

MAR 06 REC'D

359 POST OAK LANE OWNERS ASSOCIATION, INC.

NOTICE  
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CERTIFICATION

I, the undersigned, being the President of 359 Post Oak Lane Owners Association, Inc. (the "Association"), hereby certify that the Rules and Regulations for Post Oak Lane Condominiums, a condominium community, attached hereto as Exhibit "A" and incorporated herein by reference for all purposes, was adopted on January 21, 2014 in accordance with all applicable law. This document is being recorded in the real property records of Harris County, Texas, pursuant to and in compliance with Chapter 202, Texas Property Code.

359 POST OAK LANE OWNERS ASSOCIATION, INC.

By: Bridget Ann White, President  
Print Name: Bridget Ann White

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1152

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on February 13, 2015 by Bridget White, the President of 359 Post Oak Lane Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

After recording, please return to:

Walter A. Schroeder ✓  
Walter A. Schroeder, P.C.  
9999 Bellaire Blvd., Suite 350  
Houston, TX 77036

RP 094-09-1311

**EXHIBIT "A"**

**RULES AND REGULATIONS  
FOR  
POST OAK LANE CONDOMINIUMS  
"A CONDOMINIUM COMMUNITY"**

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**1. Authorization**

The Board of Managers is specifically authorized, in its sole discretion, to promulgate and enact rules without limiting any other rule-making authority it may have under the Declaration or the By-Laws. These rules and regulations are promulgated by the Association Board of Managers and may be enforced as provided in the aforementioned governing documents.

All owners or residents shall promptly and completely comply with each of the rules and regulations herein contained or hereafter properly adopted for the facilities in order that all owners and their guests shall achieve maximum utilization of such facilities commensurate with the rights of each of the other owners and residents thereto.

**2. Move-Ins and Move-Outs**

Residents must comply with instructions from the Board of Managers for moving furniture/appliances or personal belongings that cannot be hand carried in or out of a residence. Residents moving in or out must be coordinated through the Association office, which must be notified at least twenty-four (24) hours in advance of the move. Moving and deliveries are limited to Monday through Friday from 9:00 a.m. through 4:00 p.m. and Saturday through Sunday from 9:00 a.m. through 6:00 p.m.

All Residents must schedule and complete a Move-In Orientation prior to occupancy and complete a Resident Information form.

**3. Insurance Liability**

Nothing shall be done in any residence, be occupied or used for any purpose nor shall any commodity, product or personal property be kept therein, which shall cause such improvements to be uninsurable against loss by fire or the perils included in an extended coverage endorsement under the rules of the state of Texas Insurance Commission or which might cause or warrant any policy or policies covering said premises to be cancelled or suspended by the issuing company.

The owners and residents are responsible for providing insurance to protect personal belongings from such perils as fire, theft or vandalism. The owners and/or residents are also responsible for providing insurance to protect each resident against any liability arising through the actions or negligence of owners, residents or guests.

RP 094-09-1312

**4. Flammable Items**

Storage of kerosene, gasoline or other flammable or explosive agent is prohibited.

**5. Disturbance**

Owners and Residents of units shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and using or playing musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or other occupants of condominium units of Post Oak Lane, a Condominium Community. No unit shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment of occupants of adjoining units, nor shall any nuisance or immoral or illegal activity be committed or permitted to occur in a unit or upon any part of the common elements of Post Oak Lane, a Condominium Community.

Social gatherings should be conducted so as to not disturb other residents or their guest. Residents are solely responsible for their guests. Activities conducted on the premises must not interfere with the rights, comforts or convenience of other homeowners.

**To minimize possible noise disturbance to other residents, a curfew of 10:00 pm has been established for the courtyard and pool areas.**

**6. Common Areas**

The common area is intended for use and for the purpose of affording vehicular and pedestrian movement within the condominium, and of providing access to the units; those portions thereof adapted for recreational use by the owners and occupants of units; and all thereof for the beautification of the condominium and for providing privacy for the residents thereof through landscaping and such other means as shall be deemed appropriate. No part of the common area such as sidewalks, entrances, passages, stairways, elevators and halls shall be obstructed so as to interfere with its use for the purposes herein above recited, nor shall any part of the common area (common elements) be used for general storage purposes, after the completion of the conversion of the units by the developer, except maintenance storage room, nor anything done thereon in any manner which shall increase the rate for hazard and liability insurance covering said area and improvements thereon.

**7. Advertisements**

No resident of the condominium shall post any advertisements, signs, or posters, of any kind in or on the property except as authorized by the Association.

**8. Parking and Vehicles**

RP 094-09-1313

Parking of automobiles shall be only in the spaces designated as parking for each unit; no unattended vehicle shall at any time be left in the alley ways or streets in such manner as to impede passage of traffic or to impair proper access to parking areas. No storage of any objects shall be permitted in the carport area and the same shall at all times be kept free of unreasonable accumulation of debris or rubbish of any kind.

These rules also apply to guests. It is the responsibility of residents to inform their guests. All vehicles must have a current license plate/sticker, inspection sticker and 359 Post Oak Lane Owners Association parking sticker. The Board may insure the proper use of said areas in such a manner as it deems necessary. Vehicles violating these rules including inoperable vehicles and vehicles parked in "tow away zones" may be towed at the owner's expense.

Parking areas are not intended for use by owners for parking or storing boats, trailers, or camping units and the Board may insure the proper use of said areas in such manner as it deems necessary.

Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a carport to a point outside the Property or from a point outside the property directly to a carport.

**9. Maintenance and Repair**

Each owner shall keep clean and in good condition and repair the windows and interiors of his condominium unit and shall not permit garments, rugs, laundry or other unsightly items to extend from or be placed outside of his condominium unit, including but not limited to over windows or the balcony.

It is prohibited to dust rugs or other materials from the windows, or to clean rugs by beating on the exterior part of the condominium units, or throw any dust, trash or garbage out of any of the windows of any of the units.

Enclosed patios and balconies are limited common areas, but are to be maintained individually by the specific unit owner. Balconies are to be kept in a neat and attractive manner and are not to be used for the hanging of laundry, mops, or other items.

**10. Waste Disposal**

It is prohibited to throw garbage or trash outside the disposal areas provided for such purposes. Trash disposal units (dumpsters) are located at the rear of the property in enclosures. Plastic bags should be used for odor control and as a deterrent to animals.

**11. Alterations**

RP 094-09-1314

No Owner, resident or lessee shall install wiring for electrical or telephone installation, radio and television antennae, machines or air conditioning units or any other devices whatsoever on the exterior of the project or that protrude through the wall or out of the windows or on the roof of the project save as are expressly in writing previously approved by the Association.

No owner or other occupant of any condominium unit shall make any alteration, modifications or improvement, nor add any awnings, patio covers or other devices to the common elements of the condominium or remove or add to any planting, structure, furnishings or other equipment or object except with the written consent of the Association.

The management office must be notified at least three (3) days in advance of scheduling contractors or vendors to perform work within a residence. Upon arrival to the property, Mondays through Fridays, all contractors and vendors must report to the management office and sign in. If the work is to be performed on Saturday or Sunday they must report to the Courtesy Officer and sign in.

All supplies, equipment, etc. MUST be carried in the back entrances. Under NO circumstances should anything be carried through the front entrances.

No drilling, digging, quarrying or mining operation of any sort shall be permitted on the Property. The trees and shrubbery are a vital and valuable part of the premises and all residents are liable for any mutilation or defacing damages for which the residents or their guests are responsible.

All Residents are asked to be litter conscious. No furniture or personal property may be left in the common areas, which include entryways, hallways and all areas outside the buildings.

**12. Pet Rules (Amended February 2009 by the Board of Managers)**

Non-registration of pets will be considered a fineable violation and treated as a first violation of the Dedicatory Instruments with timetable of subsequent non-registration violations determined by the Board of Managers.

Each Owner/Resident who keeps a pet, or who allows for authorized residents to do so, shall indemnify and hold all other owners, residents, guests, and the Association harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having such pet.

No more than two (2) small pets (either two cats, a cat or dog, or two dogs) shall be permitted per unit. No other pets other than small caged pets shall be allowed. No breed of dog considered dangerous shall be permitted and these breeds certainly include Pit Bulls, Rottweiler's, German Shepherds, Huskies, Malamutes and Doberman Pincers.

No one (1) pet may exceed either 30 pounds or 20 inches in height (from top of head to floor when standing). The maximum total pet weight per unit is 40 pounds.

RP 094-09-1315

Except within a residence, all pets, whether belonging to an Owner, Resident or Guest, must be carried or on a short (8 foot) leash and attended by a responsible person at all times while on association property. Cats are not permitted to roam the property.

**Pets are not permitted to roam the property.**

If a pet soils any common area, the Board or the Managing Agent will give notice to the owner of such pet to clean such soiling. If any common area is damaged due to soiling or the cleaning of the soiling by the pet owner, the Owner shall be assessed the cost of repairing and/or replacing of the common element by the Association.

**City regulations prohibit pets in pool areas.**

No unattended pets shall be allowed on patios or balconies. Pets are not allowed to be left on patios or balconies overnight. Pets are not allowed in the courtyards unattended or without a leash. Pets which are considered a nuisance, including, but not limited to pets which attack an Owner, Resident or Guest, attack another pet, bark or meow excessively, or destroy property of the Association common elements shall be fined and may be requested to be removed permanently from the property. In the event of any third-party pet removal, the pet removed and any and all expenses for said removal shall be charged to the Owner. Said expenses shall be secured by the assessment lien provided for in the Condominium Declaration.

Harris County Animal Control may also be consulted.

### **13. Swimming Pools Policies**

(A) Residents should be given first consideration as to the use of the pools. Pool parties are discouraged. It is suggested that residents give careful consideration before inviting pool guests on Saturdays and Sundays when most of the residents will be home. Guests are not permitted at the pool unless accompanied by the resident who invites them.

(B) Children under 12 in the pool must be accompanied by an adult resident.

(C) **Pets are not allowed in the pool area at any time. This is prohibited by City Ordinance.**

(D) The swimming pools are closed to all at 10:30 p.m. All residents and guests using the pool, especially in the evening, must not disturb other residents or guests.

(E) Glass objects are not allowed around the pool. Place all papers, cans or any other litter in the trash cans when you leave the pool area.

(F) Radio and tape players may be played only if they do not disturb the other guests at the pool.

(G) No running or horseplay is permitted. Persons not observing this rule must take full responsibility for injury or damage resulting thereof.

\_\_\_\_\_  
Owner / Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Adopted by the Board of Managers for  
359 Post Oak Lane Owners Association, Inc.

RP 094-09-1317

RP 094-09-1318

FILED FOR RECORD  
8:00 AM

FEB 26 2015

*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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris  
County, Texas

FEB 26 2015



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS





**OFFICE OF STAN STANART**  
COUNTY CLERK, HARRIS COUNTY, TEXAS

Re: Cash Register Receipt(s)

Dear Sir or Madam,

For your records, enclosed herein you will find Cash Register Receipt(s) for instruments filed in the Real Property Records of Harris County, Texas and will be shown as part of our database approximately 5 to 10 days after the date of filing. You may access our database at [www.cclerk.hctx.net](http://www.cclerk.hctx.net).

The instrument(s) will be mailed under separate cover to the address indicated on the document(s).

If we can be of further assistance to you, please do not hesitate to call us at any time.

Sincerely,

(Mr.) STAN STANART

Receipt# 2823962

STAN STANART  
COUNTY CLERK  
HARRIS COUNTY  
201 CAROLINE ST  
HOUSTON, TX  
77002-1901

Victoria Fay Chambers  
Director, Real Property

Doc# 20150078274 Pgs: 7  
REAL PROPERTY \* 1 \$ 40.00

Total	\$	40.00
Check Amt. Tendered	\$	40.00
Change Due	\$	0.00
Balance	\$	0.00

Check Number	Amount
3373	\$ 40.00

Total Documents: 1  
Total Fees: 5

Client Name GENERAL PUBLIC  
02/26/2015 12:05:42 PM

Cashier: EVASQUEZ