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RECORD OF DEDICATORY INSTRUMENTS (PURSUANT TO PROPERTY CODE § 202.006)

Collegeview Townhouse Association, Inc.

RP-2017-263010
06/14/2017 RP1 \$32.00

Number of Units 48
Declaration File Code
Declaration Film Code

- Items attached to be filed:
 - Management Certificate
 - By - Laws
 - Rules and Regulations
 - Articles of Incorporation
 - Architectural Control Guidelines
 - Other

TOTAL # OF PAGES TO BE FILED: 5

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Eldridge, who, being duly sworn according to law, stated the following under oath:

"My name is Sarah Eldridge. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am Vice President of JDH Property Management, the management team for Collegeview Townhouse Association, Inc. a Texas Non-profit Corporation (the "Association"). I am also a custodian of the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit. The Association is a "property owners' association" as that term defined in *Title 11 of the Texas Property Code*.

202
11/11/17

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded. The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 15201 East Freeway, Suite 205, Channelview, Texas 77530 phone number: 281-457-5341.

SIGNED on this the 20th day of May, 2017.

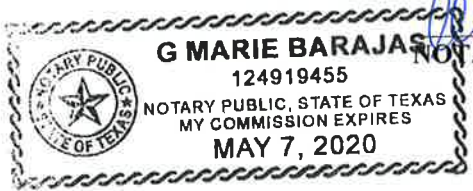

Sarah Eldridge, Vice President
JDH Property Management

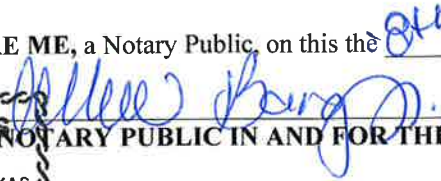
VERIFICATION

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Eldridge, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 20th day of May, 2017.





NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ATTACHMENT

Collegeview Townhouse Association Rules and Regulations Concerning Use and Occupancy

As residents of Collegeview Townhouses we can be proud that our complex of homes has for over two decades remained a quiet, clean, well maintained place to call home. We are one of the most sought after places to live in our neighborhood. Values will remain up and problems will be few when we will cooperate and follow the rules of the association.

VEHICLES/PARKING

1. Under no circumstances shall a vehicle, either an owner's or visitor's vehicle, be parked in the area behind the garage except while the vehicle is being washed, cleaned or unloaded and only with someone in attendance of the vehicle at all times.
2. If a vehicle is parked behind the garage unattended, such warning may be given in writing to the owner/renter or affixed to the vehicle, to which the Owners consents. A subsequent violation of this rule may result in the vehicle being towed to a storage location with charges to be paid by vehicle's owner.
3. No parking is permitted in areas designated as Fire Zones (red striped concrete). Vehicles parked in these areas may be towed by the Board at owner's expense.
4. No vehicle in a non-operating condition shall be left in any Common area of the townhouse complex. The owner/renter shall receive a written warning and two days to move the vehicle or the Board shall have the vehicle towed at owner's expense. No repair work shall be done to vehicles in any of the common areas.
5. There shall be no parking or storage of non-vehicles in parking spaces.
6. No trucks above one ton are allowed on the blacktop area.
7. Each residential unit is limited to three (3) motor vehicles on site and only one motor vehicle may be parked in the Visitor or overflow parking area in back.
8. Under no circumstances shall there be double parking in the driveways.

DRIVEWAYS

9. Speed limit within the Collegeview Townhouse complex is set at 10 MPH for the safety of everyone. Excessive speeding will result in a fine according to the Associations Fine and Collection Policy.
10. Loud music from vehicles should be turned down when entering the driveway. There shall be no horn honking inside the complex as all driveways are directly behind bedrooms where occupants may be sleeping.

11. Driveways within the Collegeview Townhouse complex are meant for use by vehicles and should be considered STREETS. They shall not be used as play areas, for riding bicycles or toys, playing ball, etc. by anyone of any age. Children should be supervised when walking in these areas. No loitering is permitted in these driveways or common areas. No loud noises are allowed in these areas.

INSURANCE

12. All residents are advised to carry insurance which will protect the interiors of their townhomes including walls, ceilings, floors, contents, etc. The Collegeview Townhouse Association carries a policy covering the outer structure of the building. If a resident experiences a loss within the townhome it will be necessary to recover these losses from the resident's individual policy. Any exception to the above would require a unanimous vote of the Collegeview Townhouse Association Board of Directors.

COMMON AREAS

13. Use of common areas, including driveways and parking lots, for any purpose which could cause traffic congestion or inconvenience to other residents must be approved two weeks in advance by the Board of Directors.
14. No one may store, place, or cause to be stored or placed any object or obstruction of any kind in any sidewalk, driveway, parking area, walkway or other common area. In cases of violation, the item must be moved immediately or shall be removed by the Board.
15. The EPA directs that no one may place anything in the storm drain except water. No garbage, cat litter, animal waste, barbecue pit waste, oil, shrimp or crawfish waste, or anything that would contaminate the environment shall be placed in the storm drain. During times of heavy rains flooding could occur.
16. The overflow parking behind Building 74 is parking only and no activities or loitering shall be allowed in this area except by special permission of the Collegeview Townhouse Board of Directors.

PETS

17. Only normal household pets, not to exceed 60 lbs., and not to exceed two in number, shall be permitted in each unit.
18. The Board shall have the right to direct the removal of any animal considered by the Board to be dangerous, destructive, or a disturbance to other owners/renters. **NO AGRRESIVE BREEDS ARE ALLOWED ON PROPERTY (I.E. PITBULLS, ROTWIELLER, GERMAN SHEPHARD, DOBERMAN)**

19. All pets must be restrained on a leash when outside the pet owner's unit and no pet shall be allowed to run loose around the complex.
20. Animals shall be maintained inside the home not on patios and not allowed outside unattended.
21. Animal waste should be picked up immediately and disposed of in garbage containers or flushed.

AREAS AROUND INDIVIDUAL UNITS

22. Owners/renters shall keep their unit, including patios; porches, garbage bin, storage area, water hoses, and drive area in back of the unit in a first class, clean and uncluttered manner.
23. Garbage should be placed in the garbage bin area in closed bags and in garbage cans with lids. No one should litter the common areas.
24. Owners/renters may place patio furniture and decorative items on the patio and porch of their unit with the understanding that the Board of Directors shall have the right and sole discretion to direct removal of any item which the Board deems detracting from the general appearance of the Collegeview Townhouse complex.
25. Holiday decorations are permitted but must be removed immediately following the holiday.
26. No plants, flowers, shrubbery or trees may be planted or removed in any area maintained by the Board without requesting and receiving written approval from the Board.
27. No changes shall be made to the outward appearance of the units including, but not limited to, painting, burglar bars, addition of glass doors, decorative or sun screening, without requesting and receiving written approval of the Board.

SATELLITE, CABLE, ANTENNA

28. No radio, television, or other antenna may be attached to a unit or building or maintained outside a unit.
29. Any owner/renter who does not comply shall have the dish removed at this expense and non-compliance will result in the Board having it removed at the owner's/renter's expense.

FIREPLACES

30. Please remember that most units in our complex are over two decades old and chimneys need to be cleaned and maintained to burn safely. If the fireplace has not been INSPECTED by a licensed inspector in the past year it should not be used.
31. You are asked to use fireplaces cautiously. Remember to open your damper completely when burning. Use hardwoods only. Do not burn pine as pine leaves

a flammable residue in chimneys which can cause a chimney fire. Avoid burning green wood.

32. Burn only with your fire screen in place. Extinguish your fire before retiring and never leave a fire unattended.

NOISE, ANNOYANCE, NUISANCE, ENDANGERMENT

33. Noise levels inside the complex should be kept at a level such as not to disturb others. There should be no loud music from cars since bedrooms border our driveways
34. No honking within the complex or at garage doors.
35. No obnoxious, offensive, or illegal activities of any kind that could be an annoyance, nuisance, or endangerment to other owners/renters shall be permitted in or around any unit or common area.
36. No loud or disturbing noises may be emitted from any unit or garage that would be annoying or objectionable to other owners/renters.
37. No signs, notices, or advertisements of any type shall be posted within the confines of the complex without written consent of the Board.
38. There shall be no soliciting within the Collegeview Townhouse complex.
39. There shall be no loitering in driveways or other common areas.
40. No activity on the grounds of the Collegeview Townhouse complex shall leave trash on the grounds at the end of the activity.
41. There shall be no loitering in the parking area behind Building 74.
42. Large electrical boxes within the complex pose a threat of electrocution; therefore, no one should sit on the boxes or loiter around the boxes.
43. Use of fireworks of any kind is prohibited on townhome property. Infraction of this rule results in immediate fine of \$100.00.
44. Residents have the right to keep and bear firearms in accordance with State and Federal Laws. Unlawful discharging of firearms on townhome property is prohibited and subject to an immediate fine of \$100.00 per incident.

TENANTS

45. All owners must provide tenant information to the Association prior to tenant occupying the unit. Failure to do this will result in a fine of \$25.00 per day unit is occupied.

CONTACT THE BOARD/MANAGEMENT COMPANY

46. Any concerns by owners/renters as well as maintenance issues should be directed in writing to the Board of Directors either by US mail to 15201 I-10 East Freeway, Ste. 205, Channelview, Texas 77530..... Or online to www.jdhamc.com. JDH Management 281-457-5341.

Please return to
JDH Assoc. Mat. ✓✓
15201 East Frwy # 205
Channelview, Tx 77530

FILED FOR RECORD

10:14:28 AM

Wednesday, June 14, 2017

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

THE STATE OF TEXAS
COUNTY OF HARRIS

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

Wednesday, June 14, 2017



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS