

# Woodforest Association, Inc. Rules and Regulations



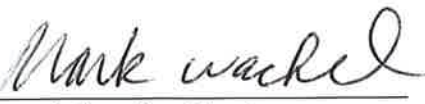
June 1, 2016

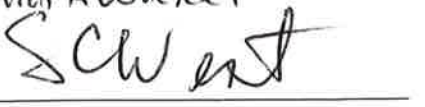
## Introduction

These Rules and Regulations (“Rules”) have been adopted by the board of Directors (“Board”) of Woodforest Association, Inc. (the “Association”) pursuant to the authority of and are subject to the Woodforest Association, Inc. Declaration (“Declaration”), the Bylaws of the Association (“Bylaws”) and the Texas Condominium Act (Chapter 82 of the Texas Property Code; specifically Section 82.102

The following items are prohibited and will result in a fine according to the Association’s Fine and Collection Policy:


1. Exiting through the entrance gate
2. Entering through the exit gate
3. Leaving Pedestrian Gates Open
4. Leaving Pool Gates Open
5. Pets Not on a Leash
6. Not picking up pet waste
7. No dumping heavy furniture
8. Food preparation and/or cooking, grilling or barbecuing is prohibited except within Common Areas designated for such purposes
9. Residents are solely responsible for the conduct of their guests
10. Leaving trash and rubbish outside your door on patio or porch.

  
\_\_\_\_\_  
Association President  
Mark Wacker

  
\_\_\_\_\_  
Association Secretary  
Sandi West

6/1/16  
\_\_\_\_\_  
Date

6/1/16  
\_\_\_\_\_  
Date


After Recording Return to:  
JDH Assoc. Mat.  
15201 East Frewy #205  
Channelview, Tx 77530


FILED

2016 JUL 20 AM 9:55

*Stan Stanout*  
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

JUL 20 2016



*Stan Stanout*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2  
notice  
file

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

**Woodforest Condominium Homeowners Association, Inc.**

Number of Units 81  
Declaration File Code  
Declaration Film Code

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

RP-2016-315729  
8/20/2016 RP1 \$20.00

**TOTAL # OF PAGES TO BE FILED: \_\_\_\_\_**

**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 Woodforest Condominium Homeowners 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.

10m  
file

The Association is a "property owners' association" as that term defined in *Title 11 of the Texas Property Code*. The Association's jurisdiction includes, but may not be limited to the tract or parcel of land consisting of situated in Harris County, Texas which property is described on the attached Exhibit "A" which by the reference is made part hereof, and which property has been submitted to the provisions of the Condominium Ownership Act of the State of Texas.

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 15<sup>th</sup> day of July, 2016.

Sarah Eldridge  
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 15<sup>th</sup> day of July, 2016.

G Marie Barajas  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

