



LCJ
COMPANIES

Crosby Meadows Apts 1-2-3

304 Krenek Road

Crosby, Texas 77532

Office #281.328.3063

Fax # 281-328.3055

crosbymeadows@lcjcompanies.com

To:

From: Property Manager Chanda A

Date:

Pages: including this page

RE:

This is the Crosby Meadows Council Packet



This property does not discriminate against any and all person based on Race, color, religion, gender, ethnicity, origin, age, familial status, or disability.
TDD 1-800-735-2989



Crosby Meadows Resident Council

Article I

Name

The name of the organization will be the Crosby Meadows Resident Council.

Article II

Purpose

The Council shall be a non-profit resident organization where the tenants of Crosby Meadows Apartments located at 304 Krenek Crosby, Texas can promote and protect the quality of life, safety, and property values of the neighborhood primarily, and all neighborhoods generally, and to support the continued maintenance and rehabilitation of Crosby Meadows Apartments to insure a safe, sanitary, and affordable place to live.

Article III

Territorial Boundary

The boundaries of the Resident Council will be the same as defined in the attached legal description which also includes where Crosby Meadows Apartments are located.

Article IV

Membership

Membership shall be open to any adult in good standing as a tenant at Crosby Meadows Apartments. Each member will have one vote.

Article V

Officers

This Resident Council shall have 2 officers. These shall be a President and a Secretary/Treasurer.

The President will be an official member of all committees and exercise authority for meetings. The Secretary/Treasurer will record and transfer information concerning the Resident Council and will collect, disburse, and safely keep all, if any, monies that are used in and for the council.

The officers shall be elected by the general membership at the annual meeting. A list of nominees for the officers can be submitted by any member in advance of the election meeting when possible. Nominations from the floor shall also be in order. A majority of members voting shall elect the new officers.

The officers will begin their tenure at the close of the meeting at which they are elected. The term shall extend for one year until the close of the next election meeting or until successors are elected. If a vacancy should occur in the office of President, the Secretary/Treasurer shall serve for the remainder of the term. Election to an office shall be by ballot if there is more than one candidate for the office.

Article VI
Meetings

The annual member meeting shall convene in January and additional meetings may be called by the President.

Notice of any meetings shall be made to the members no less than one week in advance of the meeting by posting the notice in the office/community room of Crosby Meadows Apartments.

There shall be a minimum Crosby Meadows Apartments tenant percentage of 51% in attendance.

Article VII
Committees

There will be different committees within the Council. The President and Council shall appoint the chairpersons for each committee.

- a) A Membership Committee, which will organize membership status and organize fund-raising events for the Council. The Secretary/Treasurer will be a member of the Committee.
- b) An Information Committee, which will prepare any necessary information for distribution to the Council. The Committee will develop and maintain a system for necessary neighborhood information. The President shall have final approval of a Newsletter, if any.
- c) A Nominating Committee, which will make recommendations for the other committees. It will balance the memberships of the other committees so that their make-up is constructed of persons who have demonstrated interest in the goals of the Resident Council. The committee shall also make recommendations to the President of the Council.
- d) A Transportation Committee, which will review and make recommendations regarding issues related to streets, sidewalks, public transit, and bicycle/pedestrian/automobile traffic, and related neighborhood transportation issues.
- e) A Police Relations Committee, which can act as a liaison with local police authorities and make recommendations related to Neighborhood Watch, graffiti, crime statistics, and community policing.
- g) Additional committees may be formed upon recommendation and the approval by the general membership.

Article VIII
Policy Determination

Policy position of the Council shall be determined by a simple majority vote of the members present and voting at a general meeting.

Article IX
Parliamentary Authority

Parliamentary authority shall govern the Council in all cases to which they are applicable and in consistent with the bylaws and any special rules the Council may adopt.


Article X
Amendment

These bylaws may be amended by a two-thirds vote at any general meeting that notice was given in writing to all members at least one week in advance or by announcement at the preceding general membership meeting.

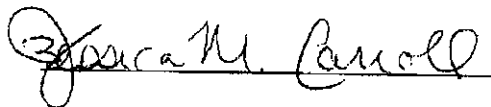
Article XI
Dissolution

Upon the dissolution or termination of the Crosby Meadows Resident Council, no member will have any right to receive any assets of the Council. The assets of the Council shall be permanently dedicated to a charitable purpose. In the event of dissolution, the Council's assets shall be distributed to an organization that is tax-exempt under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

SIGNED this 19 day of December, 2015.



President



Secretary/Treasurer

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name: Crosby Meadows Apartments
 Development Street Address: 304 Krenak Rd
 Development City: Crosby, TX
 Development County: Harris
 TDHCA # (for office use only): _____

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Crosby Meadows Resident Council
 This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) No
 If YES, provide the years that the organization made submissions prior to 2016: _____
 The Neighborhood Organization is a (select one of the following):
 Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____
 As of March 1, 2016, this Neighborhood Organization is on record with (select one of the following):
 County
 Secretary of State
 Texas Department of Housing & Community Affairs (If prior to January 29, 2016)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: JANSON ROSETTA
 Title: PRESIDENT
 Physical Address: 304 KRENAK RD
 Mailing Address (if different from above): _____
 City: CROSBY Zip Code: 77532
 Phone: 917-568-3236 Email: JANSON@NYC.HR.COM

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: Jessica Carroll
 Title: Secretary
 Physical Address: 304 Krenak Rd Apt 84, Crosby, TX
 Mailing Address (if different from above):
 City: Crosby, TX Zip Code: 77532
 Phone: 903 601 2204 Email: malekragator@cyuh20.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

Property and housing development improvement

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

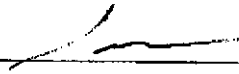
Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**



 1st Contact Signature

12/19/15

 Date

JANSUN ROSETTA

 1st Contact Printed Name

PRESIDENT

 Title



 2nd Contact Signature

December 19, 2015

 Date

Jessica M. Carroll

 2nd Contact Printed Name

Secretary/Treasurer

 Title

GF: 288671PAO
RC/OS

Attached to and forming a part of TICOR Title Insurance Company Commitment No.
288671PAO-C.

EXHIBIT "A"

Tract One:

1.5369 Acres of land out of the Thomas Toby Survey A-791 in Harris County, Texas and being out of that certain 4.939 Acre tract of land described by instrument recorded in Vol.7243 Pg.338 of the Harris County Deed Records, said 1.5369 Acres of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch Iron Rod set marking the present intersection of the West right-of-way line of Pine Street (60 feet wide) with the South right-of-way line of Krenek Road (60 feet wide) and marking the Southeast Corner of that certain 10 feet wide strip of land conveyed for the widening of Krenek Road by instrument recorded in Vol.2119 Pg.498 of the Harris County Deed Records, same being the present Northeast Corner of said 4.939 Acre tract of land;

Thence S.00°30'00"W., with the West line of Pine Street, a distance of 213.75 feet to a 5/8 inch Iron Rod set marking the Northeast Corner and PLACE OF BEGINNING of the tract of land herein described;

Thence S.00°30'00"W., continuing with the West line of Pine Street, passing at approximately 151.25 feet the Southwest Corner of Pine Street, in all a distance of 286.00 feet to a 1/2 inch Iron Pipe found marking the Southeast Corner of said 4.939 Acre tract, same being the Southeast Corner of the tract of land herein described;

Thence S.88°42'00"W., with the South line of said 4.939 Acre tract, a distance of 217.00 feet to a 5/8 inch Iron Rod set marking the Southwest Corner of the tract of land herein described;

Thence N.00°30'00"E., 166.00 feet to a 5/8 inch Iron set marking a Corner of the tract of land herein described;

Thence S.88°42'00"W., 41.00 feet to a 5/8 inch Iron Rod set marking a Corner of the tract of land herein described;

Thence N.00°30'00"E., 120.00 feet to a 5/8 inch Iron Rod set marking the Northwest Corner of the tract of land herein described;

Thence N.88°42'00"E., 258.00 feet to the PLACE OF BEGINNING and containing 1.5369 Acres of land, more or less.

GF: 288671PAO
RC/OS
Page 2

Tract Two:

1.6836 Acres of land out of the Thomas Toby Survey A-791 in Harris County, Texas, and being out of that certain 4.939 Acre tract of land described by instrument recorded in Vol.7243 Pg.338 of the Harris County Deed Records, said 1.6836 Acres of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch Iron Pipe found on the present South right-of-way line of Krenek Road (60 feet wide) with the West line of 120 feet wide water canal described in Vol.1283 Pg.540 of the Harris County Deed Records, same being the Northwest Corner of said 4.939 Acre tract and the Northwest Corner of the tract of land herein described;

Thence N.89°01'20"E., with the South line of Krenek Road, a distance of 50.00 feet to a point marking the Northeast Corner of the tract of land herein described;

Thence S.01°24'48"E., 130.00 feet to a point marking a Corner of the tract of land herein described;

Thence N.89°01'20"E., 117.81 feet to a point marking a Corner of the tract of land herein described;

Thence S.00°30'00"W., 205.16 feet to a point marking a Corner of the tract of land herein described;

Thence N.88°42'00"E., 41.00 feet to a point marking a Corner of the tract of land herein described;

Thence S.00°30'00"W., 166.00 feet to a point on the South line of said 4.939 Acre tract of land marking the Southeast Corner of the tract of land herein described;

Thence S.88°42'00"W., with the South line of said 4.939 Acre tract of land, a distance of 196.42 feet to a 1/2 inch Iron Pipe found marking the Southwest Corner of said 4.939 Acre tract of land, same being the Southwest Corner of the tract of land herein described;

Thence N.01°24'48"W., with the West line of said 4.939 Acre tract of land and the East line of said 120 feet wide water canal, a distance of 501.92 feet to the PLACE OF BEGINNING and containing 1.6836 Acres of land, more or less.

1.6277 Acres of land out of the Thomas Toby Survey A-791 in Harris County, Texas and being out of that certain 4.939 Acre tract of land described by instrument recorded in Vol. 7243, Pg. 338 of the Harris County Deed Records, said 1.6277 Acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch Iron Pipe found at the intersection of the East line of a 120 feet wide water canal described in Vol. 1283, Pg. 540 of the Harris County Deed Records with the present South right-of-way line of Krenek Road (60 feet wide) marking the Southwest Corner of a 10 feet wide tract of land conveyed to Harris County for road widening by instrument recorded in Vol. 2119, Pg. 498 of the Harris County Deed Records, same being the present Northwest Corner of said 4.939 Acres of land;

Thence N.89°01'20"E., with the present South line of Krenek Road and the present North line of said 4.939 Acre tract, a distance of 50.00 feet to a point marking the Northwest Corner of the tract of land herein described and the PLACE OF BEGINNING;

Thence N.89°01'20"E., continuing with the present South right-of-way line of Krenek Road and the present North line of said 4.939 Acre tract, a distance of 380.11 feet to a 5/8 inch Iron Rod found in the West right-of-way line of Pine Street (60 feet wide) and marking the Northeast Corner of said 4.939 Acre tract and the Northeast Corner of the tract of land herein described;

Thence S.00°30'00"W., along the West right-of-way line of Pine Street, a distance of 213.75 feet to a 5/8 inch Iron Rod found marking the Northeast Corner of a 1.5369 Acre tract of land described in Film Code No. 167-88-1783 of the Real Property Records of Harris County and the Southeast Corner of the tract of land herein described;

Thence S.88°42'00"W., with the North line of said 1.5369 Acre tract, a distance of 258.00 feet to a 5/8 inch Iron Rod found marking the Northwest Corner of said 1.5369 Acre tract and the most Southerly Southwest Corner of the tract of land herein described;

Thence N.00°30'00"E., a distance of 85.16 feet to a 5/8 inch Iron Rod found marking a Corner of the tract of land herein described;

Thence S.89°01'20"W., a distance of 117.81 feet to a 5/8 inch Iron Rod found marking the most Northerly Southwest Corner of the tract of land herein described;

Thence N.01°24'48"W., a distance of 130.00 feet to the PLACE OF BEGINNING and containing 1.6277 Acres of land, more or less.



HP LaserJet M2727nf MFP

Fax Confirmation Report

TDHCA
4828851
Jan-7-2016 11:18AM

Job	Date	Time	Type	Identification	Duration	Pages	Result
2917	1/7/2016	11:15:39AM	Receive	281 328 3055	3:11	11	OK

Jan 07 2016 05:24PM Crosby Meadows Apartments 281-328-3055

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Crosby Meadows Apts 1-2-3

304 Krenek Road
Crosby, Texas 77532
Office #281.328.3063
Fax # 281-328.3055
crosbymeadows@lcjcompanies.com

To:
From: Property Manager Chanda A
Date:
Pages: including this page
RE:

This is the Crosby Meadows Council Packet



This property does not discriminate against any and all person based on
Race, color, religion, gender, ethnicity, origin, age, familial status, or disability.
TDD 1-800-735-2989

