

CERTIFICATE PURSUANT TO TEXAS PROPERTY CODE SEC. 202.006

STATE OF TEXAS

§

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared David Lewis, personally known to me and after being duly sworn deposed and said on oath:

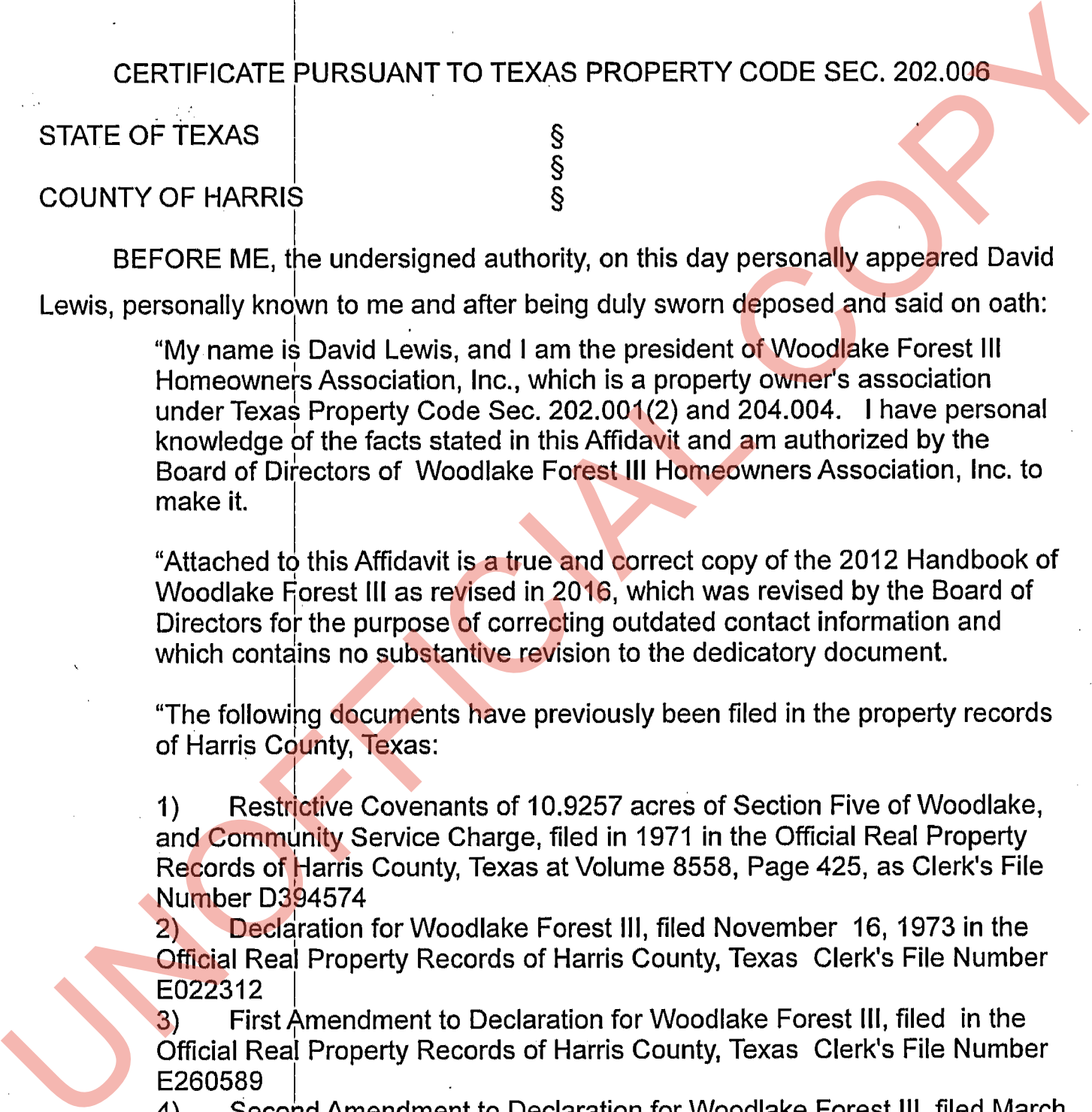
“My name is David Lewis, and I am the president of Woodlake Forest III Homeowners Association, Inc., which is a property owner’s association under Texas Property Code Sec. 202.001(2) and 204.004. I have personal knowledge of the facts stated in this Affidavit and am authorized by the Board of Directors of Woodlake Forest III Homeowners Association, Inc. to make it.

“Attached to this Affidavit is a true and correct copy of the 2012 Handbook of Woodlake Forest III as revised in 2016, which was revised by the Board of Directors for the purpose of correcting outdated contact information and which contains no substantive revision to the dedicatory document.

“The following documents have previously been filed in the property records of Harris County, Texas:

- 1) Restrictive Covenants of 10.9257 acres of Section Five of Woodlake, and Community Service Charge, filed in 1971 in the Official Real Property Records of Harris County, Texas at Volume 8558, Page 425, as Clerk’s File Number D394574
- 2) Declaration for Woodlake Forest III, filed November 16, 1973 in the Official Real Property Records of Harris County, Texas Clerk’s File Number E022312
- 3) First Amendment to Declaration for Woodlake Forest III, filed in the Official Real Property Records of Harris County, Texas Clerk’s File Number E260589
- 4) Second Amendment to Declaration for Woodlake Forest III, filed March 23, 1977 in the Official Real Property Records of Harris County, Texas Clerk’s File Number F082402
- 5) By-Laws of Woodlake Forest III Homeowners Association, Inc. filed on

RP-2017-4590



February 10, 2010, in the Official Real Property Records of Harris County, Texas, Clerk's File Number 20100041944.

6) Management Certificate filed on December 7, 2016 in the Official Real Property Records of Harris County, Texas, Clerk's File Number RP-2016-547020

7) Amended and Restated Document Retention Policy filed on October 21, 2016 in the Official Real Property Records of Harris County, Texas, Clerk's File Number RP-2016-476646

8) Woodlake Forest III Homeowners Association, Inc., Assessment Collection Procedure filed January 5, 2012 in the Official Real Property Records of Harris County, Texas, Clerk's File Number RP-080-49-0748

9) Woodlake Forest III Homeowners Association, Inc., Payment Plan Policy filed August 10, 2010 in the Official Real Property Records of Harris County, Texas, Clerk's File Number RP-076-42-0912

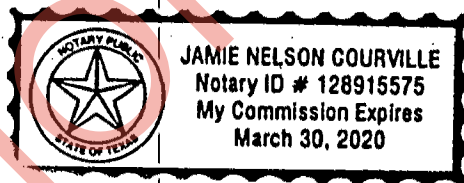
10) Woodlake Forest III Homeowners Association, Inc., Records Production and Copying Policy, and Articles of Incorporation, each filed as an Exhibit to the Affidavit of Compliance filed on January 5, 2012 in the Official Real Property Records of Harris County, Texas, Clerk's File No. RP-080-49-0726."

WOODLAKE FOREST III HOMEOWNERS ASSOCIATION, INC.

BY:


David Lewis, President

Subscribed and sworn to before me this 12th day of December, 2016.




Notary Public, State of Texas

After filing return to:
Woodlake Forest III Homeowners Association, Inc.
PO Box 79072
Houston TX 77279

RP-2017-4590

WOODLAKE FOREST III HOMEOWNERS ASSOCIATION INC.

HANDBOOK 2012 EDITION, REVISED 2016

Consisting of non-substantive revisions to previously filed Handbook

WOODLAKE FOREST III HOMEOWNERS ASSOCIATION

P.O. BOX 79072

HOUSTON, TEXAS 77279

RP-2017-4590

UNOFFICIAL COPY

INTRODUCTION AND GENERAL INFORMATION

The Woodlake Forest III Homeowners' Association ("Association") exists to protect and to promote the best interests of the residents who live on Bayou Pointe Drive. Its governing board is elected annually to manage the Association's property and finances in a responsible manner and to maintain and enforce deed regulations in order to enhance property values.

The Association is financially supported by the annual dues paid by homeowners. This annual maintenance assessment is due from all property owners by January 1 of each year. Any payment past due will be charged interest at the rate of 1½% monthly, starting on February 1.

For the general guidance of the residents of Woodlake Forest III, all owners and residents are expected to comply with the rules on the following pages.

Copies of plats, policies, forms and governing documents are available online at no charge at: neighborhoodlink.com/Woodlake_Forest_III/pages

ARCHITECTURAL CONTROL COMMITTEE

It is the responsibility of each homeowner to keep his/her townhouse in good order and repair, including painting and other repairs to the exterior. Any cosmetic changes to an existing home must be approved by the architectural control committee. The committee is composed of the Board of the Association. Any addition or structural change must be submitted by architectural plan for Board approval. The application is online at neighborhoodlink.com/Woodlake_Forest_III/pages. If possible, please return it completed with supporting information (samples, etc) via email to acc@wlfiii.com or mail it completed with supporting information to Woodlake Forest III Homeowners, PO Box 79072 Houston TX 77279.

"Changes" include roofing on both house and garage, siding, paint color, windows, locations of air conditioners, or any changes which can be viewed from the outside of the home. Repainting or repair of a previously approved color or building material does not require approval of the Committee.

Construction at a home site must be cleaned up daily. Street and alley areas must be free of nails and debris at all times. Outside construction may not begin before 7:00 am on weekdays and must be completed by sundown. Start time on Saturday may not be before 8 am and no construction is allowed on Sunday.

GATES

There are three perimeter gates to Bayou Pointe Drive. The north gate on Gessner is used for oversized trucks and moving vans. Email moving_vans@wlfiii.com regarding opening this gate. The south gate on Gessner and the gate on Briar Forest are used by residents and operated by remote control devices. Remote control devices are obtained from the Board's representative, who gets them programmed them into the code box for your use. If your remote control is lost or ceases to function, email programming_keys@wlfiii.com to arrange for a replacement at a cost of \$50.00, payable by check only.

The perimeter gate code is changed periodically. Residents are notified of a new code by newsletter or other special notice. Residents are asked to be very selective about divulging the gate code for security reasons.

MOVING

Residents moving out should notify the Board by email sent to moving_vans@wlfiii.com so that the north gate on Gessner may be opened for your use that day. Please also notify the new owners to arrange for the gate to be opened on the day that they move in. The other two gates are not to be used for moving vans.

PARKING RULES

- 1) Cars should be parked in the two-car garage of each townhome. If the owner has three cars, the third may be parked in front of the residence. No car should be parked such that it blocks the entrance to the house of a neighbor. Vehicles consistently parked improperly may be towed at the owner's expense.
- 2) Parking in the alleys on the apron behind owner's residence is allowed (confined to owner's property). However, no parking is allowed along the fence behind homes because this is a fire zone and fire trucks must have access. Vehicles parked by fences may be towed at the owner's expenses.
- 3) No vehicle repair or maintenance is to be done in the driveways or common areas. Vehicles may be washed only in driveways behind homes.
- 4) Vehicles with flat tires, expired license tags or inspection stickers and/or "For Sale" signs left in parking areas for 7 days or more will be considered to be in storage or abandoned and will be towed at the owner's expense.
- 5) No boats, trailers, camping units, commercial or recreational vehicles as well as any vehicle exceeding 18 feet in length may be parked on the property.
- 6) Owners and guests may not block the entrance to any other residents' home.

GARBAGE

Garbage must be housed in a garage or storage area. It must be enclosed and kept separate from storage closets or water heaters. Garbage is picked up twice weekly (currently Tuesdays and Fridays) from the rear of the townhomes. Garbage must be easily visible to the pickup company. No garbage cans or refuse may be outside the residence except on pick up day.

LAWN CONTROL AND LANDSCAPING

The landscaping and sprinkler systems in common areas are managed by a professional company. The contracts specify the maintenance to be provided and any complaints should be directed by email to landscape@wlfiii.com. The landscape company is responsible for mowing and pruning of large bushes both in the common areas and in front of each townhouse. However, each homeowner is responsible for planting and watering any trees, shrubs or flowers in front of his/her home, including the removal of any dead plants and maintenance of private sprinkler systems.

PETS

No animal shall be permitted in Woodlake Forest III except normal household pets. There shall be only two such pets per townhouse. The Board shall have the right to direct the removal of any pet which is disturbing to any other Owners in Woodlake Forest III.

City ordinances require that all dogs must be leashed or fenced and under the direct supervision of the homeowner. Please do not allow your pet to relieve himself on the lawns of homeowners or in the street or common areas without removal of the waste.

MOSQUITO CONTROL

A portion of your assessment dues is used for spraying of mosquitoes during mosquito season. Harris County Mosquito Control suggests that all containers that hold water be drained and that yellow outside lights be used to help keep down the mosquito population.

BAYOU POINTE SWIMMING POOL

The swimming pool located at the north end of Bayou Pointe Drive is for exclusive use by residents and their accompanied guests. Residents may obtain a pool key for \$5.00 from the Board by sending an e-mail to programming_keys@wlfiii.com

Rules are as follows:

- 1) Swim at your own risk; no lifeguard is ever on duty.
- 2) No diving.
- 3) Children **must** be accompanied by a Woodlake Forest III adult resident.
- 4) No glass or china objects in pool area.
- 5) Running and horseplay are strictly prohibited.
- 6) No pets are allowed inside the pool enclosure.
- 7) No improper swimwear.
- 8) The pool is to be locked at all times; therefore, please lock the gate upon leaving the pool.
- 9) Swimmers must rinse off sun tan oil before entering pool. (The oil causes algae growth)

SIGNS

No non-political sign, notice, or advertisement of any type shall be posted within the confines of Woodlake Forest III without the prior written consent of the Board of Directors. One "For Sale" or "For Lease" sign is allowed in the window of the townhouse that is for sale without written Board Consent.

OPEN HOUSES

Open houses are permitted under the following rules: The realtor or homeowner will notify the Board by email to president@wlfiii.com with a copy to secretary@wlfiii.com. The realtor must NOT post the code entry number at the front gate. The realtor may post the house number, and open house visitors may be admitted via the telephone at the code box. Finally, the realtor may not have the gates open during house hours. OPEN HOUSE DOES NOT MEAN OPEN GATES.

OWNERS LEASING THEIR TOWNHOUSE

Home-owners leasing their property are responsible for delivering a copy of these rules and regulations to lessee and notifying the Board via email to president@wlfiii.com and secretary@wlfiii.com when homes are leased or sold.

BUSINESSES

No townhome or part thereof may be used for any purpose other than as a single-family dwelling. No townhome may be used or occupied for any business, whether for profit or not.

MISCELLANEOUS

Antennas and satellite dishes may not be free standing. They must be attached to the house and erected so as to minimize their view from the street.

Railings around decks are required by city code.

Garage sales, estate sales and benefit sales are not permitted.

Patio furniture and decorative items may be placed on the decks or other exterior spaces appurtenant to his/her townhouse, provided, however, that the Board shall have the right at any time to direct removal of any item which the Board determines, in its sole discretion, detracts from the general appearance of the community.

Disturbing noise and disruptive behavior is not allowed within the Community. Please respect your neighbors.

If a homeowner wishes to make a complaint to the Board, such complaints are to be in written form sent to secretary@wlfiii.com. If a complaint is directed against another resident, that resident will receive a copy of the complaint.

Your Board is here to serve you. We value our lovely neighborhood and strive to maintain good communications as well as preserve and protect our property.

RP-2017-4590
Pages 9
01/04/2017 12:37 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$44.00

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

RP-2017-4590

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