



March, 17, 2022

Please find attached a copy of the Meadowood Subdivisions Declaration of Deed Restrictions and By-Laws. If you or any of your prospective buyers should have any questions, please feel free to contact us.

**Contact Information for the Meadowood Owners Association**

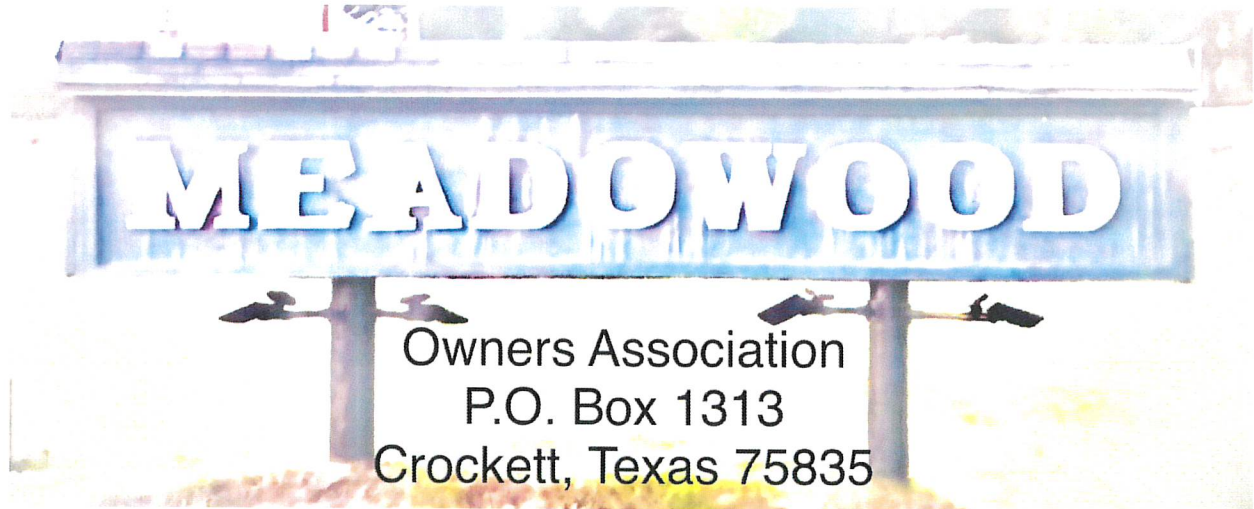
**President:** Cynthia Neel ----- 936-544-9330 (Home), 936-546-1718 (Cell)

**Secretary:** Helen Meece ----- 936-546-7601 (Home), 832-928-3283 (Cell)

**Treasurer:** Catherine Chubb ----- 936-545-6889 (Cell)

**Roads:** Mikel Craig ----- 972-978-6990 (Cell)

**Deed Restrictions:** Byron Tatum ----- 936-545-2615 (Home), 936-349-6353 (Cell)



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MEADOWOOD SUBDIVISION  
Declaration of restrictions

THE STATE OF TEXAS            }  
COUNTY OF HOUSTON            }        KNOW ALL MEN BY THESE PRESENT

That the MEADOWOOD OWNERS' ASSOCIATION, hereinafter called the Declarant, desires to amend the original Declaration of Restrictions for MEADOWOOD, a residential subdivision, which were executed on October 23, 1979, to reflect certain changes that have been approved by at least 75% of the owners of property in MEADOWOOD, as required by Article II, Section 3 of said Declaration of Restrictions; Declarant hereby adopts, establishes and imposes the following declarations, reservations, protective covenants, limitations, and conditions to apply uniformly to all acreage in MEADOWOOD:

ARTICLE I

The subdivision shall be occupied and used only as follows:

Section 1. Each lot shall be used as a residence for a single family and for no other purpose, except as herein provided.

Section 2. Except as herein provided, no business of any kind shall be conducted in any residence. However, an owner may operate out of his or her residence, a personally owned and personally operated business, conditioned that such business in no way detracts from the premises' residential nature and conditioned further that the traffic to and from such business and the customers thereof in no way interfere with the residential nature of the subdivision or the use of and access to and from other lots in the subdivision by the owners thereof. No signs, billboards, posters or advertising devices of any character shall be erected on any lot other than standard real estate signs for the purpose of selling a lot or house.

