failure to contact us, will mean that further action (suit filed within 30 days) will be taken by Mr. York, once we give final approval to do so.

Two neighbors are taking down makes-models-license plate numbers for trucks that are coming to 7907 Antoine on Fridays. Numbers will be checked at county tax office for name of owners of trucks and how trucks are being used. The initial letter of compliance does not mention possible violation due to "running a business from home." Mr. York said that we could file on this latter once we had fairly concrete proof of this.

- 2) Have begun working on 6023 Green Falls, Mr. Graham. House with tarp on roof. House now appears abandoned. Will keep board informed.
- 3) Have begun working on house on Brushwood. Remodeling still not finished. Yard and area still an eyesore. 7810 Brushwood.

QUESTIONS:

1. When do we file liens on homeowners with delinquent maintenance fees?
Most of the people that we have been having trouble with on deed restrictions recently also have delinquent fees.
2. Can I use delinquent fee as one of my leverage points when discussing a violation with a violator?

TROY'S LANDSCAPE & LAWN CARE
4315 CYPRESS GROVE, HOUSTON, TEXAS 77088
(713) 847-1741 OR BLEEPER 278-4590

09-Mar-92

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOC.
5600 NORTHWEST CENTRAL DRIVE, #180
HOUSTON, TEXAS 77092

ESTIMATE TO REPAIR LANDSCAPING TO THE PARK AREA DUE TO FLOOD DAMAGE.

PICK-UP AND RAKE DEBRI, LIMBS AND TRASH \$135.00

TROY'S LANDSCAPE & LAWN CARE
4315 CYPRESS GROVE, HOUSTON, TEXAS 77088
(713) 847-1741 OR BEEPER 278-4590

09-Mar-92

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOC.
5600 NORTHWEST CENTRAL DRIVE, #180
HOUSTON, TEXAS 77092

ESTIMATE TO REPAIR LANDSCAPING TO THE POOL AREA DUE TO FLOOD DAMAGE.

REWORK AND MULCH BEDS, RAKE DEBRIS AND TRASH, REMOVE
LANDSCAPE TIMBERS AND HAUL OFF. \$615.00



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

March 18, 1992

Mr. Bill Garner
Toucan Pool Management, Inc.
Post Office Box 681165
Houston, Texas
77268-1165

Re: Inwood Forest Pool
Management Agreement

Dear Bill:

Enclosed is the signed Pool Management Contract for the term April 1, 1992 through March 31, 1993, for a total contract amount of \$17,985.60. In conjunction with this:

- (1) Please sign and return the original for our files.
- (2) Also, please forward the certificates of insurance as required in the contract.
- (3) We have not yet fully addressed the 5% discount for prepayment. You will be notified by April 1, 1992, if we accept.

If you have any questions, feel free to call.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Richard Vance', is written over the typed name.

Richard Vance
President, IFCIA

RV:dfn

Enclosure

cc: IF Board of Directors (w/o encl)
Jim York (w/encl)

NORTHWEST COALITION OF CIVIC ORGANIZATIONS

MINUTES FROM FEBRUARY 12, 1992 MEETING
MEETING CALLED TO ORDER AT 7:00 PM AT SOLID GOLD-CENTURY 21

MEMBERS IN ATTENDANCE:

Carl Whitmarsh	Forest Pines
Charles Rivet	Inwood Homeowners (Townhomes)
Herman Lauhoff	Sheraton Oaks
Nelda Eppes	Mangum Oaks
Sandi Kominski	Bayou Bend
Richard Somerville	Arbor Oaks
Ruth White	Candlelight Oaks Village
Jim Anderson	Candlelight Oaks Village
Dorothy Miller	Inwood Forest CIA

Jenny Flippen opened meeting with stating that prime reason for tonight's meeting was to discuss Antoine project.

Committee report-Herman Lauhoff-FLOODING PROJECT

Talked with Art Storey & Steve Fitzgerald of Harris Cty Flood Control-detention pond sites discussed Engineers sent to Sheraton Oaks to look at flooding problem with Little York-White Oak junction.

R. Somerville stated that he met with Storey & Fitzgerald on January 9, 1992. Detention pond sites as originally planned to go forward.

Committee report-H. Lauhoff, Somerville, Miller-SECURITY ON ANTOINE

"UNDERGROUND CLUB" has had parking spaces restricted as auxiliary parking from Gala Industries has been placed off limits. Arethem Jones is listed as name in which liquor license is in for UNDERGROUND. "OPPS CLUB" applying for a mixed drink liquor license under the name of Zenobia Denby. Question asked as to who is actual owner of club-Columbian nationals?

MOTION: THE NORTHWEST COALITION OF CIVIC ORGANIZATIONS OPPOSES THE ISSUING OF A LIQUOR AND/OR MIXED DRINK PERMIT TO THE PERSON OF ZENOBIA DENBY OR TO ANY OTHER PERSON ACTING AS AGENT FOR THE CLUB "OPPS" LOCATED AT 6503 ANTOINE.

presented by H. Lauhoff
2nd by R. Somerville
carried 9 to 0

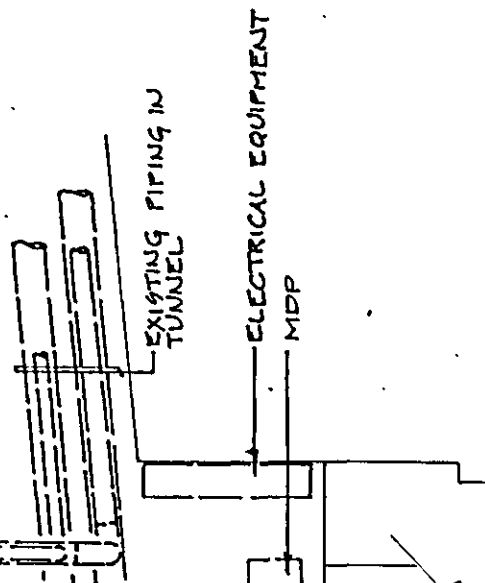
Committee report-Carl Whitmarsh-abandoned bldg on Antoine

M 2

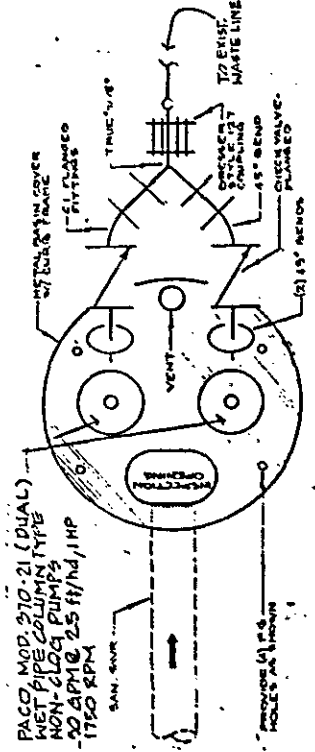
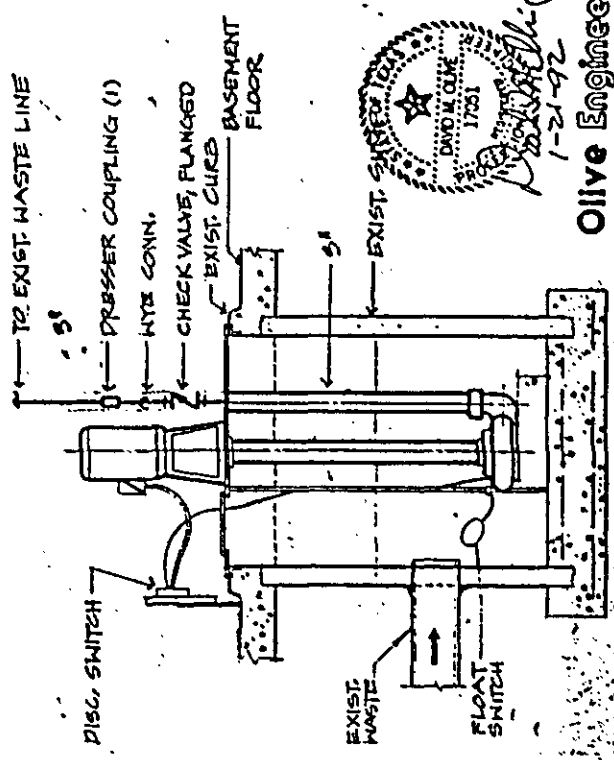
1. REFER TO PHASING REQUIREMENTS OF PROJECT IN SPECIFICATION.
2. ROUTE ALL PIPING AS HIGH AS POSSIBLE WITH RESPECT TO EXISTING PLUMBING PIPING AND EXISTING ELECTRICAL CONDUIT FEEDERS TO REMAIN.
3. CONTRACTOR SHALL SUBMIT COORDINATION DRAWING DENOTING PIPE ELEVATIONS AND EQUIPMENT LAYOUT ALONG WITH ALL NEW AND EXISTING PLUMBING AND ELECTRICAL WORK.

CONTRACTOR SHALL SUBMIT COORDINATION DRAWING DENOTING PIPE ELEVATIONS AND EQUIPMENT LAYOUT ALONG WITH ALL NEW AND EXISTING PLUMBING AND ELECTRICAL WORK.

4. PURGE ALL EXIST. FLOOR DRAINS OF DEBRIS OR BLOCKAGES AND REPLACE GRATE TOPS W/ NEW. REMOVE DEBRIS FROM EXIST. SUMP PRIOR TO INSTALLATION OF NEW PUMPS.
5. PURGE EXIST. AREA DRAINS OUTSIDE OF BLDG ON BOTH SIDES OF BASEMENT AND LEAVE FUNCTIONAL TO DRAIN S DRAINS).



2x20 R.A. DUCTS TO ABOVE.
 2x12 FIRE DAMPERS @ FLOOR.
 4x14 S.A. DUCTS TO ABOVE.
 2x12 FIRE DAMPERS @ FLOOR.



Olive Engine
 10008 Thorn & Conroy Way, Suite 100
 Houston, Texas 77054 (713) 667-2222
 FAX (713) 667-2222

SECTION

discussed 5555 Antoine, "Landmark" Apts, owner Antonini. Councilperson Huey is on top of project. Part of her campaign promise to area. NWC wants action on this complex now-to send a message to others in area that NW will not stand for irresponsible & unresponsive landowners. Forest Pines reported to number of assaults, trouble with transients using property, use of derelicts to renovate project, people being assaulted at Dairy Queen & U-Plumb-It stores by derelicts living in unfinished part of project.

MOTION: THE NORTHWEST COALITION OF CIVIC ORGANIZATIONS NOTING THE LENGTH OF TIME AND LACK OF PROGRESS ON RENOVATION OF 5555 ANTOINE, NOTING THE MANNER OF PARTIAL RENOVATION CARRIED OUT ON ONLY THE FRONT SECTION OF COMPLEX, AND LACK OF SECURED AREA OPPOSES ANY CONTINUED WORK ON THE COMPLEX UNTIL AT SUCH TIME AS THE COALITION AND THE OWNER OF THE PROPERTY MEET TO CLARIFY THE FINAL DISPOSITION OF THE PROPERTY. FAILURE TO REACH AGREEMENT AS TO THE DIRECTION OF TYPE OF OCCUPANCY, THE NORTHWEST COALITION WILL SEEK TO CLOSE SAID APARTMENTS AND HAVE THE CITY OF HOUSTON CONDEMN FOR DEMOLITION SAID APARTMENTS.

presented by Somerville
2nd by N. Eppes
passed 9 to 0

Discussed article in paper concerning definitions that are coming out of Planning & Development-Zoning Commission as to what are SINGLE FAMILY RESIDENTIAL. Chronicle stated that single family residential would be single family dwellings but also include exemptions for CHILD DAYCARE and PERSONAL CARE homes. NWC opposes such as definition as no mention is made as to any limitations to number of homes or size. NWC is on record opposing HB1092 from the 1991 legislative session concerning child daycare homes in deed restricted neighborhoods. (Houston Chronicle)

MOTION: THE NORTHWEST COALITION OF CIVIC ORGANIZATIONS OPPOSES ANY DEFINITION OF SINGLE FAMILY RESIDENTIAL DWELLINGS PRESENTED BY THE CITY OF HOUSTON PLANNING AND DEVELOPMENT DEPARTMENT-ZONING COMMISSION THAT WOULD ALLOW FOR THE PRESENCE OF CHILD DAYCARE OR PERSONAL CARE HOMES WITHIN DEED RESTRICTED NEIGHBORHOODS. THE NWC FEELS THAT TO ALLOW ANY TYPE OF OVERT BUSINESS TO OPERATE WITHIN A SINGLE-FAMILY RESIDENTIAL DEED RESTRICTED NEIGHBORHOOD WOULD OPEN THE NEIGHBORHOODS FOR OTHER TYPE OF BUSINESSES THAT COULD NOT BE CONTROLLED OR MONITORED. THE NWC FEELS THE CHILD DAYCARE CENTERS AND PERSONAL CARE HOMES ARE "FOR PROFIT" ENTERPRISES AND AS SUCH HAVE NO PLACE IN DEED RESTRICTED NEIGHBORHOODS.

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1-24-92

1-24-92



E

presented by Miller
2nd by Flippen
passed 9 to 0

Discussion (open) on problems concerning esplanades and paper sellers. HHA opposes. NWC opposes. All neighborhoods in area oppose.

Began discussion on BEAUTIFICATION OF ANTOINE.
Problems with esplanades. Problems with clubs along STRIP. Maintenance, sources of revenue, volunteer forces, donations of plantings. Opening of possible acct with Inwood Forest First City for donations to NWC.

MOTION: THE NORTHWEST COALITION OF CIVIC ORGANIZATIONS SUPPORTS THE BEAUTIFICATION OF ANTOINE FROM HWY 290 TO HWY 249.

presented by Somerville
2nd by Lauhoff
passed 9 to 0

MOTION: THE NORTHWEST COALITION OF CIVIC ORGANIZATIONS SITING THE NEEDS OF THE COMMUNITY FOR INCREASED MOBILITY WHILE TRYING TO MAINTAIN A RESIDENTIAL COMMUNITY, SUPPORTS THE DESIGNATION OF NORTH-HOUSTON ROSSYLN-BINGLE AS A "TRUCK ROUTE" FROM HWY 249 TO HWY 290. THE NORTHWEST COALITION OF CIVIC ORGANIZATIONS, SITING THE "TRUCK ROUTE", OPPOSES THE USE OF ANTOINE FROM HWY 249 TO HWY 290 AS A COMMERCIAL ROUTE AND CALLS FOR THE PLACING OF TRAFFIC SIGNS STATING "NO TRUCKS OVER 2 AXLES."

presented by Flippen
2nd by Kominski
passed 9 to 0

Discussion followed concerning sending letters to Huey, Gorzinski, Greenwood, Traffic & Transportation, PW, Eversole, & Shakleford on NWC stand on Antoine.

Discussion of proposal concerning BOOM BOXES. How the noise levels are disturbances to the neighborhoods and to other traffic. Traffic hazard in that emergency sirens would not be able to be heard by occupants of cars.

MOTION: insert motion as read by Herman Lauhoff.

presented by Lauhoff
passed 9 to 0

Meeting adjourned 9:00 pm
Next meeting March 11, 1992, 7:00pm.

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Board of Directors
Inwood Forest Community
Improvement Association

I have compiled the accompanying balance sheet-modified cash basis of Inwood Forest Community Improvement Association as of February 29, 1992 and the related statement of revenue and expenses-modified cash basis for the two months then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the modified cash receipts and disbursements basis of accounting which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budget of Inwood Forest Community Improvement Association has not been compiled or examined by me and, accordingly, I do not express an opinion or any other form of assurance on it.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

Michael E. Dwyer, P.C.

March 11, 1992

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
BALANCE SHEET
AS OF 2/29/92

PAGE: 1

ASSETS

CURRENT ASSETS

CASH-T.C.B.-CHECKING	2,059	
PETTY CASH-T.C.B.-CKG	507	
CASH-SECURITY	2,508	
MONEY MKT-SAVINGS T.C.B.	113,243	
MONEY MKT-SPECIAL T.C.B.	4,316	
TOTAL CURRENT ASSETS		122,633

PROPERTY AND EQUIPMENT

LAND	5,259	
LAND IMPROVEMENT	6,724	
SWIMMING POOL	16,748	
POOL FENCE	1,400	
BUILDING	17,104	
PLAYGROUND EQUIPMENT	23,562	
MACHINERY AND EQUIPMENT	2,789	
SECURITY VEHICLE	13,733	
ACCUMULATED DEPRECIATION	44,170-	
ACCUM.DEPRN-SECURITY	9,854-	
TOTAL PROPERTY AND EQUIPMENT		33,294

TOTAL ASSETS

155,927

LIABILITIES AND FUND BAL.

UNEARNED SECURITY REVENUE	14,015	
FUND BALANCE		
DEPRECIATION	3,943-	
CONTRIBUTIONS	125,977	
CURRENT YEAR INC (LOSS)	41,411	
BEGINNING FUND BALANCE	21,533-	
TOTAL FUND BALANCE		141,912

TOTAL LIABILITIES AND FUND BAL.

155,927

*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 2 MONTHS ENDING 2/29/92

	----- CURRENT -----	-- YEAR TO DATE --	-----	-----
	ACTUAL	PERCENT	ACTUAL	PERCENT
	=====		=====	
REVENUES				
MAINTENANCE-HOMEOWNERS	8,069	59.6	50,309	75.2
MAINTENANCE-TOWNHOMES			3,456	5.2
TRANSFER FEES	100	0.7	311	0.5
POOL RECEIPTS			35-	0.1-
ESPLANADE BEAUTIFICATION	50	0.4	140	0.2
SECURITY REVENUE	5,312	39.3	12,687	19.0
	-----		-----	
* TOTAL REVENUES	13,531	100.0	66,868	100.0
POOL EXPENSES				
POOL CONTRACT	500	3.7	1,000	1.5
ELECTRICITY	220	1.6	670	1.0
TELEPHONE	30	0.2	90	0.1
	-----		-----	
* TOTAL POOL EXPENSES	750	5.5	1,760	2.6
OPERATING & ADMIN				
ESPLANADE MAINTENANCE	1,880	13.9	2,885	4.3
LEGAL	75	0.6	338	0.5
ACCOUNTING	750	5.5	1,500	2.2
INSURANCE			5,496	8.2
TAXES	84-	0.6-		
STATIONARY-POSTAGE-ADMIN.	676	5.0	1,063	1.6
SECURITY-ADMINISTRATIVE	692	5.1	796	1.2
SECURITY OFFICERS	4,680	34.6	9,810	14.7
SECURITY VEHICLE	847	6.3	1,025	1.5
SECURITY INSURANCE	442	3.3	994	1.5
DEPRECIATION-VEHICLE	150	1.1	300	0.4
	-----		-----	
* TOTAL OPERATING & ADMIN	10,108	74.7	24,207	36.2
OTHER INCOME				
INTEREST INCOME	264	2.0	510	0.8
	-----		-----	
* TOTAL OTHER INCOME	264	2.0	510	0.8
	-----		-----	
* NET INCOME (LOSS)	2,938	21.7	41,411	61.9
	=====		=====	

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
IFCIA EXCLUDING SECURITY
FOR THE 2 MONTHS ENDING 2/29/92

	----- CURRENT -----	ACTUAL PERCENT	-- YEAR TO DATE --	ACTUAL PERCENT
	=====		=====	
REVENUES				
MAINTENANCE-HOMEOWNERS	8,069	98.2	50,309	92.9
MAINTENANCE-TOWNHOMES			3,456	6.4
TRANSFER FEES	100	1.2	311	0.6
POOL RECEIPTS			35-	0.1-
ESPLANADE BEAUTIFICATION	50	0.6	140	0.3
	-----		-----	
* TOTAL REVENUES	8,219	100.0	54,181	100.0
POOL EXPENSES				
POOL CONTRACT	500	6.1	1,000	1.8
ELECTRICITY	220	2.7	670	1.2
TELEPHONE	30	0.4	90	0.2
	-----		-----	
* TOTAL POOL EXPENSES	750	9.1	1,760	3.2
OPERATING & ADMIN				
ESPLANADE MAINTENANCE	1,880	22.9	2,885	5.3
LEGAL	75	0.9	338	0.6
ACCOUNTING	750	9.1	1,500	2.8
INSURANCE			5,496	10.1
TAXES	84-	1.0-		
STATIONARY-POSTAGE-ADMIN.	676	8.2	1,063	2.0
	-----		-----	
* TOTAL OPERATING & ADMIN	3,297	40.1	11,282	20.8
OTHER INCOME				
INTEREST INCOME	264	3.2	510	0.9
	-----		-----	
* TOTAL OTHER INCOME	264	3.2	510	0.9
	-----		-----	
* NET INCOME (LOSS)	4,437	54.0	41,649	76.9
	=====		=====	

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCIA SECURITY PATROL
 FOR THE 2 MONTHS ENDING 2/29/92

	----- CURRENT -----	ACTUAL PERCENT	-- YEAR TO DATE --	ACTUAL PERCENT
	=====	=====	=====	=====
REVENUES				
SECURITY REVENUE	5,312	100.0	12,687	100.0
	-----	-----	-----	-----
* TOTAL REVENUES	5,312	100.0	12,687	100.0
OPERATING & ADMIN				
SECURITY-ADMINISTRATIVE	692	13.0	796	6.3
SECURITY OFFICERS	4,680	88.1	9,810	77.3
SECURITY VEHICLE	847	15.9	1,025	8.1
SECURITY INSURANCE	442	8.3	994	7.8
DEPRECIATION-VEHICLE	150	2.8	300	2.4
	-----	-----	-----	-----
* TOTAL OPERATING & ADMIN	6,811	128.2	12,925	101.9
	-----	-----	-----	-----
* NET INCOME (LOSS)	1,499-	28.2-	238-	1.9-
	=====	=====	=====	=====

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 2 MONTHS ENDING 2/29/92

PAGE: 1

	CURRENT			YEAR TO DATE		
	ACTUAL	BUDGET	BUDG-VAR	ACTUAL	BUDGET	BUDG-VAR
REVENUES						
MAINTENANCE-HOMEOWNERS	8,069	4,913	3,156	50,309	9,870	40,439
MAINTENANCE-TOWNHOMES				3,456	3,350	106
TRANSFER FEES	100	174	74-	311	340	29-
POOL RECEIPTS		333	333-	35-	666	701-
ESPLANADE BEAUTIFICATION	50	83	33-	140	170	30-
SECURITY REVENUE	5,312		5,312	12,687		12,687
RECOVERY OF LEGAL FEES		208	208-		420	420-
* TOTAL REVENUES	13,531	5,711	7,820	66,868	14,816	52,052
POOL EXPENSES						
POOL CONTRACT	500	1,500	1,000	1,000	3,000	2,000
ELECTRICITY	220	292	72	670	584	86-
TELEPHONE	30	29	1-	90	58	32-
WATER		267	267		530	530
REPAIR & MAINTENANCE		417	417		830	830
* TOTAL POOL EXPENSES	750	2,505	1,755	1,760	5,002	3,242
OPERATING & ADMIN						
ESPLANADE MAINTENANCE	1,880	1,667	213-	2,885	3,330	445
MOSQUITO CONTROL		167	167		330	330
LEGAL	75	1,000	925	338	2,000	1,663
ACCOUNTING	750	750		1,500	1,500	
INSURANCE		750	750	5,496	1,500	3,996-
TAXES	84-		84			
STATIONARY-POSTAGE-ADMIN.	676	142	534-	1,063	280	783-
SECURITY-ADMINISTRATIVE	692		692-	796		796-
SECURITY OFFICERS	4,680		4,680-	9,810		9,810-
SECURITY VEHICLE	847		847-	1,025		1,025-
SECURITY INSURANCE	442		442-	994		994-
DEPRECIATION-VEHICLE	150		150-	300		300-
* TOTAL OPERATING & ADMIN	10,108	4,476	5,632-	24,207	8,940	15,267-
OTHER INCOME						
INTEREST INCOME	264	542	278-	510	1,080	570-
* TOTAL OTHER INCOME	264	542	278-	510	1,080	570-
* NET INCOME (LOSS)	2,938	728-	3,666	41,411	1,954	39,457

S	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0-0	1	2/29/92	0	DEPOSIT SECURITY	60702	2,049.00-
0-0	2	2/29/92	0	SCTY CKS FOR THE MONTH	109	4,611.74-
0-0	3	2/29/92	0	SERVICE CHARGE	83501	22.14
0-0	4	2/29/92	0	DCASH TRANS-OPERATING	101	3,446.09-
0-0	5	6/29/92	0	DEPOSIT-MNY MKT-ESPLANADE	60601	50.00-
0-0	5	6/26/92	0	DEPOSIT-MNY MKT-ESPLANADE	60601	50.00
0-0	5	2/29/92	0	DEPOSIT-MNY MKT-ESPLANADE	60601	50.00-
0-0	5	2/29/92	0	DEPOSIT-MNY MKT-ESPLANADE	60301	100.00-
0-0	5	2/29/92	0	DEPOSIT-MNY MKT-ESPLANADE	60101	2,689.00-
0-0	5	2/29/92	0	DEPOSIT-MNY MKT-ESPLANADE	60702	33.00-
						2,872.00-*
0-0	6	2/29/92	0	D/M CHECK ORDER MNY.MKT.	83501	21.66
0-0	7	2/29/92	0	MAINTENANCE	60101	5,330.00-
0-0	8	2/29/92	0	INTEREST INCOME	91101	264.49-
0-0	9	2/29/92	0	CASH TRANS-2/92 MNY MKT	111	4,998.74
0-0	10	2/29/92	0	U/E SECURITY REVENUE	402	3,230.00
0-0	10	2/29/92	0	U/E SECURITY REVENUE	60702	3,230.00-
						0.00 *
0-0	11	2/29/92	0	DEPRECIATION	86902	150.00
0-0	11	2/29/92	0	DEPRECIATION	292	150.00-
0-0	11	2/29/92	0	DEPRECIATION	510	221.00
0-0	11	2/29/92	0	DEPRECIATION	290	221.00-
						0.00 *
0-0	12	2/29/92	0	MISCELLANEOUS DEPOSIT	60101	50.00-
0-0	13	2/29/92	0	PETTY CASH 2/92 TRANS	102	529.21-
0-0	738	2/29/92	0	VICTORY PRINTING	83501	52.57
0-0	739	2/29/92	0	REIMB J FERGUSON	83501	30.00
0-0	740	2/29/92	0	REIMB J KILPATRICK	83501	496.64
0-0	1314	2/29/92	0	GTE	85302	124.30
0-0	1315	2/29/92	0	BMQ	85302	180.85
0-0	1316	2/29/92	0	HOUSTON GENERAL INSURANCE	85402	442.00

BCH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0- 0	1317	2/29/92	0	J M AUTOMOTIVE	85302	91.01
0- 0	1317	2/29/92	0	J M AUTOMOTIVE	85302	91.01-
0- 0	1317	2/29/92	0	J M AUTOMOTIVE	85302	199.35
						199.35 *
0- 0	1318	2/29/92	0	CARL S SMITH	85302	91.01
0- 0	1319	2/29/92	2013	FRANCIS ROSS	85302	251.30
0- 0	1319	2/29/92	2013	FRANCIS ROSS	85202	600.00
						851.30 *
0- 0	1320	2/29/92	2014	KARRY D VAN HUIS	85202	450.00
0- 0	1321	2/29/92	2002	JOHNNIE C HAMILTON, JR.	85202	525.00
0- 0	1322	2/29/92	2009	JAMES E BAKER	85202	375.00
0- 0	1323	2/29/92	2003	RUSSELL F LILLEY	85202	600.00
0- 0	1324	2/29/92	2008	GREGORY W SHAULL	85202	225.00
0- 0	1325	2/29/92	2022	BRUCE EVANS	85202	900.00
0- 0	1326	2/29/92	2021	CINDY HUTTO DeLANO	85202	300.00
0- 0	1327	2/29/92	2027	JOHN NICHOLS	85202	300.00
0- 0	1328	2/29/92	2017	DAVID DEVORA	85202	75.00
0- 0	1329	2/29/92	2028	TRAVIS ANDERSON	85202	180.00
0- 0	1330	2/29/92	2026	TRACEY SHIPLEY	85202	150.00
0- 0	1331	2/29/92	0	MICHAEL E. DWYER, P.C.	85102	691.93
0- 0	1362	2/29/92	0	VOID CK. 1362-C S SMITH	83001	83.50-
0- 0	1367	2/29/92	0	MICHAEL E. DWYER, P.C.	82001	750.00
0- 0	1368	2/29/92	0	JIM YORK	81501	75.00
0- 0	1369	2/29/92	0	CANDY PRATER	83501	52.86
0- 0	1370	2/29/92	0	TOUCAN POOL MGT. INC.	70101	500.00
0- 0	1371	2/29/92	0	TROY'S LANDSCAPE	80501	1,880.00
0- 0	1372	2/29/92	0	SW BELL	71101	29.65
0- 0	1373	2/29/92	0	H L & P	70601	219.94

CH	REF	DATE	EMPL	DESCRIPTION	ACCOUNT	AMOUNT
0- 0	5001	2/29/92	0	XFER TO OPERATING	101	3,446.09
38 DEBIT TRANSACTIONS						22,978.04 *
17 CREDIT TRANSACTIONS						22,978.04-*
55 TOTAL TRANSACTIONS:				IN BALANCE		

ACCOUNT	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
51	BALANCE SHEET						
52	ASSETS						
53	2CURRENT ASSETS						
101	CASH-T.C.B.-CHECKING						2,059.32
DCASH	TRANS-OPERATING	2/29	0	0	4	3,446.09-	
XFER	TO OPERATING	2/29	0	0	5001	3,446.09	
						0.00 *	2,059.32 *
102	PETTY CASH-T.C.B.-CKG						1,036.47
PETTY	CASH 2/92 TRANS	2/29	0	0	13	529.21-	
						529.21-*	507.26 *
103	CASH BOX-POOL						0.00 *
109	CASH-SECURITY						7,119.61
SCTY	CKS FOR THE MONTH	2/29	0	0	2	4,611.74-	
						4,611.74-*	2,507.87 *
111	MONEY MKT-SAVINGS T.C.B.						108,244.13
M	TRANS-2/92 MNY MKT	2/29	0	0	9	4,998.74	
						4,998.74 *	113,242.87 *
112	MONEY MKT-SPECIAL T.C.B.						4,315.98 *
121	SAVINGS-T.C.B.						0.00 *
122	SAVINGS-FIRST CITY						0.00 *
125	CERTIFICATE OF DEPOSIT						0.00 *
126	C.D.-BEN FRANKLIN						0.00 *
131	A/R - WOODALL						0.00 *
135	A/R- SYLVA						0.00 *
250	PROPERTY AND EQUIPMENT						
261	LAND						5,258.91 *
262	LAND IMPROVEMENT						6,724.30 *
265	SWIMMING POOL						16,747.53 *
266	POOL FENCE						1,400.00 *
267	BUILDING						17,103.94 *

AMOUNT	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
268	PLAYGROUND EQUIPMENT						23,562.15 *
269	MACHINERY AND EQUIPMENT						2,789.11 *
270	SECURITY VEHICLE						13,732.63 *
290	ACCUMULATED DEPRECIATION						43,949.48-
DEPRECIATION		2/29	0	0	11	221.00- 221.00-*	44,170.48-*
292	ACCUM. DEPRN-SECURITY						9,704.29-
DEPRECIATION		2/29	0	0	11	150.00- 150.00-*	9,854.29-*
299							0.00 *
400	LIABILITIES AND FUND BAL.						
401	UNEARNED INC.-ASSESSMENTS						0.00 *
402	UNEARNED SECURITY REVENUE						17,245.00-
U/E SECURITY REVENUE		2/29	0	0	10	3,230.00 3,230.00 *	14,015.00-*
499	TOTAL LIABILITIES						
500	FUND BALANCE						
510	DEPRECIATION						3,722.00
DEPRECIATION		2/29	0	0	11	221.00 221.00 *	3,943.00 *
520	CONTRIBUTIONS						125,976.99-*
530	CURRENT YEAR INC (LOSS)						0.00 *
540	BEGINNING FUND BALANCE						21,532.51 *
599	STATEMENT OF INCOME						
600	REVENUES						
601	MAINTENANCE-HOMEOWNERS						0.00 *
60101	MAINTENANCE-HOMEOWNERS						42,240.00-
DEPOSIT-MNY MKT-ESPLANADE		2/29	0	0	5	2,689.00-	
MAINTENANCE		2/29	0	0	7	5,330.00-	
CELLANEIOUS DEPOSIT		2/29	0	0	12	50.00-	
						8,069.00-*	50,309.00-*

ACCOUNT	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
602	MAINTENANCE-TOWNHOMES						0.00 *
60201	MAINTENANCE-TOWNHOMES						3,456.00-*
603	TRANSFER FEES						0.00 *
60301	TRANSFER FEES						211.00-
DEPOSIT-MNY MKT-ESPLANADE		2/29	0	0	5	100.00-	
						100.00-*	311.00-*
605	POOL RECEIPTS						0.00 *
60501	POOL RECEIPTS						35.00 *
60601	ESPLANADE BEAUTIFICATION						90.00-
DEPOSIT-MNY MKT-ESPLANADE		6/29	0	0	5	50.00-	
DEPOSIT-MNY MKT-ESPLANADE		6/26	0	0	5	50.00	
DEPOSIT-MNY MKT-ESPLANADE		2/29	0	0	5	50.00-	
						50.00-*	140.00-*
607	SECURITY REVENUE						0.00 *
702	SECURITY REVENUE						7,375.00-
DEPOSIT SECURITY		2/29	0	0	1	2,049.00-	
DEPOSIT-MNY MKT-ESPLANADE		2/29	0	0	5	33.00-	
U/E SECURITY REVENUE		2/29	0	0	10	3,230.00-	
						5,312.00-*	12,687.00-*
60801	RECOVERY OF LEGAL FEES						0.00 *
609	MISCELLANEOUS						0.00 *
700	POOL EXPENSES						
701	POOL CONTRACT						0.00 *
70101	POOL CONTRACT						500.00
TOUCAN POOL MGT. INC.		2/29	0	0	1370	500.00	
						500.00 *	1,000.00 *
706	ELECTRICITY						0.00 *
70601	ELECTRICITY						449.91
H L & P		2/29	0	0	1373	219.94	
						219.94 *	669.85 *
711	TELEPHONE						0.00 *
101	TELEPHONE						60.44

