

NOTICE
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CONTEMPORARY GARDEN OAKS PATIO HOME OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND POLICIES

Effective Date, JANUARY 1, 2015

ER 064 - 62 - 1145

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CONTEMPORARY GARDEN OAKS PATIO HOME OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND POLICIES

PREAMBLE

Contemporary Garden Oaks Patio Home Owners Association, Inc. is a Homeowner's Association established by dedicatory instruments filed of record in the Real Property Records of Harris County, Texas. These rules are made and adopted pursuant to the authority granted by the Declaration of Covenants, Conditions and Restrictions, the By-Laws, and pursuant to the authority granted by the Texas Property Code.

The following Rules, Regulations and Policies are applicable to all Owners, tenants, families, and guests. All Owners are responsible for the instruction and supervision of their household members, tenant(s), invitees and/or guests as to the provisions of all the Rules, Regulations and Policies, Bylaws, and Declaration of Covenants, Conditions and Restrictions, and Owners must provide a copy of these documents to their tenant(s).

These below stated Rules and Regulations are in no way intended to limit or supersede the Declaration of Covenants, Conditions and Restrictions, the By-Laws, or any of their Exhibits. In the event that there is a conflict, the Declaration of Covenants, Conditions and Restrictions and By-Laws shall prevail.

Each Owner is responsible for the conduct and actions of themselves, their family members, renters, lessees, guests, invitees, licensees, and occupants. It is a violation of these rules if any owner, family member, renter, lessee, guest, invitee, licensee, and/or occupant disturbs the rights, comforts or conveniences of other persons within the Association.

The Board of Directors shall have the right to make such other and reasonable rules from time to time, as in its judgment may be needed to enhance the cleanliness and orderliness of the premises and the safety and comfort of the occupants of the Association. Notice of any additional rules and regulations will be given to residents in writing.

ACKNOWLEDGMENT OF OWNER / TENANT

Owner Responsibility and Accountability

Owners are completely and solely responsible and accountable for informing and educating themselves, family members, tenants, lessees, guests, individual property managers/realtors, employees and any other representatives or parties about all rules and regulations and all items contained in the Association's governing documents. Each owner is responsible for their tenants, and any guests or visitors to the home. Each tenant is responsible for their guests or visitors associated with the home. Owners and tenants are jointly and severally responsible for fines for non-compliance, and for payment of compliance costs (including attorney's fees) any other costs which are assessed against the homeowner's account in accordance with these rules and regulations or other governing documents. All members of the Association, as well as their tenants, guests, licensees and invitees are required to adhere to the Association's rules and regulations and other governing documents.

Acknowledgment of the "No Tolerance Policy"

Except in case of an emergency, owners and tenants will be given written notice of violations and notice of any fines regarding same, and will be requested to voluntarily cure the violations. If not cured in accordance with the notice(s), the property manager shall send the attorney for the Association a request to take enforcement action. Legal action to correct the violation may include certified and uncertified demand letters with a grace period not to exceed thirty (30) days. The filing of an injunction lawsuit may follow. A thirty (30) day grace period will be allowed to pay all fines. Unpaid fines may be turned over to the Association's Attorney for legal collection. In addition to fines, violating owners and tenants are responsible for payment of all compliance costs, including attorneys fees, incurred regarding violations which in many cases will approach, and in some cases will substantially exceed \$3,500.00

Acknowledgment of the Rules and Regulations

Prior to allowing anyone other than an owner or immediate family member to live in the home, owners and tenants must sign a copy of this acknowledgment form regarding the rules and regulations and return the signed copy to the Association management company. Failure to submit the signed form will result in a \$75.00 per month fine. A signed form must be submitted to the Association's management company no later than one week prior to the start date of a lease.

"I/We (print name or names), am/are the owner(s) tenants(s) (check the correct box) of _____ (address). I (whether one or more) have received a copy of the Contemporary Garden Oaks Patio Home Owners Association, Inc.'s Rules & Regulations. I have read and understand my responsibility and accountability. I acknowledge that I am required to adhere to these rules and regulations and all of the Association's other governing documents, and that I may be fined for any violations.

Signature: _____

Signed: / /

Signature: _____
(Co-Owner or Co-Tenant, as applicable)

Signed: / /

ER 064 - 62 - 1149

CONTEMPORARY GARDEN OAKS PATIO HOME OWNERS ASSOCIATION, INC.

Rules & Regulations

I. Administration: Enforcement: Effective Date

- 1.1 Formation of a Rules and Regulation Review Committee: At the Board's discretion, a Rules and Regulation Review Committee may be established with two or more Board members and/or owners. The purpose of the Committee is to review appeals submitted by owners regarding violation notices. Such a committee may be established or dissolved by a majority decision by the Association's Board of Directors. The Committee will review each appeal and issue a recommendation to the Board of Directors.
- 1.2 Violation Notice: Upon discovery of a violation of these rules and regulations or other governing documents, the Association's managing agent or legal counsel for the Association will provide written notice to the owner and/or tenant of record. Such notice shall require that the violation(s) involved be cured not more than thirty (30) days from the date of the notice, and shall advise that a fine will be imposed in accordance with these rules and regulations unless the recipient requests a fine review meeting with the Board of Directors or the Rules and Regulation Review Committee. A request for review must be submitted in writing not later than thirty (30) days from the date of the violation notice is received by the owner of record and/or tenant of the home. Such response shall be in writing, dated, and directed to the managing agent. The response must state at least generally all reasons for the review. The respondent will have a maximum of ten minutes to verbally present their request for review to the Board/Committee. The Board/Committee in its sole discretion has the power to waive or reduce the/ amount of the fine depending on the circumstances submitted. A notification of the decision(s) will be issued to the owner within (30) thirty days of the review meeting.
- 1.3 Imposition of Fine: Except as otherwise expressly provided in a specific rule, thirty (30) days from the date of the violation notice, a fifty dollar (\$50.00) fine will be assessed to the offending homeowner's account every week until the violation is corrected. Successive fines may be imposed against a single owner or resident for the same type or for different violations as set forth in each violation notice or in the rules and regulations. Such fine(s) shall become immediately due and payable. The collection of fines will be dealt with in the same manner as any past due debt to the Association. Collection of fine(s) will be administered by the managing agent or legal counsel for the Association. All costs associated with the collection of any fine, including attorney's fees, incurred by or attributable to any such violation(s), shall be assessed or billed to the violating owner's and/or tenant's account.
- 1.3.1 Emergency Items: Vandalism, graffiti, fireworks, gate damage or other items necessitating immediate intervention may be subject to immediate fines, without notice and/or referral to legal counsel.

- 1.3.2 Re-Occurrence: Should any offense reoccur within twelve months after the first occurrence of a similar violation, no further warning will be given and the appropriate fine will be immediately imposed.
- 1.4 Sale and Address Notices:
- 1.4.1 Notice of Sale: Owners or purchasers shall notify the Association in writing of the sale or purchase of any lot within the Association within thirty (30) days after the date of conveyance, including in such notice the name(s) and last four digits of the social security number(s) or Federal Employee Identification Numbers of all persons or entities purchasing the lot and their respective mailing address(es) if different from the residential address.
- 1.4.2 Notice of Change of Address: In the event an owner relocates to an address other than the lot address, it is the owner's responsibility to notify the managing agent in writing of the new address within thirty (30) days of relocating. All legal fees, title work, or locator fees that result due to the owner's failure to properly notify the Association of a change of address will be assessed to the owner. The owner is responsible for the burden of proof that proper notice of change of address was provided to the Association. All notices of change of address must be submitted via certified mail, return receipt requested.
- 1.5 Enforcement: These Rules and Regulations may be enforced by Contemporary Garden Oaks Patio Home Owners Association, Inc., the property management company ("managing agent"), or attorney retained by the association.
- 1.6 Amendments: These rules and regulations are subject to amendment by the Board of Directors.
- 1.7 Effective Date: These rules and regulations shall be effective upon filing with the Real Property Records of Harris County, Texas.

II. Leasing of Lots Within the Association

- 2.1 Required Lease Provisions: Every lease of a lot within the Association shall be subject to the following terms and provisions:
- (1) All leases shall be in writing;
 - (2) No lease shall be for transient or hotel purposes;
 - (3) No lease shall cover less than the entire Lot;
 - (4) Unless otherwise permitted in writing by the Board of Directors, no lease shall be for an initial term of less than one (1) year;

- (5) Every lease shall be, and shall specifically state in the writing in the lease that the lease (i) is subject in all respects to all the terms and provisions of the Declaration of Covenants, Conditions and Restrictions, By-Laws and/or Rules and Regulations, and the lessee(s) agree to abide and be bound by the provisions thereof; and (ii) that any violation of the Declaration of Covenants, Conditions and Restrictions, By-Laws and/or Rules and Regulations shall be a default under the lease and grounds for immediate termination of the lease and eviction of lessee(s) by lessor(s) or by Contemporary Garden Oaks Patio Home Owners Association, Inc.; and
- (6) Leases may be subject to such reasonable terms and provisions as required by the Board of Directors. Owners shall provide the management company with a signed copy of the lease prior to the tenant occupying the Lot. Before the lease is executed, it must be reviewed and approved by the Board of Directors in accordance with the lease review resolution.
- (7) No lease may be entered into by any tenant or owner of a lot which covers less than 100% of the lot. No owner may provide more than one simultaneous lease on any lot at any time. Individual rooms or bedrooms may not be leased. All leases must comply with all requirements of these Rules, including occupancy requirements. No owner may lease all or a portion of any unit in which the owner intends to reside during the pendency of the lease.

III. Occupancy of Lots

- 3.1 Number of Occupants: No more than two (2) adults may occupy any Lot for each bedroom within the Lot. An adult is defined as a person eighteen (18) years of age, or older.
- 3.2 Nuisance or Illegal Activity: No Lot shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment or safety of occupants of neighboring Lots, nor shall any nuisance or illegal activity be committed or permitted to occur in or on any Lot or within any portion of the Association.
- 3.3 Commercial Use Prohibited: The Lots shall be used only for single family residential purposes, as private Lots, and no commercial use shall be made of the same, or any portion thereof, including used car sales, day care or other commercial activities.

IV. Residential Alteration and Appearance

- 4.1 Windows: Tin foil, mirrored film, boards, or any other unsightly material will not be allowed in or on the windows. All windows must have white-back draperies, blinds, pleated shades or vertical blinds visible to the outside of the Lot. No sheets are allowed in the windows. Window screens must be maintained and may not be torn or missing from the windows. In the event of inclement weather, such as a hurricane, boards may be

temporarily placed to protect windows of a Lot. However, they must be removed promptly once the inclement weather has abated.

- 4.2 Signage: No owner/leasing resident or agent of a Lot shall post any advertisements, signs, posters of any kind within the Association except as authorized by the Declaration of Covenants, Conditions and Restrictions of the Association. Standard "For Sale" and "For Lease" signage is only allowed on the lot available for sale or lease, and is specifically prohibited at the entrances, exits and boundaries of the Association. Garage sale and yard sale signs are expressly prohibited.
- 4.3 Antennae and Satellite Dishes: No television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall be erected, constructed, placed or permitted to remain on any Lot or upon any improvements thereon, except that this prohibition shall not apply to those antennae and devices specifically allowed by the regulations promulgated under the Telecommunications Act of 1996, as amended from time to time.
- 4.3.1 Prohibited Devices: Visible antennae and other devices used for receiving or transmitting AM/FM radio, "HAM" radio, "CB" radio, and "DARS" signals are prohibited. "Stick" type antennae used to receive distant television signals are prohibited.
- 4.3.2 Size Restrictions: No satellite antennae or dish with a diameter greater than one meter (39") may be installed.
- 4.3.3 Installation Restrictions: To the extent that receipt of an acceptable signal would not be impaired, or undue delay or expense imposed upon an owner, an antenna or other device permissible pursuant to this rule may only be installed in a location not visible from a street or common area, and integrated with the dwelling and surrounding landscape. All antennae and other such devices allowable under this rule shall be installed in compliance with all federal, state and local laws and regulations.
- 4.4 Basketball Goals: No basketball goals will be allowed on the street or in any driveway or common area.

V. Garage Sales

- 5.1 Garage Sales: Garage Sales are not allowed within the Association.

VI. Decorations & Lighting

- 6.1 Decorations: No free-standing decorations such as sculptures, birdbaths, birdhouses, fountains, artificial vegetation or other decorative embellishments shall be placed on the residence or on any other portion of a Lot which is visible from any street or common

area, unless such specific items have been approved in writing by the Architectural Control Committee.

- 6.2 Lighting: Outdoor lighting fixtures and/or directional lighting shall be placed so as to illuminate only residence of the applicable Lot and so as not to affect or reflect into surrounding residences or windows. No mercury vapor, sodium or halogen light shall be installed on any Lot, which is visible from any street or common area unless otherwise approved by the Architectural Control Committee. All exterior lighting must have ACC approval and may not be detrimental to exterior appearance of the residence.
- 6.3 Seasonal Decorations: Customary seasonal decorations for holidays are permitted without approval by the Architectural Control Committee. Seasonal lighting will be permitted for thirty (30) days prior to and fifteen (15) days after such seasonal celebration. Any violation of this section is subject to the fine schedule described herein.

VII. Pets

- 7.1 Household Pets Only: No animals, livestock (including pigs of any kind) or poultry of any kind shall be raised, bred or kept on any property within the Association. Only domesticated household animals are allowed, such as dogs, cats, or other usual household pets.
- 7.2 Number, Size and Breed: No more than three (3) pets may be kept on any Lot. No "Aggressive Breeds" of dogs will be allowed within the community, unless completely controlled by the owner at all times. Known aggressive breeds as referenced herein include the American Pit Bull Terrier, Shepherds breeds, Rottweiler, Doberman Pincher and Chow Chow. The Association shall be the sole authority on which breeds are disallowed under this rule. No pet in excess of fifty (50) pounds may be kept on any Lot.
- 7.3 No Roaming: In accordance with State, City and local ordinances, it is unlawful for pets to be at large unless such a pet is under direct physical control. Pets with access to streets, sidewalks or common areas are considered to be at large. Therefore, all pets with access to streets, sidewalks or common areas must be leashed or carried at all times.
- 7.4 Waste Disposal: Pet owners must remove their animal's solid waste from the areas within the community where they may have relieved themselves, and deposit the waste in a sanitary manner in an appropriate garbage receptacle.
- 7.5 Nuisance or Disturbance By Pets: No pets may cause or create a nuisance or a disturbance that interferes with an owner's or tenant's rest or peaceful enjoyment of their home.
- 7.6 Property Damage: The owner of any pet that causes any damage to any Lot or common area shall be responsible for the cost to remediate any such damage.

VIII. Vehicles and Parking

- 8.1 Condition of Vehicle: All visible vehicles parked within the boundaries of the Association must be operative and contain the following: fully inflated tires, a valid license plate, a valid registration, a valid state inspection sticker, and any other permit or license as required by the State of Texas. Any inoperative vehicle must be kept wholly inside the garage, with the door closed.
- 8.2 Repairs: Automobile repairs, other than the changing of fluids, are not permitted to be performed in the Association, unless the vehicle being repaired is kept the garage with the door completely closed when not being directly worked upon.
- 8.2.1 No automobile shall be permitted to leak fluids of any kind upon the common elements. The owner of the lot upon which fluid leaks or stains are present shall be subject to fines, and is required to remove any and all visible stains or marks caused by leaking fluids, at their own expense.
- 8.3 Commercial Vehicles / Recreational Vehicles:
- 8.3.1 Commercial or Recreational vehicles may only park within the Association while loading, unloading or otherwise performing services for an owner and/or tenant.
- 8.3.2 "Commercial Vehicles" means any of the following:
- a. Any vehicle that displays one or more commercial signs;
 - b. Any vehicle carrying commercial equipment or attachments;
 - c. Any vehicles containing more than two axles;
 - d. Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual without any additional commercial equipment or commercial logos, signs or displays;
 - e. Any box vans other than individually owned passenger vans;
 - f. Any vehicle displaying the internet site, email address, or the phone number of any business;
 - g. Any flatbed trucks or trailers;
 - h. Any vehicle with a Gross Vehicle Weight Rating over thirteen thousand pounds (13,000 lbs.); or
 - i. Limousines, Wreckers, Taxi-cabs, busses, food trucks and ambulances.