Section 3. No noxious or offensive activity shall be carried on in or on any lot.

Section 4. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot except in sanitary containers located in appropriate areas concealed from public view. In the event of default on the part of the owner or occupant of any acreage in this Subdivision in observing the above requirements, or any of them, the undersigned Declarant may, without liability to the owner or occupant, in trespass or otherwise, enter upon said acreage and remove or cause to be removed such garbage, trash, rubbish, salvage, etc., so as to place said acreage in a neat, attractive, healthful and sanitary condition, and may bill either the owner or occupant of such acreage for the cost of such work. The owner or occupant, as the case may be, agrees by the purchase or occupation of any acreage in this Subdivision to pay such statement immediately upon receipt thereof.

Section 5. No outbuilding, basement, tent, shack, garage, trailer, mobile home, shed or temporary building of any kind shall be used as a residence either temporarily or permanently.

Section 6. No residence shall be constructed on any lot in the Subdivision that does not have a minimum of 1,100 square feet of heated area.

Section 7. No residence shall be constructed on any lot in the Subdivision within 40 feet of the mid-ditch line of such lot nor within 10 feet of each side thereof.

Section 8. No prebuilt, modular, or used structure shall be moved onto any lot.

Section 9. Any residence must be placed on a concrete slab or a pier-and-beam type of foundation; if a pier-and-beam type of foundation is used, the house must be exteriorly finished and/or landscaped in such a manner that the pier are not exposed to public view.

Section 10. The lots may be reduced in size, at the discretion of the owners, provided, however, that no lot shall be smaller than 2 acres.

Section 11. Each residence shall be provided with an inside toilet, and shall be connected immediately with a septic tank, at the expense of the owner of said acreage. Such sewage disposal system shall be in accordance with the requirements of the State Health Department. The drainage of septic tanks into a road, street, alley, or other public ditch is strictly prohibited.

Section 12. There shall be no hogs or swine kept on any lot in the Subdivision.

#### ARTICLE II: GENERAL PROVISIONS

Section 1. Enforcement: Declarant or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges now or hereafter imposed by the provisions of this declaration. Failure by Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Amendments. Covenants and restrictions of this declaration may be amended by duly recording an instrument executed and acknowledged by not less than three-quarters of the owners of all lots in the Subdivision.

Section 4. Subordination. No breach of any of the conditions herein contained or reentry by reason of each breach shall defeat or render invalid the lien of any mortgage made in good faith and that such condition shall be binding on any owner whose title is acquired by foreclosure, trustee's sale or otherwise.

Section 5. Duration. The covenants and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by Declarant or Declarant's transferees for a period of ten (10) years from the date hereof and thereafter shall continue automatically in effect for additional periods of ten (10) years, unless otherwise agreed to in writing by the then owners of at least three-quarters of the lots in the Subdivision.

EXECUTED this 28<sup>th</sup> day of September, 1993

MEADOWOOD OWNERS' ASSOCIATION

By: Michael Armitage, President

THE STATE OF TEXAS  
COUNTY OF HOUSTON

BEFORE ME, the undersigned authority, on this day personally appeared Michael Armitage, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to as expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of September, 1993

Glenda Turner

Signature

Notary Public in and for Houston  
County, Texas

Exp: 10/2793

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1kBYLAWS  
MEADOWOOD OWNERS ASSOCIATION

ARTICLE 1  
GENERAL

Section 1 Name

This organization is incorporated under the laws of the State of Texas and shall be known as the Meadowood Owners Association, Incorporated.

Section 2 Purpose

To enforce deed restrictions, maintain streets, enhance the beauty of the subdivision, to discover and correct abuses of the land and its purposes, and to advance the interests of the Meadowood Owners Association.

Section 3 Limitations of Methods

The Association shall be nonprofit, nonpartisan, and nonsectarian.

ARTICLE II  
MEMBERSHIP

Section 1 Eligibility

Any person who owns property within the boundaries of Meadowood and has an interest in the objectives of the Association shall be eligible for membership.

Section 2 Dues

Membership dues shall be assessed annually at the general meeting and will be voted on by a majority of those members whose dues have been paid.

Section 3 Voting

Voting rights shall be limited to one vote per immediate household, also limited to members whose dues have been paid.

ARTICLE III  
MEETINGS

Section 1 Annual Meeting

The annual general meeting of the Association shall be held during the month of March of each year. The time and place shall be fixed by the Board of Directors and notice thereof mailed to each member at least thirty (30) days before said meeting.

Section 2 Additional Meetings

Additional general meetings of the Association may be called by the President, or upon petition in writing of any ten percent of the members in good standing. (a) Notice of special meetings shall be mailed to each member at least ten (10) days prior to such meetings. (b) Committee meetings may be called at any time by the President or the Committee Chairperson.

Section 3 Quorums

At any duly called general meeting, a quorum shall consist of those members in attendance whose dues have been paid.

ARTICLE IV  
FINANCES

Section 1 Funds

All money paid into the Association shall be placed in a general operating fund. Funds unused from the current year's budget shall be placed in a reserve fund, (savings or C.D.)

Section 2 Fiscal Year

The fiscal year of the Association shall close on December 31.

Section 3 Auditing

The accounts of the Association shall be audited annually as of the close of business on December 31. The audit shall be available for inspection by any member(s) in good standing when request is made in writing.

ARTICLE V  
OFFICERS

Section 1 Elections

Elections of Officers will be done at the annual general meeting. The floor will then be open for nominations from the floor.

Section 2 Duties of Officers

A. President

The President shall serve as executive head of the Association and shall preside at all meetings of the membership and Board of Directors. He is automatically a member of any committee he appoints if he so chooses.

B. First Vice President

The First Vice President shall exercise the powers and authority and perform the duties of the President in the absence or disability of the President. He shall assist and advise the President in all matters concerning the Association. He shall serve as chairman of the Deed Restriction Committee.

C. Second Vice President

The Second Vice President shall exercise the powers and authority and perform the duties of the President in the absence or disability of the President and the First Vice President. He shall organize the repairs on the streets and communicate with County Commissioner.

D. Secretary

The Secretary shall keep accurate records of all correspondence, record and prepare accurate minutes of all meetings and prepare and send out all notices of upcoming meetings.

E. Treasurer

The Treasurer shall be responsible for the safeguarding of all funds received by the Association and for their proper disbursement. Such funds shall be kept on deposit to financial institutions approved by the Board of Directors. The Treasurer will issue and sign all checks authorized for payments and prepare a quarterly financial statement to be submitted to the Board of Directors. Checks written by the Treasurer will be cosigned by the President or other officer designated by the Board of Directors.

ARTICLE VI

## STANDING COMMITTEES

### Section 1 Deed Restriction Committee

The Deed Restriction Committee shall consist of the elected officers. The committee shall be charged with the responsibility of bringing to the attention of the Board of Directors restriction violations, study questions of violations, and review proposed plans for construction.

## ARTICLE VII STANDING RULES

1. No action by any member, committee, or officer shall be binding upon or construe an expression of the policy of the Association until it shall have been approved or ratified by the Board of Directors or the general membership.
2. No salary shall be paid to any officer.
3. Any diversion of funds of the Association to any purpose other than the payment of debts incurred by the Association shall constitute larceny and will be prosecuted under the provisions of the laws of the State of Texas.
4. Any member found to be sixty days delinquent in payment of his dues shall forfeit his right to vote and hold office.
5. The private property of members shall be exempt from corporate debts.

## ARTICLE VIII DISSOLUTION

On dissolution of the Association, any funds remaining shall be distributed to one or more local charitable organizations to be selected by the Board of Directors.

## ARTICLE IX PARLIAMENTARY AUTHORITY

The current edition of Roberts Rules of Order shall be the final source of authority in all questions of parliamentary procedure when rules are not consistent with the bylaws of the Meadowood Owners Association.

## ARTICLE X REVISIONS

These bylaws may be amended by a majority vote of the Board of Directors and a majority of the members at any general meeting, provided notice of the meeting includes the proposals for amendments. Any proposed amendment or alteration shall be submitted to the Board, in writing, at least forty-five (45) days before the meeting at which they are to be acted upon.