

**FIFTEENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
LAKEWOOD PLACE TOWNHOME OWNERS (HOUSTON) ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Lakewood Place Townhome Owners (Houston) Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements:

- the "Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on October 30, 2007 under Clerk's File No. 20070652062,
- the "First Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on December 31, 2008 under Clerk's File No. 20080619206,
- the "Second Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on February 14, 2012 under Clerk's File No. 20120063869,
- the "Third Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on March 30, 2012 under Clerk's File No. 20120137512,
- the "Fourth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on March 20, 2014 under Clerk's File No. 20140112923,
- the "Fifth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on March 28, 2014 under Clerk's File No. 20140123909,
- the "Sixth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on June 3, 2014 under Clerk's File No. 20140237273,

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- the "Seventh Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on July 21, 2014 under Clerk's File No. 20140317358, and
- the "Eighth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on July 21, 2014 under Clerk's File No. 20140379030,
- the "Ninth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on December 2, 2014 under Clerk's File No. 20140539408,
- the "Tenth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on August 20, 2015 under Clerk's File No. 20150376551,
- the "Eleventh Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on September 2, 2015 under Clerk's File No. 20150400367,
- the "Twelfth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on September 4, 2015 under Clerk's File No. 20150405411,
- the "Thirteenth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on October 7, 2016 under Clerk's File No. 2016454379, and
- the "Fourteenth Supplemental Notice of Dedicatory Instruments for Lakewood Place Townhome Owners (Houston) Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas on November 3, 2016 under Clerk's File No. 2016497551,

which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice and the Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

- **Lakewood Place Townhome Owners (Houston) Association, Inc. Pet Policy**

LAKWOOD PLACE TOWNHOME OWNERS (HOUSTON) ASSOCIATION, INC. PET POLICY

1. **POLICY OBJECTIVE.** This Pet Policy has been established to provide for an orderly means of animal control in an attempt to facilitate cooperation by all residents for the peace, health, safety and betterment of Lakewood Place community.

2. DEFINITIONS.

(a) Qualified Animal. A Qualified Animal includes a domesticated, non-dangerous cat or dog that is properly vaccinated and registered in accordance with local ordinances. Such cat or dog must also have a valid Harris County Veterinary Public Health Department license tag displayed on the collar worn by the dog or cat. (Harris County Public Health – Veterinary Public Health, Section 5) Other Qualified Animals include a guinea pig, ferret, hamster, and bird.

(b) Owner. An Owner includes any person who harbors, shelters, keeps, controls, manages, possesses or has part interest in any Qualified Animal. It is a rebuttable presumption that the occupant of any premises on which a Qualified Animal remains for a period of seven (7) days or to which it customarily returns daily for a period of seven (7) days is harboring, sheltering or keeping the aforementioned Qualified Animal and will be deemed the Owner of such Qualified Animal. If a minor owns a Qualified Animal, his or her parent or guardian is deemed the Owner of such Qualified Animal.

(c) Resident/Homeowner. Resident/Homeowner means the owner or resident of a unit in Lakewood Place community.

3. ANIMAL RULES AND REGULATIONS.

(a) Permitted Pets. Only Qualified Animals are allowed as pets in the Lakewood Place community.

(b) Type and Number of Pets. No Qualified Animals may be housed, raised, bred, or kept for commercial purposes or for food. All Qualified Animals must be registered, licensed and tagged for identification in accordance with local ordinances. A total of four (4) Qualified Animals may be kept as pets in any one (1) household. Of this total, no more than two (2) dogs are permitted. Provided however, an Owner who has up to four (4) dogs residing at his unit at the time this Policy is adopted may retain those dogs on the premises until such dogs are no longer living or the Owner moves from the Lakewood Place community. Each Owner who desires to keep more than two (2) existing dogs on the premises must immediately notify the Association in writing of the name, breed, weight, age, and color of each existing dog belonging to the Owner, and the date each dog was acquired by the Owner. This provision does not permit the replacement of an existing dog that exceeds the two (2) dog limit.

The total aggregate weight of all Qualified Animals must not exceed one hundred fifty (150) pounds; however, no one (1) Qualified Animal may weigh more than sixty (60) pounds.

No aggressive or dangerous animal may be kept or housed within Lakewood Place community. Any animal that becomes aggressive or dangerous must be permanently removed from the community.

(c) Control of Qualified Animals. Qualified Animals must be restrained on a leash or confined to the Owner's air conditioned home or fenced and attended backyard at all times. Qualified Animals may not roam free or be tethered at any time. All Qualified Animals on a leash must be under the complete physical control of a responsible and able adult using a hand-held leash that is no more than six (6) feet in length. Alternatively, a Qualified Animal may be confined to a pet carrier when attended by a responsible adult when outside the Owner's home or fenced backyard. The City of Tomball and the Association have leash laws which must be complied with at all times. Failure to comply with the leash laws may result in the imposition of fines and the removal of pet by animal control authorities. Animal

control authorities may be notified of unrestrained animals without warning or notice to the Owner. There are no exceptions to an Owner's obligation to control his or her Qualified Animals.

(d) Guests with Pet(s). Residents/Homeowners are responsible for the pets of guests who visit their home. Such pets must be Qualified Animals, and they are subject to the same restrictions as resident pets. No pet(s) of a guest may stay in Lakewood Place community for more than fourteen (14) days in any one (1) year period.

(e) Pet Maintenance. Excessive noise, unsanitary conditions, offensive odors, or disruptive pet behavior are a nuisance and are not permitted. Excessive noise is defined as noise continuously and/or incessantly for a period of ten (10) minutes or intermittently for one (1) hour or more to the disturbance of any person at any time of day or night. Any pet with infection, parasite, fleas, or contagious illness of any kind is not allowed in any common area of Lakewood Place community. Pets are not to be bathed in the common areas. An Owner may not permit his or her Qualified Animal to defecate in any area of Lakewood Place community outside the Owner's fenced yard, unless the Owner removes the waste immediately. Bag dispenser stations and trash receptacles are located throughout Lakewood Place community.

(f) Indemnification. Any Resident/Homeowner who causes an animal to be brought or kept within Lakewood Place community shall indemnify and hold harmless the Association for any loss, damage or liability the Association may sustain as a result of the presence of such animal within the community. The Resident/Homeowner is responsible for any and all repairs, damage and/or loss resulting from the acts of his or her animal while it is in Lakewood Place community.

4. **ENFORCEMENT**. The Association has the authority under the Declaration and Texas law to enforce these rules and regulations stated in this Pet Policy. The Board reserves the right to take any authorized action against any Resident/Homeowner who violates this Pet Policy.

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Pages 6
02/27/2017 10:05 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

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

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