ACCOUNT TRANSACTION	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
SW BELL		2/29	0	0	1372	29.65 29.65 *	90.09 *
716	MOWING						0.00 *
71601	MOWING						0.00 *
721	REFUSE						0.00 *
72101	REFUSE						0.00 *
726	WATER						0.00 *
72601	WATER						0.00 *
731	GATE GUARD						0.00 *
73101	GATE GUARD						0.00 *
740	REPAIR & MAINTENANCE						0.00 *
74001	REPAIR & MAINTENANCE						0.00 *
750	RECREATIONAL EQUIPMENT						0.00 *
760	SOFT DRINKS-POOL						0.00 *
76001	SOFT DRINKS-POOL						0.00 *
800	OPERATING & ADMIN						
805	ESPLANADE MAINTENANCE						0.00 *
80501	ESPLANADE MAINTENANCE						1,005.00
TROY'S LANDSCAPE		2/29	0	0	1371	1,880.00 1,880.00 *	2,885.00 *
810	MOSQUITO CONTROL						0.00 *
81001	MOSQUITO CONTROL						0.00 *
815	LEGAL						0.00 *
81501	LEGAL						262.50
JIM YORK		2/29	0	0	1368	75.00 75.00 *	337.50 *
820	ACCOUNTING						0.00 *
82001	ACCOUNTING						750.00

ACCOUNT TRANSACTION	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
MICHAEL E. DWYER, P.C.		2/29	0	0	1367	750.00 750.00 *	1,500.00 *
825	INSURANCE						0.00 *
82501	INSURANCE						5,496.34 *
830	TAXES						0.00 *
83001	TAXES						83.50
VOID CK. 1362-C S SMITH		2/29	0	0	1362	83.50- 83.50-*	0.00 *
833	REPAIR & MAINTENANCE						0.00 *
83301	REPAIR & MAINTENANCE						0.00 *
835	STATIONARY-POSTAGE-ADMIN.						0.00 *
83501	STATIONARY-POSTAGE-ADMIN.						387.49
CANDY PRATER		2/29	0	0	1369	52.86	
SERVICE CHARGE		2/29	0	0	3	22.14	
CHECK ORDER MNY.MKT.		2/29	0	0	6	21.66	
COPY PRINTING		2/29	0	0	738	52.57	
REIMB J FERGUSON		2/29	0	0	739	30.00	
REIMB J KILPATRICK		2/29	0	0	740	496.64 675.87 *	1,063.36 *
840	TELEPHONE						0.00 *
842	TRAVEL EXPENSES						0.00 *
845	SECURITY						0.00 *
84502	SECURITY						0.00 *
851	SECURITY-ADMINISTRATIVE						0.00 *
85102	SECURITY-ADMINISTRATIVE						104.16
MICHAEL E. DWYER, P.C.		2/29	0	0	1331	691.93 691.93 *	796.09 *
852	SECURITY OFFICERS						0.00 *
85202	SECURITY OFFICERS						5,130.00
FRANCIS ROSS		2/29	0	2013	1319	600.00	
KARRY D VAN HUIS		2/29	0	2014	1320	450.00	
MANNIE C HAMILTON, JR.		2/29	0	2002	1321	525.00	
ES E BAKER		2/29	0	2009	1322	375.00	
RUSSELL F LILLEY		2/29	0	2003	1323	600.00	

ACCOUNT TRANSACTION	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
GREGORY W SHAULL		2/29	0	2008	1324	225.00	
BRUCE EVANS		2/29	0	2022	1325	900.00	
CINDY HUTTO DeLANO		2/29	0	2021	1326	300.00	
JOHN NICHOLS		2/29	0	2027	1327	300.00	
DAVID DEVORA		2/29	0	2017	1328	75.00	
TRAVIS ANDERSON		2/29	0	2028	1329	180.00	
TRACEY SHIPLEY		2/29	0	2026	1330	150.00	
						4,680.00 *	9,810.00 *
853	SECURITY VEHICLE						0.00 *
85302	SECURITY VEHICLE						178.34
GTE		2/29	0	0	1314	124.30	
BMQ		2/29	0	0	1315	180.85	
J M AUTOMOTIVE		2/29	0	0	1317	91.01	
J M AUTOMOTIVE		2/29	0	0	1317	91.01-	
J M AUTOMOTIVE		2/29	0	0	1317	199.35	
CARL S SMITH		2/29	0	0	1318	91.01	
FRANCIS ROSS		2/29	0	2013	1319	251.30	
						846.81 *	1,025.15 *
854	SECURITY INSURANCE						0.00 *
85402	SECURITY INSURANCE						552.00
HOUSTON GENERAL INSURANCE		2/29	0	0	1316	442.00	
						442.00 *	994.00 *
86902	DEPRECIATION-VEHICLE						150.00
DEPRECIATION		2/29	0	0	11	150.00	
						150.00 *	300.00 *
900	INCOME FROM OPERATIONS						
910	OTHER INCOME						
911	INTEREST INCOME						0.00 *
91101	INTEREST INCOME						245.51-
INTEREST INCOME		2/29	0	0	8	264.49-	
						264.49-*	510.00-*
920	AWARDS DINNER INCOME						0.00 *
92001	AWARDS DINNER INCOME						0.00 *
921	AWARDS DINNER EXPENSES						0.00 *
92101	ACTIVITIES EXPENSES						0.00 *
990	NET INCOME						
999	NET INCOME (LOSS)						

ACCOUNT	DESCRIPTION	DATE	S	EMPL	REFERENCE	CURRENT	BALANCE
=====							
TOTAL DEBITS						19,390.94 *	261,429.76
TOTAL CREDITS						19,390.94-*	261,429.76-

*** IN BALANCE ***