8.3.3 "Recreational Vehicles" means any of the following:

- a. Boats, campers, trailers, RVs, watercraft, aircraft, four-wheelers, etc.

8.4 Parking:

8.4.1 Vehicles which are not used during any 72-hour period are considered stored.

8.4.2 Vehicles are not to be stored in driveways or streets. All vehicles must be stored out of public view.

8.4.3 Temporary Street Parking: No more than one vehicle per lot may be parked on the street at any time. No vehicle may be parked on a street which shall impair the ingress or egress of cars from driveways. No vehicle may be parked on a street which will impair mail delivery. No vehicle may be parked on a street which overlaps another owner's lot line. No vehicle may be parked within fifteen (15) feet of a street intersection. All vehicles parked in the street must be faced in the direction of traffic-flow. All vehicles parked in the street must be parallel parked in front of the lot's garage.

8.4.4 Public Parking: No vehicle may be parked in the public right of way. No vehicle may be parked in a public parking area for more than forty-eight (48) contiguous hours.

8.4.5 Towing: Any vehicle in violation of these rules may be towed at the owner's expense.

8.4.6 Garage Usage Mandatory: No vehicle may be parked on the street or in public view if sufficient garage space is available on its owner's lot.

8.4.7 Gate Obstruction Prohibited: No vehicle may park in front of any property adjacent to an entry gate.

IX. Trash

9.1 Storage and Disposal of Garbage and Refuse: No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic, masonry materials with sanitary covers or lids, and tied trash bags. Equipment for the storage or disposal of such waste materials shall be kept in clean and sanitary condition and must be stored out of public view, except for trash collection days. No Lot shall be used for the open storage of any materials whatsoever, which storage is visible from the street, except that new building materials used in the construction of improvements erected upon any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without undue delay, until the completion of ACC approved improvements, after which these materials shall

either be removed from the Lot or stored in a suitable enclosure on the Lot, not to exceed seven (7) days.

- 9.2 Trash Schedule: Trash pick-up is provided two (2) times a week, on Tuesday and Friday, unless otherwise notified. All trash must be placed in city-approved containers and placed by the street no earlier than 9:00 p.m. on the evening prior to pick-up. All trash cans must be removed from curb-side prior to 9:00 p.m. on the day of pick-up. Non-compliance will result in a fine of \$75.00 to be assessed to the owners' maintenance account.
- 9.3 Hazardous Materials: No hazardous, toxic or radioactive waste or substances, as currently or in the future defined as such by Federal, State or local laws or regulations, shall be placed in trash cans or disposed of on the property, or down drains. No paint or chemicals are allowed to be placed in trash bins, and must not be dumped into any drains.
- 9.4 Other Provisions:
- 9.4.1 Appliances, mattresses, Christmas trees, tree limbs and other such items may only be placed at the curbside no earlier than 9:00 p.m. the evening before locally scheduled plant-debris / heavy-trash pick-up day(s).
- 9.4.2 Garbage must be placed in plastic trash bags and tightly secured.

X. Nuisance and Disturbances

- 10.1 General: Owners shall avoid making or permitting to be made, loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, televisions, amplifiers and any other noise making instruments or devices in such a manner as may disturb other residents. Any Board Member or representative of the management company has sole discretion in determining what is an unacceptable noise level and their decision is final.

XI. Lawn and Garden Care

- 11.1 General: All owners must maintain the vegetation on their Lot in a neat, attractive and sanitary condition at all times. No rodent, insect or animal infestation shall be permitted as a result of failure to maintain any portion of any Lot.
- 11.2 Encroachment: No vegetation, foliage, bush, tree or plant may grow to a height in excess of the fence located on any Lot, nor shall any such plant be permitted to grow over, under or through any fence or boundary between Lots.
- 11.3 Invasive Vegetation Prohibited: No vegetation, foliage, bush, tree or plant shall be permitted to grow on any Lot the roots of which might cause damage to any foundations, slabs, sidewalks, pipes, driveways or common areas. A non-exclusive list of prohibited

species includes willow, magnolia, poplar, birch, citrus trees, oak, boxwood, holly, oleander and bamboo.

XII. Architectural Control / Uniformity of Lots

- 12.1 General: No modifications to the exterior of any residence or Lot shall be permitted except upon written approval of the Board or the Architectural Control Committee. A non-exclusive list of such prohibited modifications includes, but is not limited to: paint on brick surfaces, light fixtures, trim or composite siding, painted front door, satellite dishes, decorations, antennas.
- 12.2 Architectural Control Committee Creation and Purpose: Pursuant to § 204 of the Texas Property Code, an Architectural Control Committee (ACC) otherwise known as the Modifications Committee may be established to enhance property values by requiring conformity to certain standards for visual appeal, uniformity and design. It is the general purpose of the ACC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the unit and/or lot itself. The ACC is not obligated under any circumstances to approve any improvements if they reasonably determine that same would detract from the overall aesthetic quality of the subdivision.
- 12.3 Procedure: An "Architectural Review Form", must be completed in its entirety and mailed to the address indicated at the bottom of the form. These forms are available from your management company and can be downloaded from the management company. All pertinent information, including the color, quality and type of exterior modification, with samples, should be included with the application. The ACC cannot respond to verbal requests for approval. All applications must be made in writing.
- 12.4 Approval, Denial and Appeal: The ACC has thirty days from the date of receipt of an application in which to respond. If additional information is required by the ACC, the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the approval process. If an application is not approved, the ACC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the applicant should contact the management company to request a meeting with the ACC.
- 12.5 Enforcement: ACC approval must be obtained prior to the installation or construction of any exterior improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

Adopted by vote of the Board of Contemporary Garden Oaks Patio Home Owners Association, Inc., at a meeting held on Nov 6, 2014.

Signed this the 23 day of Dec., 2014.

CONTEMPORARY GARDEN OAKS PATIO HOME
OWNERS ASSOCIATION, INC.


1EE
1OR

BY: 

Printed name: Aaron Woody, Director

BY: 

Printed name: Ciro Samperi, Director

BY: 

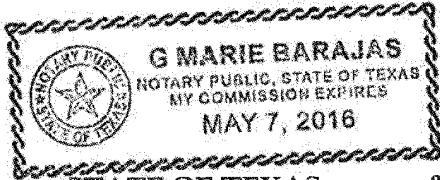
Printed name: Matt Parrish, Director

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 23 day of Dec., 2014, by Aaron Woody, as a Director of Contemporary Garden Oaks Patio Home Owners Association, Inc., on behalf of said Association.



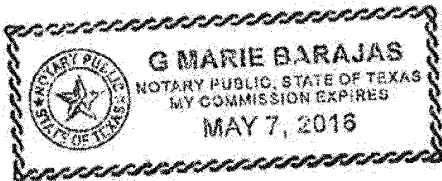
G Marie Barajas
Notary Public in and for the State of Texas

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 23 day of Dec., 2014, by Ciro Samperi, as a Director of Contemporary Garden Oaks Patio Home Owners Association, Inc., on behalf of said Association.



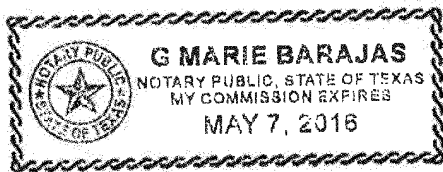
G Marie Barajas
Notary Public in and for the State of Texas

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 23 day of Dec., 2014, by Matt Parrish, as a Director of Contemporary Garden Oaks Patio Home Owners Association, Inc., on behalf of said Association.



G Marie Barajas
Notary Public in and for the State of Texas

Return After filing to:

LAMBRIGHT & ASSOCIATES
2603 Augusta, Suite 1100
Houston, TX 77057

ER 064 - 62 - 1160

20140577430
Pages 17
12/30/2014 08:21:04 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 76.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS