

Response to Document Request

Date: 6/5/2024

Property: 2200 Amherst Circle

Bobbi Wright requested that it be furnished with the following documents concerning the property located at 2200 Amherst Circle

Vesting Deed (not including probates, divorces, or other court proceedings vesting title)

Liens

Restrictions

Other:

This response to Recipient's request (this "Response") is provided to Recipient by First American Title Insurance Company ("First American") and includes the attached documents (the "Documents"). This Response is furnished on and subject to the following terms, conditions, limitations, and disclaimers:

1. **IMPORTANT – READ CAREFULLY:** THIS RESPONSE IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS RESPONSE IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF RECIPIENT, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS RESPONSE MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE RESPONSE IS COMPLETE OR FREE FROM ERROR. THIS RESPONSE IS PROVIDED AS-IS AND WITH ALL FAULTS. FIRST AMERICAN DISCLAIMS ALL WARRANTIES, ORAL OR WRITTEN, EXPRESS OR IMPLIED. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR FURNISHING THIS RESPONSE, RECIPIENT RELEASES FIRST AMERICAN FROM ANY AND ALL LIABILITY (INCLUDING MATTERS ARISING FROM FIRST AMERICAN'S OWN NEGLIGENCE) FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE, INCOMPLETE OR INSUFFICIENT DOCUMENTS OR NEGLIGENCE IN PREPARING THIS RESPONSE, OR CONCERNING OR REGARDING THE OWNERSHIP, NATURE, CONDITION OR DESCRIPTION OF OR TITLE TO ANY PROPERTY, OR RESULTING FROM ANY FAILURE TO FURNISH ANY DOCUMENTS RESPONSIVE TO RECIPIENT'S REQUEST. FIRST AMERICAN WOULD NOT HAVE PROVIDED THIS RESPONSE AND DOCUMENTS BUT FOR THE DISCLAIMERS, RELEASE AND LIMITATION OF LIABILITY IN THIS RESPONSE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE RESPONSE.

2. First American's search was limited and it has not conducted a detailed search as it would if it were issuing a title commitment, binder or policy. In addition, First American's records are certified through a date earlier than the date of the search, and documents recorded after that certification date may not be included.

3. First American does not give or express any representation, warranty or opinion as to (a) ownership of the Property or the validity of the title to the Property, (b) the enforceability, validity or effect of any Documents, or whether or how they affect the Property, (c) the enforceability, validity or effect of any other documents, (c) the existence or non-existence of any other documents affecting the Property or that may otherwise be responsive to Recipient's request, (e) the completeness, sufficiency or accuracy of any Property description or whether the Documents furnished concern the Property and/or persons Recipient is looking for, (f) whether the party executing any Document or other document had the power, authority or capacity to do so or whether the Grantor of any deed or deed of trust had title to the Property, or (g) the existence or non-existence of any liens or encumbrances not included as part of the Documents. **There may be documents responsive to Recipient's request that were not furnished.**

4. It is Recipient's sole responsibility to determine whether the Documents are sufficient for Recipient's intended purpose and whether it is appropriate for Recipient to conduct further investigation as to any matter.

10-23-75

CV 72523 JDH

159-18-0356

EB-28-77 714247 OF 056755 LSI A FD 10.50

10-23-75

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RESTRICTIONS
RD, 180.
95.172 ACRES

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

1050

TRUST, LTD, INC., a Texas corporation (referred to herein as "Developer") with offices and principal place of business in Houston, Harris County, Texas, acting hereinafter and through its duly authorized officers, is the owner of the certain estate of all that certain real property situated in Harris County, Texas, in the August Encaschal Survey & 720 described as follows:

BEGINNING at an iron pin in the West line of the original tract, being also the West line of the August Encaschal Survey & 720 at a point S 00° 07' 49" W, 854.25 ft. from the Northwest corner of the Encaschal Survey;

THENCE with the center of a creek N 37° 12' 30" W, 309.20 ft.; S 87° 40' E, 225.64 ft.; S 71° 20' E, 82.35 ft.; S, 81° 57' E, 277.24 ft.; S 72° 33' E, 167.32 ft.; S 84° 46' E, 45.22 ft.; S 78° 27' E, 106.26 ft.; S 71° 53' E, 126.53 ft.; S 82° 15' 30" E, 131.06 ft.; S 61° 05' E, 345.84 ft. to a point in the West line of the road;

THENCE with said road S 1° 56' 36" W, 531.87 ft.; S 5° 01' W, 171.70 ft. to a point;

THENCE N 82° 08' 58" E, 125.23 ft. to an iron pin;

THENCE S 3° 30' E, 324.56 ft. to an iron pin;

THENCE S 15° 57' 45" E, 1061.20 ft. to an iron pin in the North line of a road;

THENCE S 47° 11' 55" W, 117.16 ft. to a point in the South line of the road;

THENCE S 0° 13' 20" W, 291.43 ft. to an iron pin in the South line of the North half of the Section;

THENCE with said line N 89° 46' 12" E, 2093.05 ft. to an iron pin in the West line of the Encaschal Survey;

THENCE with said line W 0° 07' 49" E, 1748.50 ft. to the point of place of beginning containing 95.172 acres of land.

Developer desires to create and carry out a uniform plan for the improvement, development and sale of various tracts to be described by Developer (hereinafter by meter and bound) (referred to herein as the "Tracts"), for the benefit of the present and future owners of said Tracts, and for protection of their property values; and, to that purpose, Developer hereby adopts, establishes and imposes the following declarations, reservations, protective covenants, restrictions and easements of all Tracts out of said 95.172 acres; and such contract or deed which may be hereafter executed with regard to any of said Tracts shall conclusively be held to have been executed, delivered and accepted subject to the following (regardless of whether or not the same are set out in full or by reference in said contract or deed):

103-10-0000

159-16-0357

RESTRICTIONS

1. Except for certain specific variations hereinafter provided, each Tract shall be used only for non-commercial, residential and recreational purposes.

2. Only one single-family residence and appurtenances to suburban living shall be created, placed, altered or remain on any Tract. No Tract shall be subdivided into smaller Tracts unless such Tract contains five (5) acres or more in which case such Tract may be subdivided into two Tracts at the option of the owner thereof.

3. All residences must contain at least a minimum of 1000 square feet underfoot living area, exclusive of open porches and garages. No tent, trailer or mobile home shall be placed or permitted to remain on any Tract at a place of abode for a greater period of time than three (3) successive days. All improvements shall be constructed with new and attractive materials and of plain design and color as to create a pleasant appearance compatible with the surroundings and must be approved by ERD, Inc., or its successors or assigns, or the Civic Association prior to commencement. Such approval shall not be withheld if such improvements conform with the requirements of these Restrictions.

4. No billboards, signs, or other advertising shall be placed upon the property other than one identifying the owner or "For Sale," "For Rent," or "For Lease" signs of no more than four (4) square feet.

5. No structure shall be erected closer to the road or street on which it fronts than one-third of the total depth of the tract nor closer to any side line than twenty-five (25) feet nor to any rear line than twenty (20) feet. ERD, Inc., or its successors or assigns, or Foulbeaux Civic Association shall have authority to alter the front, side, and rear set-back distances when, in its discretion, it is deemed reasonable and advisable.

6. No unsightly or offensive trade or activity shall be permitted on any part of any tract, and each owner and occupant shall keep their property and the interests adjoining their property clear and free of trash, inoperable cars and machinery and other junk, and shall maintain the improvements in a reasonably good state of repair. Boats, trailers and motorhomes shall be parked and any clothes drying lines shall be located to the rear of the residence structure and no closer to the side or rear property lines than the permitted distances for structures.

7. No firearms may be discharged within any Tract.

8. No outside toilets shall be installed or maintained. Each dwelling shall be equipped with a properly installed and functioning sanitary septic tank and field lines of sufficient capacity. Drain lines shall be so constructed as not to permit drainage into ditches, lakes or natural water courses. The design, specifications and location of each septic tank and field lines shall be subject to approval of ERD, Inc., or its successors or assigns, or the Civic Association before installation.

9. No dam, earthen fill or obstruction of any kind shall be constructed or permitted to remain in any creek, water course or drainage course without the prior written consent of the Civic Association, or ERD, Inc., and any adjoining Tract owner on whose property the back-water may flow.

10. Driveways from the access roads into the Tracts shall have installed curbside of not less than twelve (12) inches in diameter.

11. No electric lines shall be constructed or permitted on or near the outside boundary lines of any Tract. All wiring must be first approved by ERD, Inc., or its successors or assigns, or the Civic Association before construction.

159-16-0358

12. No hogs shall be kept or allowed to occupy any part of any Tract. Only the following poultry, horses or livestock may be kept on a Tract if the owner thereof maintains the facilities therefor in such a way as not to create a nuisance to adjoining owners: ten (10) chickens per one-half (1/2) acre; or one (1) horse per one-half (1/2) acre; or one (1) cow per acre; or one (1) sheep per acre. An owner may have more than one type of the above; but, for example, if an owner has one cow for an acre, such owner cannot have a sheep for the same acre. No such poultry, horses or livestock shall be raised for commercial purposes but shall be only for the use of the owner of the Tract on which such poultry, horses or livestock are maintained. However, a child or children of an owner may keep an animal or fowl for any Future Farmers of America or similar educational project approved by BRD, Inc. or its successors or assigns, or the Civic Association. If, in the sole discretion of BRD, Inc., or its successors or assigns, or the Civic Association, it is deemed to be a benefit and a convenience to the owners of property, commercial stabling and pasturing of horses owned by owners of Tracts or available for such owners' hiring may be permitted upon a specified Tract. Each owner shall provide adequate fencing on all sides of his Tract to contain any poultry, horses, livestock or other permitted animals.

13. A maintenance fee of not more than \$20.00 per Tract may be levied and collected each year from each owner, which fee shall be due and payable not later than the January 1st of each year after levied, and shall be considered delinquent on January 1st bearing interest thereon at the rate of 9% per annum; or at the option of BRD, Inc., or its successors or assigns, at such time as the Civic Association has been created as hereinafter provided, and shall be secured by a lien upon the Tract for which it is due and payable in accordance with the same as a default in the payment of any installment of purchase price under the Contract for Deed, or a subsequent Deed of Trust, or by any other procedure of foreclosure of liens afforded by law. The maintenance fee may be increased by vote of the majority of the owners of Tracts out of said 95.172 acres, each owner being entitled to one vote for each acre and a fractional vote for a portion thereof that he may own at the time of the voting, after the expiration of five (5) years from the date hereof. In consideration of BRD, Inc.'s initially maintaining the roads hereunder prior to the collection of the first maintenance fees hereunder, BRD, Inc. shall not be required to pay any maintenance fee for the Tracts owned by it hereunder.

14. These restrictions shall be in force until December 31, 1996, and shall be automatically extended for additional ten-year periods until and unless a majority of the owners of Tracts out of said 95.172 acres vote to alter, amend or vacate same, each owner being entitled to one vote for each acre and a fractional vote for a portion thereof that he may own at the time of the voting. These restrictions shall be binding upon and inure to the benefit of each and every person owning property in said 95.172 acres, their heirs, successors and assigns, and may be enforced by BRD, Inc., or its successors or assigns, Boudreaux Civic Association, or any owner of a Tract in said 95.172 acres.

15. An Association under the laws of the State of Texas shall be established and known as Boudreaux Civic Association, consisting of all owners of land in said 95.172 acres, and such additional areas in the August Seneschal Survey A-722, Harris County, Texas, hereinafter designated by BRD, Inc., its successors or assigns, for the purposes of owing, maintaining and regulating the use of the common areas and roads, collection of the annual maintenance fee, acting upon matters herein delegated to it and enforcing these restrictions. The Association shall be formed at the time that BRD, Inc., or its successors or assigns, shall sell the last Tract in said August Seneschal Survey A-722, or at such earlier date as may be chosen by said BRD, Inc., or its successors or assigns. In the event that the formation of the Association is at an earlier date, the powers and rights of BRD, Inc., or its successors or assigns, shall continue co-extensive with those of the Association.

126-12-0329

159-16-0359

16. The legal and fee simple title in and to all roads and streets in and for said 95.172 acres is hereby specifically reserved in ERD, Inc., or its successors or assigns, but subject to the rights of owners of Tracts in the Subdivision to use and enjoy same for the purposes intended. However, ERD, Inc., its successors or assigns, reserves the right to dedicate to the public any and all roads and streets at such time or times as it may choose.

17. If any owner acquires two or more Tracts, for all purposes hereunder, including but not limited to the amount of maintenance fee payable, said Tracts of such owner may be considered by such owner as one Tract and the resulting outside boundary lines of the combined Tracts of such owner shall be considered for all purposes hereunder as the outside boundary lines of one Tract affected hereunder. If any owner of a Tract containing five (5) acres or more elects to subdivide such Tract into two tracts as permitted hereinafter, each of the two parcels shall thereupon become a separate Tract for all purposes hereunder. If any owner of two (2) or more Tracts containing one and one-half (1-1/2) acres each desires to do so, such combined Tracts may be subdivided into one (1) acre tract, and upon such subdividing by such owner, each such parcel shall thereupon become a separate Tract for all purposes hereunder subject to the condition that such owner create in connection with such subdividing easements as provided in paragraph 18 hereof ten (10) feet wide within and adjacent to all resulting boundary lines of each of the parcels resulting from such subdivision.

18. Easements for gas, water, sewer, electric and telephone lines ten (10) feet wide within and adjacent to all lines of each Tract are hereby reserved and retained by ERD, Inc., or its successors or assigns, for use by any private or public utility company in construction and maintenance of any such lines. ERD, Inc. may release to the party owning the surface affected by the same any such easements so retained hereunder, including but not limited to interior easements resulting from combining two or more Tracts. In retaining said easements, ERD, Inc., or its successors or assigns, does not represent or promise that all of these utilities can be or will ever be constructed.

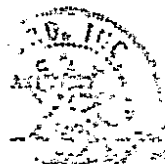
19. Upon the establishment of the Boudreaux Civic Association, such Civic Association shall assume all obligations of maintaining and regulating the use of common areas and roads, and effective therewith ERD, Inc., is and is hereby released from any and all further obligations in connection therewith.

20. ERD, Inc. and Boudreaux Civic Association are hereby authorized to amend, modify and supplement any of the terms, conditions and provisions of the foregoing Restrictions and provisions, as the same may have already been amended or modified, by executing and filing for record in the appropriate records of Harris County, Texas, a document containing such amendments, modifications or supplemental provisions. Said amendment, modification or supplement shall be effective as of the date of the filing for record of such document.

IN WITNESS WHEREOF, these presents have been executed in counterparts, each essential counterpart to have the full force and effect of an original, this 11th day of February, 1977.

ERD, INC.

[Signature]
President



LIENHOLDER'S
CONSENT AND JOINDER

159-16-0360

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Boudreaux, Ltd., being the beneficiary of a Deed of Trust executed by Domain Ventures, Inc., dated December 18, 1973, recorded under Document E-052152, Film Code 172-29-3457, in the Official Public Records of Real Property of Harris County, Texas, on January 2, 1974, does hereby, in all respects, approve, adopt, ratify and confirm all of the above and foregoing Restrictions of BMD, Inc., covering and pertaining to 95.172 acres out of the northwest portion of the Augusto Seneschal Survey, 10-Block 722, Harris County, Texas, being a part of the land covered by said Deed of Trust, and does hereby join in the execution thereof and agree that same shall in all respects be binding upon the undersigned and the successors and assigns of the undersigned in all respects and upon the land thereby affected, notwithstanding any foreclosure of said Deed of Trust or any other lien in favor of the undersigned.

RECORDED at Houston, Texas, on this 11th day of February, 1977.

BOUDREAU, LTD.,
A Limited Partnership

By [Signature]
Harvy A. Ringer, General Partner

THE STATE OF TEXAS §
COUNTY OF HARRIS §

159-16-0361

BEFORE ME, the undersigned authority, on this day personally appeared HARVEY A. FINGER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 11th day of January, 1977.

Notary Public in and for
Harris County, Texas

For internal use only

LIENHOLDER'S
CONSENT AND JOINDER

159-16-0362

THIS STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

That the undersigned, Glenn D. Graff, Trustee, being the beneficiary of a Deed of Trust executed by BRD, Inc., dated December 21, 1976, recorded under Document #030780, Film Code 158-14-0025, in the Official Public Records of Real Property of Harris County, Texas, on February 3, 1977, does hereby, in all respects, approve, adopt, ratify and confirm all of the above and foregoing Restrictions of BRD, Inc., covering and pertaining to 95.172 acres out of the northwest portion of the Auguste Seneschal Survey, Abstract 722, Harris County, Texas, being a part of the lands covered by said Deed of Trust, and does hereby join in the execution thereof and agree that same shall in all respects be binding upon the undersigned and the successors and assigns of the undersigned in all respects and upon the land thereby affected, notwithstanding any foreclosure of said Deed of Trust or any other lien in favor of the undersigned.

EXECUTED at Houston, Texas, on this 17th day of February, 1977.

Glenn D. Graff
Glenn D. Graff, Trustee

THE STATE OF TEXAS §
COUNTY OF HARRIS §

159-16-0363

BEFORE ME, the undersigned authority, on this day personally appeared GLENN D. GRAFF, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this the 17th day of February, 1977.

[Signature]
Notary Public in and for
Harris County, Texas

LIENHOLDER'S
CONSENT AND JOINDER

159-1E-0364

THE STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Domain Ventures, Inc., being the beneficiary of a Deed of Trust executed by Glenn S. Graff, Trustee, recorded under Document E-052169, Film Code 172-29-2545 and recorded January 2, 1974, in the Official Public Records of Real Property of Harris County, Texas, does hereby, in all respects, approve, adopt, ratify and confirm all of the above and foregoing Restrictions of BRD, Inc., covering and pertaining to 95.172 acres out of the northwest portion of the Auguste Schusseel Survey, Abstract 722, Harris County, Texas, being a part of the lands covered by said Deed of Trust, and does hereby join in the execution thereof and agree that same shall in all respects be binding upon the undersigned and the successors and assigns of the undersigned in all respects and upon the land thereby affected, notwithstanding any foreclosure of said Deed of Trust or any other lien in favor of the undersigned.

EXECUTED at Houston, Texas, on this 16 day of February, 1977.

DOMAIN VENTURES, INC.

By [Signature] President

ATTORNEY:
[Signature]
Secretary

159-16-0265

HIGH SCHOOL OF TEXAS
COUNTY OF HARRIS

... the undersigned authority, on this day
... person and officer whose name is
... instrument, and acknowledged
... the act of the said DONALD
... corporation, and that he executed the
... such corporation for the purposes and
... expressed, and in the capacity

... hand and seal of office this the 14th
... 1977.

John P. ...
Notary Public in and for
Harris County, Texas
SIX SEVEN NINE
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977

Return to:

AMERICAN COMMERCIAL BANK
CORPORATION
Bank One Company of Houston
Suite 114 Bayford Bldg.
1101 Bayport, P.O. 2830 West
Houston, Texas 77002

For internal use only

060-96-1344

J170951

RESTRICTIONS

10/05/83 00000044 J170951 \$ 21.00

BOUDREAU CIVIC ASSOCIATION, INC.

THE STATE OF TEXAS
COUNTY OF HARRIS

X
X
X

KNOW ALL MEN BY THESE PRESENTS:

THAT BOUDREAU CIVIC ASSOCIATION, INC., a Texas corporation (referred to herein as "BCA, INC." or "The Civic Association") acting herein by and through its duly authorized officers and consisting of all the owners of 302.490 acres of land situated in Harris County, Texas, in the Auguste Seneschal Survey, A-722, and described in Exhibits A, B, and C hereof, which is a nonprofit corporation organized and existing under the laws of the State of Texas, for the purposes of owning, maintaining and regulating the use of common areas, collection of the annual maintenance fee, acting on matters herein delegated to it and enforcing deed restrictions.

BCA, INC. desires to create and carry out a uniform plan for the improvement, development, and maintenance of the various tracts described by BCA, INC. severally by metes and bounds (referred to herein as the "Tracts"), for the benefit of the present and future owners of said Tracts, and for protection of their property values; and, to that purpose, BCA, INC., pursuant to a membership meeting whereby the owners of the land hereinafter described in Exhibits A, B, and C, adopted, established, and imposed the following declarations, reservations, protective covenants, and limitations on all Tracts out of said 302.490 acres; and each contract or deed which may be hereafter executed with regard to any of said Tracts shall conclusively be held to have been executed, delivered and accepted subject to the following (regardless of whether or not the same are set out in full or by reference in said contract or deed):

RESTRICTIONS

1. Except for certain specific variations hereinafter provided, each Tract shall be used only for non-commercial, residential and recreational purposes. Tracts described as follows may be used for commercial purposes or any other lawful purpose:

- (a) BEGINNING at the Southeast corner of said 113.767 acre tract;
 THENCE with the South line of the North half of the Auguste Seneschal Survey, Abstract 722, North 89 deg. 46'12" West 421.20 feet to point for corner;
 THENCE North 11 deg. 36'27" East 359.53 feet to point in South line of road for corner;
 THENCE South 70 deg. 45'48" East along the South boundary line of said road 243.76 feet to point for corner;
 THENCE South 89 deg. 46'12" East 120 feet along said South boundary line of said road to point for corner in the West right-of-way line of Boudreaux Road;
 THENCE South 0 deg. 16'14" West with the Westerly right-of-way line Boudreaux Road 273.09 feet to PLACE OF BEGINNING containing 2.694 acres, more or less;

060-96-1345

- (b) COMMENCING at the Northeast corner of the Auguste Seneschal Survey, Abstract 722, Harris County, Texas, THENCE with the East line of the said Seneschal Survey South 0 deg. 10'25" West 2308.77 feet at an iron pin in the North line of Boudreaux Road for PLACE OF BEGINNING:
 THENCE North 89 deg. 46'12" West 156.69 feet to point for corner of the North line of a new road;
 THENCE North 70 deg. 45'48" West 190 feet to point for corner;
 THENCE North 19 deg. 14'12" East 150.76 feet with the Easterly boundary line of another new road to a point for corner;
 THENCE South 87 deg. 08'24" East 281.34 feet to point for corner;
 THENCE South 0 deg. 10'25" West 191.52 feet to PLACE OF BEGINNING containing 1.3 acres, more or less.

Tracts described as follows may be used for educational or religious facilities:

- (a) BEING 1.060 acres of land out of the North one-half (North $\frac{1}{2}$) of the Auguste Seneschal Survey, Abstract 722, in Harris County, Texas, described by metes and bounds as follows:
 BEGINNING at an iron rod set marking the Southeast corner of said 1.060 acre tract, being North 89 deg. 46 minutes 12 seconds West 474.00 feet and North 16 deg. 15 minutes 22 seconds West 184.07 feet from the intersection of the South line of the North half of said Seneschal Survey and the West line of Boudreaux Road (60 feet wide);
 THENCE North 75 deg. 41 minutes 52 seconds West 224.97 feet to an iron rod set for corner in the East line of a 60 foot wide public road;
 THENCE North 12 deg. 51 minutes 07 seconds East 210.19 feet along the East line of said public road to an iron rod for corner;
 THENCE South 70 deg. 45 minutes 48 seconds East 237.63 feet to an iron rod for corner;
 THENCE South 16 deg. 15 minutes 22 seconds West 190.00 feet to PLACE OF BEGINNING and containing 1.060 acres of land.
- (b) BEING 1.059 acres of land out of the North one-half (North $\frac{1}{2}$) of the Auguste Seneschal Survey, Abstract 722, in Harris County, Texas, described by metes and bounds as follows:
 BEGINNING at an iron rod marking the Southeast corner of said 1.059 acre tract and in the South line of the North half of said Seneschal Survey, being North 89 deg. 46 minutes 12 seconds West 474.00 feet from the intersection of the South line of the North half of said Seneschal Survey and the West line of Boudreaux Road (60 feet wide);
 THENCE North 89 deg. 46 minutes 12 seconds West 219.23 feet along the South line of the North half of said Seneschal Survey to an iron rod for corner in the East line of a 60 foot wide public road;
 THENCE North 12 deg. 51 minutes 07 seconds East 237.56 feet along the East line of said public road to an iron rod set for corner;
 THENCE South 75 deg. 41 minutes 52 seconds East 224.97 feet to an iron rod set for corner;
 THENCE North 16 deg. 15 minutes 22 seconds West 184.07 feet to PLACE OF BEGINNING and containing 1.059 acres of land.
 Subject to a 30 foot wide easement along South line.

2. Only one single family residence and appurtenances to suburban living shall be created, placed altered or remain on any Tract except as to the commercial tracts above described and no one shall be permitted

to reside in such residence except the members of a single family. The term "single family residence" as used herein shall be held and construed to exclude hospitals, clinics, duplex houses, apartment houses, boarding or rooming houses, hotels, or any other multifamily residential use, and shall exclude any and all commercial or professional uses whether from homes, residences or otherwise, and any commercial or business use of any kind is hereby expressly prohibited. No building or structure shall be erected, altered, placed or permitted to remain upon any building site other than the single family dwelling, together with a private garage or carport, servants type quarters, a guest house, a tool shed or workshop, and a barn or building for the housing of animals as permitted below. No metal barns, garages or outbuildings may be erected or maintained without the prior written approval of the Civic Association. No Tract shall be subdivided into smaller Tracts unless such Tract comprises three (3) acres or more, in which case such Tract may be subdivided into two Tracts at the option of the owner thereof, provided, however, that neither resulting tract is less than one (1) acre in size.

3. All residences to be constructed after September 1, 1983, must contain at least a minimum of 1500 square feet under roof living area, exclusive of open porches and garages. All residences that were constructed prior to September 1, 1983, or began construction prior to September 1, 1983, must contain at least the minimum living area that is required by previous filed deed restrictions regulating the herein described property. All residences must be built on the site, on a permanent slab foundation, not of modular construction. Exterior walls of all residences must have at least fifty (50) percent brick facing. No tent, trailer or mobile home shall be placed or permitted to remain on any Tract as a place of abode for a greater period of time than three (3) successive days. All improvements shall be constructed with new and attractive materials and of such materials, design and color as to create a pleasant appearance compatible with the surroundings, and must be approved, in writing, by the Civic Association prior to commencement. Plans for all improvements shall be submitted to the Civic Association in duplicate, one copy being retained for the Associations' records. Such approval shall not be withheld if such improvements conform with the requirements of these Restrictions. If improvements have not been substantially started within six (6) months of approval, the plans must be resubmitted for approval. Once started the improvements shall be diligently pursued to completion by the owner.

4. No billboard signs, or other advertising shall be placed upon the property other than one identifying the owner of "For Sale", "For Rent", or "For Lease". These signs shall be of no more than four (4) square feet.

5. No structure shall be erected closer to the road or street on which it fronts than one-third of the total depth of the tract nor closer to any side line than twenty-five (25) feet nor to any rear line than twenty (20) feet. The Boudreaux Civic Association shall have authority to alter the front, side and rear set-back distances when,

in its discretion, it is deemed reasonable and advisable.

6. No noxious or offensive trade or activity shall be permitted on any part of any Tract, and each owner and occupant shall keep their property and the streets adjoining their property clean and free of trash, inoperable cars and machinery and other junk, and shall maintain the improvements in a reasonable good state of repair. Boats, trailers, motorhomes and any clothes drying lines shall be located to the rear of the residence structure in presentable manner and no closer to the side or rear property lines than the permitted distances for structures. Grass shall be mowed frequently to maintain an attractive appearance. Unimproved Tracts shall be mowed at least twice during each year; grass on these Tracts shall not exceed twelve (12) inches in height. Should the owner be negligent in mowing, the Civic Association shall be empowered to hire a mower and to charge the owner for the costs thereof. If such bill is not paid within thirty (30) days of presentation the Civic Association may charge interest on the unpaid balance at eighteen (18) percent per annum or the prime lending rate charged by the Texas Commerce Bank, Houston, plus two (2) percent, whichever is greater. In addition, if the bill plus interest charges remains unpaid for ninety (90) days or more the property shall be subject to foreclosure.

7. No firearms including, but not limited to, air guns, spring loaded weapons, slingshots, rifles, shotguns, and handguns may be discharged within any Tract.

8. No outside toilets shall be installed or maintained. Each dwelling shall be equipped with a properly installed and functioning sanitary septic tank and field lines of sufficient capacity. Drain lines shall be so constructed as not to permit drainage into ditches, lakes or natural water courses. The design, specifications and location of each septic tank and field lines shall be subject to written approval of the Civic Association before installation.

9. No dam, earthen fill or obstruction of any kind shall be constructed or permitted to remain in any creek, water course or drainage course without the prior written consent of the Civic Association and any adjoining Tract owner on whose property the bank-water may flow.

10. Driveways from the access roads into the Tracts shall have installed culverts of not less than eighteen (18) inches in diameter and shall be built up at the connecting point with such access roads so as to prevent erosion of asphalt on the roadbed.

11. No electric fences shall be constructed or remain on or near the outside boundary lines of any Tract. All fencing must be first approved, in writing, by the Civic Association before construction.

12. No hogs shall be kept or allowed to occupy any part of any Tract. Only the following poultry, rabbits, horses or livestock may be kept on a Tract if the owner thereof maintains the facilities therefor in such a way as not to create a nuisance to adjoining owners: Ten (10) chickens, or rabbits per one-half ($\frac{1}{2}$) acres; or one (1) horse

or one (1) cow, or one (1) sheep, or one (1) goat per one-half acre. An owner may have more than one type of the above; but, for example, if an owner has one cow for a half acre, such owner cannot have a sheep for the same half acre. Such poultry, rabbits, horses or livestock shall not be raised as the principal source of income of the owner of the Tract on which such poultry, rabbits, horses or livestock are maintained. However, a child or children of an owner may keep an animal or fowl (not hogs) for any Future Farmers of America or similar organization's project approved by the Civic Association. If, in the sole discretion of the Civic Association, it is deemed to be a benefit and a convenience to the owners of property, commercial stabling and pasturing of horses owned by owners of Tracts or available for such owner's hiring may be permitted upon a specified Tract. Each owner shall provide adequate fencing on all sides of his Tract to contain any poultry, rabbits, horses, livestock or other permitted animals.

13. Commencing in 1984, a maintenance fee of \$30.00 per Tract may be levied and collected each year from each owner, which fee shall be due and payable not later than January 1st of each year after levied, and shall be considered delinquent on January 31st bearing interest thereafter at the rate of 18% per annum, or at the option of the Civic Association shall be secured by a lien upon the Tract for which it is due and subject to foreclosure the same as a default in the payment of any installment of purchase price under the Contract for Deed, or a subsequent Deed of Trust, or by any other procedure of foreclosure of liens afforded by law. The maintenance fee may be increased by a maximum of 15% per annum at the discretion of the Maintenance Committee or by a larger amount by vote of the majority of the eligible voters among the owners exercising their vote, each owner being entitled to one vote for each acre and a fractional vote for a portion thereof that he may own at the time of the voting.

14. The Civic Association is governed by By Laws which are available to all members of the Association. As stated in said By Laws, the rights of membership are subject to the payment of the annual charges (the maintenance fee). Membership rights including voting privileges shall be suspended when the annual charges remain unpaid; but, upon payment of such annual charge or charges and any interest or penalties thereon, membership rights and privileges shall be automatically restored.

15. If any owner acquires two or more Tracts, for all purposes hereunder, excluding the amount of maintenance fee payable, said Tracts of such owner may be considered by such owner as one Tract and the resulting outside boundary lines of the combined Tracts of such owner shall be considered for all purposes hereunder as the outside boundary lines of one Tract affected hereunder. The maintenance fee payable by any owner having more than one tract shall be the full fee for the first Tract plus fifty (50) percent of the single Tract fee for each additional Tract. For example, if an owner possesses three Tracts he must pay two hundred (200) percent of the single Tract maintenance fee. If any owner of a Tract containing three (3) acres or more elects to subdivide such Tract into two tracts as permitted hereinabove, each of the two parcels shall hereupon become a separate Tract for all purposes hereunder.

060-96-1349

16. Easements for gas, water, sewer, electric and telephone lines ten-(10) feet wide within and adjacent to all lines of each Tract are hereby reserved and retained by the Civic Association for use by any private or public utility company in construction and maintenance of any such lines. BCA, INC. does not represent or promise that all of these utilities can be or will ever be constructed:

17. The Boudreaux Civic Association assumes all obligations of maintaining and regulating the use of common areas.

18. These restrictions shall be binding upon and inure to the benefit of each and every person owning property in said 302.490 acres, their heirs, successors and assigns, and may be enforced by the Boudreaux Civic Association, or any owner of a Tract in said 302.490 acres. The easements for gas, water, sewer, electric, and telephone lines reserved and retained pursuant to Section 17 hereof shall be perpetual and shall continue hereafter even though these restrictions may terminate pursuant to the foregoing provisions.

It is expressly agreed and provided that invalidation of any one or more of the (foregoing) covenants, conditions and restrictions by final judgment shall in no manner affect any of the other remaining covenants, conditions and restrictions, and such remaining covenants, conditions and restrictions shall remain in full force and effect regardless of such invalidation of any one or more of such covenants.

The Boudreaux Civic Association is hereby authorized to amend, modify and supplement any of the terms, conditions and provisions of the foregoing Restrictions and provisions, as the same may have already been amended or modified, by executing and filing for record in the appropriate records of Harris County, Texas, a document containing such amendments, modifications or supplemental provisions. Said Amendments, of any, shall be made by the eligible voting members of the Civic Association on the same basis as described in paragraph 13 above. Said amendment, modification or supplement shall be effective as of the date of the filing for record of such document.

IN WITNESS WHEREOF, these presents have been executed in counterparts, each executed counterpart to have the full force and effect of an original, this 30th day of September, 1983.

ATTEST:

Brenda J. McQueen
SECRETARY

BOUDREAU CIVIC ASSOCIATION, INC.

By: Duane L. Ryzio
PRESIDENT

060-96-1350

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared Dwayne Prejean, President of BOUDREAUX CIVIC ASSOCIATION, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30th day of September, 1983.



Don Sheldon Smith
Notary Public in and for the State
of T E X A S
My Commission expires: 3/3/1985

DON SHELDON SMITH
(Print or stamp name of Notary)

After Recording Return to:
Don Sheldon Smith
620 West Main
Tomball, Texas 77375

EXHIBIT "A"

BEGINNING at an iron pin in the West line of the original tract, bought by BRD, INC., being also the West line of the August Seneschal Survey A-722 at a point S 0°07'49"W, 854.25 ft. from the Northwest corner of the Seneschal Survey;

THENCE with the center of a creek N 37°12'30" E, 339.29 ft.; N 43°40'E, 225.68 ft.; N 71°20'E, 82.35 ft.; S 84° 57' E, 211.74 ft.; S 79°33'E, 167.32 ft.; N 84° 46'E, 55.22 ft.; N 74°17'E, 166.28 ft.; S 71°50'E, 126.53 ft.; N 82°16'30" E, 131.06 ft.; N 61° 05'E, 349.84 ft. to a point in the West line of the road;

THENCE with said road S 1°56'36"W, 531.87 ft.; S 5°01' W, 171.70 ft. to a point;

THENCE N 82°08'58" E, 315.23 ft. to an iron pin;

THENCE S 3°30'E, 314.80 ft. to an iron pin;

THENCE S 15°57'45" E, 1061.28 ft. to an iron pin in the North line of a road;

THENCE S 47°11'55"W, 117.16 ft. to a point in the South line of the road;

THENCE S 0°13'20" W, 291.43 ft. to an iron pin in the South line of the North half of the Section;

THENCE with said line N 89°46'12"W, 2093.05 ft. to an iron pin in the West line of the Seneschal Survey;

THENCE with said line N 0°07'49" E, 1748.50 ft. to the point or place of beginning containing 95.172 acres of land.

060-96-1352

EXHIBIT "B"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12"E, 2093.05 ft. from the Southwest corner of said North half;

THENCE with the East line of 95.172 acres known as BRD, Inc., Section I N 0°13'20"E, 291.43 ft.;

N 47°11'55" E, 117.16 ft.;

N 15°57'45" W, 1061.28 ft.;

N3°30'W, 314.80 ft.;

S 82°08'58"W, 315.23 ft.;

N 5° 01' E, 171.70 ft.;

N 1°56'36" E, 780.41 ft. to an iron pin in the North line of the original tract conveyed to BRD, INC.;

THENCE with said line N 89°54'49" E, 623.04 ft.;

S 89° 57'27" E, 369.05 ft. to the center line of a pipe line easement;

THENCE with the center line of said pipe line easement S 32°39'20"E, 2139.47 ft. to an iron pin;

THENCE S 1°45'15" W, 60.05 ft. to an iron pin;

THENCE S 70° 45' 48" E, 100.00 ft. to an iron pin;

THENCE S 18°20'36" W, 194.85 ft. to an iron pin;

THENCE S 69°49'13" E, 188.24 ft. to an iron pin in the center line of a pipe line easement;

THENCE S 34° 00'28" E, 577.67 ft. to an iron pin in the South line of the North half of Seneschal Survey;

THENCE with said line N 89°46'12" W, 2182.80 ft. to the point or PLACE OF BEGINNING containing 93.551 acres of land.

060-96-1353

EXHIBIT "C"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12" E, 4275.85 ft. from the Southwest corner of said North half;

THENCE with the East line of 93.551 acres known as BRD, INC. Section II N 34°00'28" W, 577.67 ft.;

N 69°49'13" W, 188.24 ft.;

N 18°20'36" E, 194.85 ft.;

N 70°45'48" W, 100.00 ft.;

N 1°45'15"E, 60.05 ft.;

N 32°39'20" W, 2139.47 ft. to an iron pin in the North line of the BRD tract;

THENCE with said line S 89°57'27" E, 1964.70 ft.;

S 88°20'24" E, 94.58 ft.;

S 84°11'53" E, 16.22 ft.;

N 89°50'07" E, 55.64 ft.;

N 88°03'05" E, 600.26 ft. to the original Northeast corner;

THENCE with the East line of the Seneschal Survey S 0°10'25" W, 2308.77 ft. to an iron pin in the North line of Boudreaux Rd.;

THENCE N 89°46'12" W, 40.69 ft. to a corner of said road;

THENCE with the West line of Boudreaux Road S 0°16'14" W, 333.09 ft. to an iron pin in the South line of the North half of the Seneschal Survey;

THENCE with said line N 89°14'12" W, 996.20 ft. to the point or PLACE OF BEGINNING containing 113.767 acres of land.

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 on

OCT 5 1983



Quinta Roddenberry
COUNTY CLERK,
HARRIS COUNTY, TEXAS

FILED
OCT 5 9 00 AM 1983
Quinta Roddenberry
COUNTY CLERK
HARRIS COUNTY, TEXAS

M034928

139-67-1287

THE STATE OF TEXAS *
COUNTY OF HARRIS *

139-67-1287

NOTICE OF APPOINTMENT OF AGENT

WHEREAS, BRD, Inc., as Declarant, filed for record Restrictive Covenants for Boudreaux Estates, Sections 1, 2, and 3, in the Real Property Records of Harris County, Texas, under Clerk's File Nos. F056755, F497155, and F497154, respectively; and

WHEREAS, in accordance with paragraphs 13 and 20, of each of those Restrictions, a maintenance fee was to be levied and collected from each owner not later than January 1 of each year and delinquent on January 31 of each year, bearing interest thereafter at the rate of 9% per annum payable to the civic association after its creation and secured by a lien upon the tract for which it is due and subject to foreclosure, the same as a default in the payment of any installment of purchase price under a contract for deed, or a subsequent Deed of Trust, or by any other procedure of foreclosure for liens afforded by law; and

WHEREAS, the Boudreaux Civic Association was authorized to amend, modify and supplement any of the terms, conditions and provisions of the foregoing Restrictions and provisions; and

WHEREAS, the Restrictions were amended by the Boudreaux Civic Association, Inc. on September 30, 1983 and filed for record in the Real Property Records of the Harris County Clerk's office on October 5, 1983 under Clerk's File No. J170951, in which Article 13 was amended so that interest would be borne at the rate of 18% per annum; and

WHEREAS, the bylaws of the Boudreaux Civic Association, Inc., Article VI, Section 1 and Article IX, Section 1 provide: that the Board of Directors shall manage the affairs of the corporation and exercise all of the powers of the corporation; to appoint and remove at its pleasure all agents

139-67-1288

of the corporation and to prescribe their duties; to establish, levy and assess and collect the annual charges and all other charges referred to in the Declarations covering the property;

Now, therefore, the Board of Directors hereby appoints and constitutes Bruce Ian Schimmel, its duly authorized agent for the purpose of posting and sending all notices required in order to conduct a nonjudicial foreclosure sale of any property subject to the Restrictions set out above and vest him with the authority to conduct the sale and to execute any and all documents necessary for the transfer of the property, including, but not limited to, notices of nonpayment of maintenance assessment and lien, notices of payment of assessments, notices of intent to accelerate, notice that acceleration has occurred, notices of agent's foreclosure sale, agent's deeds and agent's affidavits and hereby agrees to indemnify and hold him harmless from any and all losses, including attorney's fees and expenses of litigation, arising from his actions as its agent.

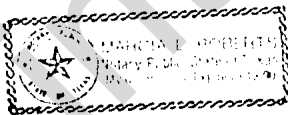
SIGNED this the 2nd day of January, 1989.

BOUDREAU CIVIC ASSN., INC.

By: Daniel J. Williams
President

THE STATE OF TEXAS *
COUNTY OF HARRIS *

This instrument was acknowledged before me on the 2nd day of January, 1989 by Daniel J. Williams, President of Boudreaux Civic Association, Inc., a Texas corporation, on behalf of said corporation.



George J. Roberts
Notary Public in and for the State of Texas

My Commission Expires: 2-19-90

Prepared in the Offices of and Return to:

Schimmel & Associates, P. C.
8300 Bissonnet, Suite 170
Houston, Texas 77074

NOTAGENT: Boudreaux/the

FILED FOR RECORD
8:30 A.M.

FEB 6 1989

Quita Robinson
County Clerk, Harris County, Texas

139-67-1289

ANY PROVISION HEREIN WHICH ATTEMPTS TO LIMIT, IN WHOLE OR IN PART, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF TITLE OR PLACE 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 on

FEB 6 1989



Paula Reddeman
COUNTY CLERK,
HARRIS COUNTY, TEXAS

HT 244-89-8736

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 the number Sequence on the date and at the place stamped herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

MAY 14 2007



Dorely L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

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Notice
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NOTICE OF DEDICATORY INSTRUMENT
for
BOUDREAUX CIVIC ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Boudreaux Civic Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:

- a. Boudreaux Estates, Section I, an unrecorded subdivision located in Harris County, Texas according to the metes and bounds description contained in the Restrictions filed in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. F056755 and all amendments to or replats thereof.
- b. Boudreaux Estates, Section II, an unrecorded subdivision located in Harris County, Texas according to the metes and bounds description contained in the Restrictions filed in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. F381390 and re-filed under County Clerk's File No. F497155 and all amendments to or replats thereof.
- c. Boudreaux Estates, Section III, an unrecorded subdivision located in Harris County, Texas according to the metes and bounds description contained in the Restrictions filed in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. F318391 and re-filed under County Clerk's File No. F497154 and all amendments to or replats thereof.

(3)
lee

lee

lee

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

- a. Documents:
 - (1) Restrictions.
 - (2) Second Amendment of Restrictions Section I.
 - (3) Agreement.
 - (4) Restrictions Section II.

HP 858-59-0134

- (5) Restrictions Section III.
- (6) First Amendment to Restrictions Section III.
- (7) Restrictions.
- (8) Amendment to Restrictions Boudreaux Civic Association, Inc.
- (9) Third Amendment to Restrictive Covenants.
- (10) Fourth Amendment to Restrictive Covenants.
- (11) Fifth Amendment to Restrictive Covenants.
- (12) Sixth Amendment to Restrictive Covenants.

b. Recording Information:

- (1) Harris County Clerk's File No. F056755.
- (2) Harris County Clerk's File No. G521872.
- (3) Harris County Clerk's File No. G521873.
- (4) Harris County Clerk's File No. F381390 and re-filed under County Clerk's File No. F497155.
- (5) Harris County Clerk's File No. F381391 and re-filed under County Clerk's File No. F497154.
- (6) Harris County Clerk's File No. F627289.
- (7) Harris County Clerk's File No. J170951.
- (8) Harris County Clerk's File No. J773263.
- (9) Harris County Clerk's File No. M476927.
- (10) Harris County Clerk's File No. P024208.
- (11) Harris County Clerk's File No. R280559.
- (12) Harris County Clerk's File No. R817166.

3. Dedicatory Instrument: In addition to the Dedicatory Instrument identified in Paragraph 2 above, the following documents are Dedicatory Instrument governing the Association:

- a. Articles of Incorporation of Boudreaux Civic Association, Inc.
- b. Boudreaux Civic Association, Inc. Bylaws.

True and correct copies of such Dedicatory Instrument are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedicatory Instrument attached to this Notice are true and correct copies of the originals.

Executed on this 8th day of October, 2007.

BOUDREAUX CIVIC ASSOCIATION, INC.

By: CKM Property Management, Inc.,

100

Managing Agent

Janet Hampton
Janet Hampton, Vice President

THE STATE OF TEXAS

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§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Janet Hampton, Vice President of CKM Property Management, Inc., Managing Agent for Boudreaux Civic Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 8th day of October, 2007, to certify which witness my hand and official seal.

Kelli V. Sarver
Notary Public in and for the State of Texas

Return To: ✓✓
Butler & Hailey, P.C.
1616 S. Voss Road, Suite 500
Houston, Texas 77057



133382

FILED
In the Office of the
Secretary of State of Texas

ARTICLES OF INCORPORATION
OF
BOUDREAU CIVIC ASSOCIATION, INC.

SEP 14 1978

Patrick Brice
Attorney, Corporation Division

We, the undersigned natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is BOUDREAU CIVIC ASSOCIATION, INC.

ARTICLE TWO

The corporation is a nonprofit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are: to promote the health, safety and welfare of the owners of parcels of those certain tracts of land as follows:

- (a) Section I (95.172 acres) recorded as Document F056755, Film Code 159-16-0356 on February 28, 1977, in the Official Public Records of Real Property of Harris County, Texas;

(b) Section II (93.551 acres) recorded as Document F497155, Film Code 188-12-0688 on February 28, 1978, in the Official Public Records of Real Property of Harris County, Texas; and

(c) Section III (113.767 acres) recorded as Document F497154, Film Code 188-12-0676 on February 28, 1978, in the Official Public Records of Real Property of Harris County, Texas;

hereinafter referred to as the "Land;" to preserve the high esthetic quality and atmosphere of the Land, and of neighboring property in Harris County, Texas, being developed by BRD, Inc.; to promote the health, safety and welfare of the residents within said Land ("Boudreaux Estates"); and to do the following relating to the Land and to all sections of Boudreaux Estates: to construct and maintain streets, roads, esplanades, parks, parkways, sidewalks and vacant lots; to collect garbage and refuse; to furnish fogging and spraying for insect controls; to hire or otherwise arrange for security and patrol services; to provide street lighting; and to supplement municipal services. The corporation is organized for the further purposes, as follows: to fix maintenance charges to be levied against portions of the Land; to pay taxes, if any, on parcels of the Land retained by BRD, Inc. and acquired by the corporation; to enforce the Restrictions pertaining to the Land as follows:

(a) Section I (95.172 acres) recorded as Document F056755, Film Code 159-16-0356 on February 28, 1977, in the Official Public Records of Real Property of Harris County, Texas;

(b) Section II (93.551 acres) recorded as Document F497155, Film Code 188-12-0688 on February 28, 1978, in the Official Public Records of Real Property of Harris County, Texas; and

(c) Section III (113.767 acres) recorded as Document F497154, Film Code 188-12-0676 on February 28, 1978, in the Official Public Records of Real Property of Harris County, Texas;

by actions at law or in equity, or otherwise, paying court costs as well as reasonable and necessary legal fees; and insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the owners of any portion of the Land and the residents of all sections of Boudreaux Estates.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 400 FM 1960 West, Suite 105, Houston, Texas, and the name of its initial registered agent at such address is Sue Pellegrino.

ARTICLE SIX

The number of directors constituting the initial Board of Directors of the corporation is five and the names and addresses of the persons who are to serve as the initial directors are:

Sue Pellegrino	<u>400 FM 1960 West, Suite 105</u> <u>Houston, Texas</u>
<u>Thomas F. Hetherington</u>	<u>1831 FM 1960 West</u> <u>Houston, Texas 77090</u>

Bobby Easley 5700 FM 1960 West, Suite 122
Houston, Texas

Randy Mays 25815 Randon Lane
Tomball, Texas 77075

John E. Kolb 2100 First City National Bank Bldg
Houston, Texas 77002

ARTICLE SEVEN

The name and street address of each incorporator is:

Robert J. Bachman 2100 First City National Bank Building
Houston, Texas 77002

Michael P. Finch 2100 First City National Bank Building
Houston, Texas 77002

John E. Kolb 2100 First City National Bank Building
Houston, Texas 77002

ARTICLE EIGHT

Except as otherwise may be provided in the Bylaws,
the Board of Directors of the corporation is expressly
authorized to alter, amend or repeal the Bylaws or to adopt
new Bylaws for the corporation without any action on the
part of the members.

IN WITNESS WHEREOF, we have hereunto set out hands,
this 1st day of June, 1978.

Robert J. Bachman
ROBERT J. BACHMAN

Michael P. Finch
MICHAEL P. FINCH

John E. Kolb
JOHN E. KOLB

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, a Notary Public, do hereby certify that on this 1st day of June, 1978, personally appeared before me ROBERT J. BACHMAN, MICHAEL P. FINCH and JOHN E. KOLB, who each being by me duly sworn severally declared that they are the persons who signed the foregoing document as incorporators and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Betty Ann Wankle
Notary Public in and for
Harris County, Texas

My Commission Expires: 6-2-79
Notary Public in and for Harris County, Texas
My Commission Expires

[SEAL]

058-09-01-48

BOUDREAU CIVIC ASSOCIATION, INC.

BYLAWS

ARTICLE I

DEFINITIONS

Section 1. "Corporation" shall mean and refer to the Boudreaux Civic Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas.

Section 2. The "Properties" shall mean and refer to those properties as set forth and particularly described in Article IV of the Articles of Incorporation of Boudreaux Civic Association, Inc., and such additions thereto as may hereafter be brought within the jurisdiction of the Corporation as provided in said Article IV.

Section 3. "BE Land" shall mean and refer to such part of the properties as may at any time hereafter be owned by the Corporation for so long as the Corporation may be the owner thereof.

ARTICLE II

LOCATION

The principal office of the Corporation shall be located at 400 FM 1960 West, Suite 105, Houston, Texas.

ARTICLE III

MEMBERSHIP

Section 1. Every person or entity who is the owner of a fee title in a Lot or Living Unit, as hereinafter defined, or owner of the equitable title in a Lot or Living Unit, when purchasing under a contract, and who is subject to assessment, either present or future, by the Corporation, pursuant to the provisions of any recorded instrument relating to such assessment, shall be a member of the Corporation. In addition, BRD, Inc., a Texas corporation, shall be a member of the Corporation. For the purpose of determining membership, such ownership will be deemed to have vested upon delivery of a duly executed deed or contract to the grantee or vendee. The legal title retained by a vendor selling under a contract shall not qualify such vendor for membership. Foreclosure of a contract or repossession for any reason of a lot or unit sold under contract shall terminate the vendee's membership, whereupon all rights to such membership shall vest in the new owner of such lot or unit.

Section 2. Members shall be all the owners as defined in Section 1 of this Article, including the developer of the Properties.

Section 3. The rights of membership, except the membership of BRD, Inc., are subject to the payment of the annual charges is imposed against each owner of and becomes a lien

upon the property against which such annual charges are made as provided by the Restrictions of Boudreaux Estates as follows:

(a) Section I (95.172 acres) recorded as Document F056755, Film Code 159-16-0356 on February 28, 1977, in the Official Public Records of Real Property of Harris County, Texas;

(b) Section II (93.551 acres) recorded as Document F497155, Film Code 188-12-0688 on February 28, 1978, in the Official Public Records of Real Property of Harris County, Texas; and

(c) Section III (113.767 acres) recorded as Document F497154, Film Code 188-12-0676 on February 28, 1978, in the Official Public Records of Real Property of Harris County, Texas;

("Declaration") to which the properties are subject and which are fully set forth and governed by the provisions of the Declaration:

Section 4. The membership rights of any person whose interest in the Properties is subject to the annual charge under Section 1 of this Article, whether or not he be personally obligated to pay such annual charge, may be suspended by action of the Directors during the period when the annual charges remain unpaid; but, upon payment of such annual charge or charges and any interest or penalties thereon, his rights and privileges shall be automatically restored. If the Directors have adopted and published rules and regulations governing the use of any of the BE Land, common properties or facilities, and the personal conduct of any person thereon, they may, in their discretion, suspend

the rights of any person for violation of such rules and regulations for a period not to exceed thirty (30) days for any such violation.

ARTICLE IV

VOTING RIGHTS

Section 1. Members shall be entitled to one (1) vote for each Lot or Living Unit in which they hold the interest required for membership by Section 1 as shown by the records of the Corporation as of the last day of the month preceding the next membership meeting. When more than one person holds such interest or interests in any Lot or Living Unit, all such persons shall be members and the vote for such Lot or Living Unit shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot or Living Unit. Provided, however, that regardless of the number of Lots any member may own, such member, including the developer, shall not after the date payments on assessments are to commence, be eligible to cast a number of votes in excess of the aggregate, less one, of the number of votes available to the other members of the Corporation.

For the purpose of determining the votes allowed under this Section, when Living Units are counted, the Lot or Lots upon which such Living Units are situated shall not be

considered as entitling the owner or owners thereof to an additional vote.

For the purposes of these Bylaws, "Lot" shall mean any Tract as defined in the Declaration on which no residential building has been completed, and "Living Unit" shall mean a Tract on which a building suitable for use as a residence has been constructed.

ARTICLE V

RIGHTS OF ENJOYMENT OF BE LAND AND COMMUNITY FACILITIES

The use and enjoyment of the BE Land and community facilities shall be subject to such reasonable rules, regulations, fees and charges as may be established by the Board of Directors.

ARTICLE VI

CORPORATION PURPOSES AND POWER

Section 1. The Corporation has been organized for the purposes set forth in its Articles of Incorporation and shall have the powers granted by the Texas Non-Profit Corporation Act.

ARTICLE VII

BOARD OF DIRECTORS

Section 1. The property and affairs of the Corporation shall be managed and controlled by the Board of Directors.

Subject to the restrictions imposed by law, by the Articles of Incorporation or by these Bylaws, the Board of Directors shall exercise all of the powers of the Corporation.

Section 2. The number of directors shall be five (5) but the number of directors may be increased or decreased (providing such decrease does not shorten the term of any incumbent director) from time to time by amendment to these Bylaws, provided the number of directors shall never be less than three (3).

Section 3. Vacancies in the Board of Directors shall be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the Board of Directors, and any such appointed director shall hold office for the unexpired term of his predecessor in office.

Section 4. The term of the directors shall be five (5) years, except for the directors elected at the first annual meeting of the members. At such first annual meeting of members, one director shall be elected for a one (1) year term, one for a two (2) year term, one for a three (3) year term, one for a four (4) year term, and one for a five (5) year term. Thereafter, at each annual meeting of members, the membership shall elect one director for a term of five (5) years.

ARTICLE VIII

ELECTION OF DIRECTORS; NOMINATING
COMMITTEE; ELECTION COMMITTEE

Section 1. The election of the Board of Directors shall be by written ballot as hereinafter provided. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of Article III of these Bylaws. The name(s) receiving the largest number of votes shall be elected.

Section 2. Nominations for election to the Board of Directors shall be made by a Nominating Committee that shall be one of the standing committees of the Corporation.

Section 3. The Nominating Committee shall consist of the Chairman, who shall be a member of the Board of Directors, and one or more members of the Corporation. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each such annual meeting.

Section 4. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations

may be made from among members or nonmembers, as the Committee in its discretion shall determine. Nominations shall be placed on a written ballot as provided in Section 5 and shall be made in advance of the time fixed in Section 5 for the mailing of such ballots to the members.

Section 5. All elections of the Board of Directors shall be made on written ballots which shall (a) describe the vacancies to be filled; (b) set forth the names of those nominated by the Nominating Committee for such vacancies; and (c) contain a space for write-in vote by the members for each vacancy. Such ballot shall be prepared and mailed by the Secretary to the members at least fourteen (14) days in advance of the date set forth therein for a return (which shall be a date not later than the day before the annual meeting or special meeting called for elections.

Section 6. Each member shall be mailed a ballot on which he may cast the number of votes to which he is entitled. The completed ballot shall be returned in the manner hereinafter outlined. The ballot shall be placed in a sealed envelope marked "ballot" but not marked in any other way. Such "ballot" envelope shall, in turn, be placed in another sealed envelope which shall bear on its face the name and signature of the member or his proxy, the number of votes being cast and such other information as the Board of

Directors may determine will serve to establish his right to cast the vote or votes stated therein. The ballot shall be returned to the Secretary at such an address as may be clearly designated by the Secretary.

Section 7. Upon receipt of each return, the Secretary shall immediately place it in a safe or other locked place until the day set for the annual or other special meeting at which the elections are to be held. On that day the external envelopes containing the "ballot" envelopes shall be turned over, unopened, to an Election Committee which shall consist of three (3) persons appointed by the Board of Directors. The Election Committee shall then adopt a procedure which shall (a) establish that the member is entitled to cast, either personally or by proxy, the number of votes indicated on the outside envelope; and (b) that the signature of the member or his proxy on the outside of the envelope is genuine; and (c) if the vote is by proxy, that a proxy has been filed with the Secretary as provided in Article XIV, Section 2, and that such proxy is valid. Such procedure shall be taken in such a manner that the vote of any member or his proxy shall not be disclosed to anyone, even the Election Committee. The outside envelope shall thereupon be placed in a safe or other locked place and the Election Committee shall proceed to the opening of the "ballot" envelopes and the

counting of the vote. Immediately after the announcement of the results, unless a review of the procedure is demanded by the members present, the ballots and the outside envelopes shall be destroyed.

ARTICLE IX

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Without limiting the power of the Board of Directors, the Board of Directors shall have the express power (a) to contract for and on behalf of the Corporation for such duration as it, in its sole discretion, deems necessary or advisable; (b) to call special meetings of the members whenever it deems it necessary and it shall call a meeting at any time upon written request of one-fourth (1/4) of the voting membership; (c) appoint and remove at its pleasure all officers and agents and employees of the Corporation, prescribe their duties, fix their compensation and require of them security or fidelity bonds as it may deem expedient, nothing contained in these Bylaws shall be construed to prohibit the employment of any member, officer or director of the Corporation in any capacity whatsoever; (d) to establish, levy and assess and collect the annual charges and all other charges referred to in the Declaration covering the Property; (e) to adopt and publish rules and regulations governing the use of the BE Land or community

facilities and the personal conduct of the members and their guests thereon; (f) to exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation, except those reserved to the members in the Declaration; (g) in the event any member of the Board of Directors of this Corporation shall be absent on three (3) consecutive regular meetings of the Board of Directors, the Board may by action taken at the meeting in which such third absence occurs declare the office of said absent director to be vacant.

Section 3. It shall be the duty of the Board of Directors (a) to cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting when such is required in writing by one-fourth (1/4) of the voting membership as defined in Article III of these Bylaws; (b) to supervise all officers, agents and employees of this Corporation, and to see that their duties are properly performed; (c) as more fully provided in Articles IV and V of the Declaration applicable to the Property, (i) to fix the amount of the annual charge against each Lot or Living Unit for each annual period at least thirty (30) days in advance of such date or period and, at the same time (ii) prepare a roster of the Properties and

annual charges applicable thereto which shall be kept in the office of the Corporation and shall be open to inspection by any member and; and the same time (iii) to send written notice of each assessment to every owner subject thereto; and (d) to issue or to cause an appropriate officer to issue, upon demand by any person a certificate setting forth whether any annual charge has been paid; such certificate shall be conclusive evidence of any charge therein stated to have been paid.

ARTICLE X
DIRECTORS' MEETING

Section 1. A regular meeting of the Board of Directors shall be held on the third Monday of the months of January, April, July and October at 7:00 p.m., provided that the Board of Directors may, by resolution, change the day and hour of holding such regular meeting.

Section 2. Notice of such regular meeting is hereby dispensed with. If the day of the regular meeting shall fall upon a holiday, the meeting shall be held at the same hour on the first day following which is not a holiday, and no notice thereof need be given.

Section 3. Special meetings of the Board of Directors shall be held when called by any officer of the Corporation or by any two (2) directors after not less than three (3) days' notice to each director.

Section 4. The transaction of any business at any meeting of the Board of Directors, however called or wherever held, shall be as valid as though made at a meeting duly held after regular notice, if a quorum is present and, if either before or after the meeting, each director not present signs a written Waiver of Notice or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made a part of the minutes of the meeting.

Section 5. The majority of the Board of Directors shall constitute a quorum thereof.

ARTICLE XI

OFFICERS

Section 1. The officers shall be a President, one or more Vice Presidents, Secretary, one or more Assistant Secretaries and a Treasurer.

Section 2. The officers shall be chosen by a majority vote of the directors present at any meeting at which a quorum is present. Vacancies shall be filled by the Board at any regular or special meeting thereof.

Section 3. All officers shall be elected for a term of one (1) year.

Section 4. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out and, unless otherwise provided by the Board, sign all contracts, notes, leases, mortgages, deeds and all other written instruments which may have been approved by the Board or pursuant to Authority granted by the Board.

Section 5. Each Vice President shall have such power and duties as may be assigned to him by the Board of Directors. If more than one Vice President is elected, the Board shall designate who is the 1st Vice President, who is the 2nd Vice President, etc. In the absence of the President, the 1st Vice President shall perform the duties of the President. Such authority to act for the President shall vest to the Vice Presidents in the order of their numerical designation at the time of their election to such office by the Board of Directors.

Section 6. The Secretary shall be ex-officio the Secretary of the Board of Directors, shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. The Secretary shall sign all certificates of membership, if any are approved by the Board. The Secretary shall keep the records of the Corporation. The Secretary shall record in a book kept for that purpose the names

of all members of the Corporation together with their addresses as registered by such members.

Section 7. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by a resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for the disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer shall sign all checks and notes of the Corporation.

The Treasurer shall keep proper books of account. He shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be presented to the membership at its regular annual meeting.

ARTICLE XII
COMMITTEES

Section 1. Standing committees of the Corporation shall be the Nominations Committee, the Municipal Authority Liaison Committee, the Recreation Committee, the Maintenance Committee, the Public Committee and the Audit Committee. Unless otherwise provided herein, each committee shall consist of a Chairman and two or more members and shall include a member of the Board of Directors. The committees shall be appointed by the Board of Directors at each annual

meeting of directors, to serve from the close of such annual meeting until the close of the next annual meeting. The Board of Directors may appoint other committees at such other times at it deems desirable.

Section 2. The Nominations Committee shall have the duties and functions described in Article VIII.

Section 3. The Municipal Authority Liaison Committee shall advise the Board of Directors on all matters relating to the Corporation's contracts and relations with the Municipal Authority District or Districts serving the Properties and its environs and shall perform such other functions as the Board, in its discretion, determines.

Section 4. The Recreation Committee shall advise the Board of Directors on all matters pertaining to the recreational program activities of the Corporation and shall perform such other functions as the Board, in its discretion, determines.

Section 5. The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of any BE property and community facilities of the Corporation, and shall perform such other functions as the Board, in its discretion, determines.

Section 6. The Publicity Committee shall inform the members of all activities and functions of the Corporation.

and shall, after consulting with the Board of Directors, make such public releases and announcements as are in the best interests of the Corporation.

Section 7. The Audit Committee shall supervise the annual audit of the Corporation's books and approve the annual budget and balance sheet statement to be presented to the membership at its regular annual meeting as provided in Article XI, Section 8. The Treasurer shall be an ex-officio member of the committee.

Section 8. With the exception of the Nominations Committee, each committee shall have the power to appoint a subcommittee from among its membership and may delegate to any subcommittee any of its powers, duties and functions.

Section 9. It shall be the duty of each committee to receive complaints from the members on any matter involving Corporation functions, duties and activities within the field of its responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Corporation as is further concerned with the matter presented.

ARTICLE XIII

MEETINGS OF MEMBERS

Section 1. The regular annual meeting of the membership shall be held on the third Tuesday in March at 7:30 p.m. at any address specified in the Notice.

Section 2. Special meetings of the members for any purpose may be called at any time by the President, or by any three or more members of the Board of Directors, or upon written request of the members who have a right to vote one-fourth (1/4) or more of all of the votes of the entire membership.

Section 3. Notice of meetings shall be given to the members by the Secretary. Notice may be given to the member either personally, or by sending a copy of the notice through the mail, postage thereon fully prepaid to his address appearing on the books of the Corporation. Each member shall register his address with the Secretary, and notice of the meetings shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed not less than ten (10) nor more than fifty (50) days in advance of the meeting and shall set forth in general the nature of the business to be transacted, provided, however, that if the business of any meeting shall involve an election governed by Article VIII or any action governed by the Articles of Incorporation or by the Declaration applicable to the Properties, notice of such meeting shall be given or sent as therein provided.

Section 4. At any membership meeting the presence, whether in person or by proxy, of members entitled to vote

10% of the total membership vote, shall constitute a quorum for the transaction of business. However, should the nature of the business to be transacted be such that a different quorum is required either by the Articles of Incorporation or the Declaration, then the quorum therein provided shall govern action on those matters. All proxies shall be in writing and be filed with the Secretary at least twenty-four (24) hours prior to the meeting.

ARTICLE XIV

PROXIES

Section 1. At all corporate meetings of members each member may vote in person or by proxy.

Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond the period of eleven (11) months, and every proxy shall automatically cease upon the conveyance by the member of his interest in any Lot or Living Unit.

ARTICLE XV

BOOKS AND PAPERS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member.

ARTICLE XVI
CORPORATE SEAL

The Corporation shall have a seal in circular form having within its circumference the words: Boudreaux Civic Association, Inc., Texas, 1974.

ARTICLE XVII
AMENDMENTS

Section 1. These Bylaws may be altered, amended, or repealed by the affirmative vote of the holders of a majority of the voting power of all the members at any annual meeting, or at any special meeting of members if notice of the proposed amendment be contained in the notice of said special meeting, or by the affirmative vote of a majority of the full Board of Directors at any regular or special meeting, provided notice of said proposed amendment be contained in the notice of the meeting.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration applicable to the Properties referred to in Section 1 and these Bylaws, the Declaration shall control.

RESOLVED, that the fiscal year of the Company shall terminate on December 31 of each calendar year.

RESOLVED, that the proper officers of the Company shall take such action and execute, attest, deliver and file such instruments, documents and certificates as the officer executing such instrument deems necessary or appropriate to effect these resolutions.

IN WITNESS WHEREOF, the undersigned have signed this Consent this ____ day of _____, 1978.

[Signature]

[Signature]

[Signature]

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts additions and 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 on

OCT 16 2007



[Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

2007 OCT 16 PM 2:42
FILED
County Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

20100173843
04/30/2010 RPI \$36.00

MANAGEMENT CERTIFICATE FOR
BOUDREAUX ESTATES CIVIC ASSOCIATION

6
Cert
D

STATE OF TEXAS)
)
COUNTY OF HARRIS)

WHEREAS section 209.004 of the Texas Property Code requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS the Boudreaux Estates Civic Association is a property owners' association as defined in section 209.003 of the Texas Property Code and has property located in Harris County, Texas,

NOW THEREFORE, the following information is provided to meet the requirements of section 209.004 of the Texas Property Code and supersedes all previous management certificates, if any.

Name of Subdivision	County Recording Data for Subdivision Declaration		County Recording Data for Plat in Map Records	
	File Date	Clerk File No	File Date	Clerk File No
Boudreaux Estates Section One (I)	03/06/96	R817166	//	See Exhibit A
Boudreaux Estates Section Two (II)	10/05/83	J170951	//	See Exhibit B
Boudreaux Estates Section Two (II)	11/09/84	J773263	//	See Exhibit B
Boudreaux Estates Section Two (II)	01/16/90	M476927	//	See Exhibit B
Boudreaux Estates Section Two (II)	12/31/92	P024208	//	See Exhibit B
Boudreaux Estates Section Two (II)	02/23/95	R280559	//	See Exhibit B
Boudreaux Estates Section Two (II)	03/06/96	R817166	//	See Exhibit B
Boudreaux Estates Section Three (III)	06/05/78	F627289	//	See Exhibit C
Boudreaux Estates Section Three (III)	10/05/83	J170951	//	See Exhibit C
Boudreaux Estates Section Three (III)	11/09/84	J773263	//	See Exhibit C
Boudreaux Estates Section Three (III)	01/16/90	M476927	//	See Exhibit C
Boudreaux Estates Section Three (III)	12/31/92	P024208	//	See Exhibit C
Boudreaux Estates Section Three (III)	02/23/95	R280559	//	See Exhibit C
Boudreaux Estates Section Three (III)	03/06/96	R817166	//	See Exhibit C
Boudreaux Estates Section One (I)	05/02/80	G521873	//	See Exhibit A
Boudreaux Estates Section One (I)	02/28/77	F056755	//	See Exhibit A
Boudreaux Estates Section Two (II)	11/21/77	F381390/F497155	//	See Exhibit B
Boudreaux Estates Section Three (III)	11/21/77	F381391/F497154	//	See Exhibit C
Boudreaux Estates Section One (I)	05/02/80	G521872	//	See Exhibit A
Boudreaux Estates Section One (I)	10/05/83	J170951	//	See Exhibit A
Boudreaux Estates Section One (I)	11/09/84	J773263	//	See Exhibit A
Boudreaux Estates Section One (I)	01/16/90	M476927	//	See Exhibit A
Boudreaux Estates Section One (I)	12/31/92	P024208	//	See Exhibit A
Boudreaux Estates Section One (I)	02/23/95	R280559	//	See Exhibit A

(3)
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lll

Name and Mailing Address of the Association : Boudreaux Estates Civic Association
c/o C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, Texas 77377-0160

Name and Address of Its Designated Representative C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, Texas 77377-0160
Phone: 281-255-3055 Fax: 281-255-3056

lll

EXECUTED on this 27th day of April, 2010.

Signature: [Signature]
By: Susan Gonzales
Title: C.K.M. Property Management, Inc., Managing Agent for Boudreaux Estates Civic Association

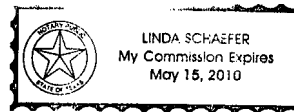
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STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was acknowledged before me on this 27th day of April, 2010 by Susan Gonzales.

Signature: [Signature]
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/10

Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, Texas 77377-0160



060-96-1351

Exhibit A
page 1

EXHIBIT "A"

BEGINNING at an iron pin in the West line of the original tract, bought by BRD, INC., being also the West line of the August Seneschal Survey A-722 at a point S 0°07'49"W, 854.25 ft. from the Northwest corner of the Seneschal Survey;

THENCE with the center of a creek N 37°12'30" E, 339.29 ft.; N 43°40'E, 225.68 ft.; N 71°20'E, 82.35 ft.; S 84° 57' E, 211.74 ft.; S 79°33'E, 167.32 ft.; N 84° 46'E, 55.22 ft.; N 74°17'E, 166.28 ft.; S 71°50'E, 126.53 ft.; N 82°16'30" E, 131.06 ft.; N 61° 05'E, 349.84 ft. to a point in the West line of the road;

THENCE with said road S 1°56'36"W, 531.87 ft.; S 5°01' W, 171.70 ft. to a point;

THENCE N 82°08'58" E, 315.23 ft. to an iron pin;

THENCE S 3°30'E, 314.80 ft. to an iron pin;

THENCE S 15°57'45" E, 1061.28 ft. to an iron pin in the North line of a road;

THENCE S 47°11'55"W, 117.16 ft. to a point in the South line of the road;

THENCE S 0°13'20" W, 291.43 ft. to an iron pin in the South line of the North half of the Section;

THENCE with said line N 89°46'12"W, 2093.05 ft. to an iron pin in the West line of the Seneschal Survey;

THENCE with said line N 0°07'49" E, 1748.50 ft. to the point or place of beginning containing 95.172 acres of land.

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

Section I
95.172 acres

Recorded 2/28/77

File # F056755

FILED FOR RECORD
8:00 AM

APR 30 2010

Debra L. Johnson
County Clerk, Harris County, Texas

Section 1
EXHIBIT A
page 2

6521872
MAY--2-80 175966 • 521872 1ST A ED 5.00
156-96-1050

SECOND AMENDMENT OF RESTRICTIONS
SECTION I
(95.172 Acres)

BRD, INC.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BRD, Inc., a Texas corporation (referred to herein as "Developer") pursuant to its authority under Restrictions, BRD, Inc., 95.172 Acres (Section I) recorded as Document F056755, Film Code 159-16-0356 on February 28, 1977, in the Official Public Records of Real Property in the office of the County Clerk of Harris County, Texas ("Restrictions"), hereby amend said Restrictions as follows:

There is added to the area covered and affected by said Restrictions the following tracts:

- (a) ALL that certain tract or parcel of land out of the North half of the Auguste Seneschal Survey, Abstract 722, Harris County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pipe in the West line of the survey at the Southwest corner of the North half of said Auguste Seneschal Survey, Abstract 722;

THENCE with the South line of the 1-1/2 acre Mays tract S 89° 46' 12" East 300 feet to an iron pipe in the West line of Randon Lane;

THENCE with the extension of said Randon Lane S 0° 07' 49" West 145.2 feet to a point for corner;

THENCE N 89° 46' 12" West 300 feet to a point in the West line of said Auguste Seneschal Survey, Abstract 722;

THENCE N 0° 07' 49" East with said West line of the Seneschal Survey 145.2 feet to an iron pipe being at the PLACE OF BEGINNING containing one acre of land,

subject to an easement 55 feet in width running the entire 145.2 feet width of said tract having as its Westerly line the Westerly line of said Auguste Seneschal Survey, Abstract 722, and as its Easterly line a line parallel therewith and at a distance 55 feet to the East of said survey line, said easement being for the purpose of erecting, constructing, laying, maintaining, and operating oil or gas pipelines, surface water drainage ditches or conduits, or utilities facilities of any nature, including but not limited to electrical power lines, telephone lines, gas lines, water lines, guy wires, and related facilities.

Return to: Mr. John Kolb

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Senechal Survey, Abstract No. 722, in Harris County, Texas.

RP 071-64-0432

156-56-1051

EXHIBIT A
page 3

(b) ALL that certain tract or parcel of land out of the North half of the Auguste Senechal Survey, Abstract 722, Harris County, Texas, described by metas and bounds as follows:

BEGINNING at the Southwest corner of a one-acre tract in the Auguste Senechal Survey, Abstract 722, Harris County, Texas, conveyed by BRD, Inc. to Richard Cherrington and Idalia Cherrington by Deed dated March 15, 1977; and recorded April 19, 1977, under Document F 112140 in the Official Public Records of Real Property of Harris County, Texas;

THENCE S 89° 46' 12" E 300 feet to a point for corner;

THENCE S 0° 07' 49" W 145.2 feet to a point for corner;

THENCE N 89° 46' 12" W 300 feet to a point for corner in the easterly right-of-way line of the extension of Randon Lane;

THENCE N 0° 07' 49" E 145.2 feet to the PLACE OF BEGINNING and containing 43,560 square feet of land, more or less;

subject to any and all valid and existing rights of way and easements appearing of record which may affect said property.

EXECUTED this 21st day of April, 1999.

BRD, INC.

Diana L. Pierce
Secretary
DIANA L. PIERCE

By *Thomas F. Hetherington*
Thomas F. Hetherington
Vice President

THE STATE OF TEXAS ;
COUNTY OF HARRIS ;

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS F. HETHERINGTON, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said BRD, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this the 21st day of April, 1999.

Brenda Joyce Jamison
Notary Public in and for
Harris County, Texas
Commission Expires 9-18-00
BRENDA JOYCE JAMISON

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Senechal Survey, Abstract No. 722, in Harris County, Texas.

060-96-1352

EXHIBIT "B"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12"E, 2093.05 ft. from the Southwest corner of said North half;

THENCE with the East line of 95.172 acres known as BRD, Inc., Section I N 0°13'20"E, 291.43 ft.;

N 47°11'55" E, 117.16 ft.;

N 15°57'45" W, 1061.28 ft.;

N3°30'W, 314.80 ft.;

S 82°08'58"W, 315.23 ft.;

N 5° 01' E, 171.70 ft.;

N 1°56'36" E, 780.41 ft. to an iron pin in the North line of the original tract conveyed to BRD, INC.;

THENCE with said line N 89°54'49" E, 623.04 ft.;

S 89° 57'27" E, 369.05 ft. to the center line of a pipe line easement;

THENCE with the center line of said pipe line easement S 32°39'20"E, 2139.47 ft. to an iron pin;

THENCE S 1°45'15" W, 60.05 ft. to an iron pin;

THENCE S 70° 45' 48" E, 100.00 ft. to an iron pin;

THENCE S 18°20'36" W, 194.85 ft. to an iron pin;

THENCE S 69°49'13" E, 188.24 ft. to an iron pin in the center line of a pipe line easement;

THENCE S 34° 00'28" E, 577.67 ft. to an iron pin in the South line of the North half of Seneschal Survey;

THENCE with said line N 89°46'12" W, 2182.80 ft. to the point or PLACE OF BEGINNING containing 93.551 acres of land.

Boudreaux Estates Section Two, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

Section II

060-96-1353

EXHIBIT "C"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12" E, 4275.85 ft. from the Southwest corner of said North half;

THENCE with the East line of 93.551 acres known as BRD, INC. Section II N 34°00'28" W, 577.67 ft.;

N 69°49'13" W, 188.24 ft.;

N 18°20'36" E, 194.85 ft.;

N 70°45'48" W, 100.00 ft.;

N 1°45'15"E, 60.05 ft.;

N 32°39'20" W, 2139.47 ft. to an iron pin in the North line of the BRD tract;

THENCE with said line S 89°57'27" E, 1964.70 ft.;

S 88°20'24" E, 94.58 ft.;

S 84°11'53" E, 16.22 ft.;

N 89°50'07" E, 55.64 ft.;

N 88°03'05" E, 600.26 ft. to the original Northeast corner;

THENCE with the East line of the Seneschal Survey S 0°10'25" W, 2308.77 ft. to an iron pin in the North line of Boudreaux Rd.;

THENCE N 89°46'12" W, 40.69 ft. to a corner of said road;

THENCE with the West line of Boudreaux Road S 0°16'14" W, 333.09 ft. to an iron pin in the South line of the North half of the Seneschal Survey;

THENCE with said line N 89°14'12" W, 996.20 ft. to the point or PLACE OF BEGINNING containing 113.767 acres of land.

ANY PROMOTION 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 the number Sequence on the date and at the place stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County Texas on

APR 30 2010



Carolyn B. Hayden
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the 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 on
OCT 5 1983
Quint R. Roddenberry
COUNTY CLERK,
HARRIS COUNTY, TEXAS

FILED
OCT 5 9 00 AM 1983
Quint Roddenberry
COUNTY CLERK
HARRIS COUNTY, TEXAS

Boudreaux Estates Section Three, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

3
Notice

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF HARRIS)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Boudreaux Estates Civic Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Harris County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Boudreaux Estates Civic Association which have not been previously filed in the public records of Harris County are attached hereto, including:

Boudreaux Estates Civic Association DOCUMENT RETENTION POLICY

FURTHER, other dedicatory instruments of the Boudreaux Estates Civic Association have already been filed in the public records of Harris County and these documents supplement the previously filed documents.

SIGNED on this 2nd day of January, 2012.

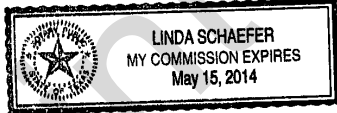
Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for
Boudreaux Estates Civic Association

*10
/1/12*

STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was acknowledged before me on this 2nd day of January, 2012 by Susan Gonzales.

Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/14



Return to: CKM Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160
Phone: 281-255-3055 Fax: 281-255-3056

✓

**Boudreaux Estates Civic Association
DOCUMENT RETENTION POLICY**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Boudreaux Estates Civic Association (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, chapter 209 of the Texas Property Code was amended effective January 1, 2012, to add Section 209.005(m) (“Section 209.005”) thereto regarding retention of Association documents and records (“Documents”); and

WHEREAS, the Board of Directors of the Association (“Board”) desires to establish a policy for document retention consistent with Section 209.005 and to provide clear and definitive guidance to owners.

NOW, THEREFORE, the Board has duly adopted the following *Document Retention Policy*.

1. Association Documents may be maintained in paper format or in an electronic format this can be readily transferred to paper.
2. Association Documents shall be retained for the durations listed below:
 - a. certificate of formation or articles of incorporation, bylaws, restrictive covenants, other dedicatory instruments and any amendments to same shall be retained permanently; and
 - b. financial books and records, including annual budgets, reserve studies, monthly financial statements and bank statements, shall be retained for seven (7) years (for example the July 2011 financial statements shall be retained until July 31, 2018); and
 - c. account records of current owners shall be retained for five (5) years (for example, invoice, payment and adjustment records on an owner’s account with a transaction date of 08/15/2011 will be retained until 08/15/2016 subject to section (d) below); and
 - d. account records of former owners shall be retained as a courtesy to that former owner for one (1) year after they no longer have an ownership interest in the property; and
 - e. contracts with a term of one year or more shall be retained for four (4) years after the expiration of the contract term (for example, a contract expiring on 06/30/2011 and not extended by amendment must be retained until 06/30/2015); and
 - f. minutes of meetings of the owners and the Board shall be retained for seven (7) years after the date of the meeting (for example, minutes from a 07/20/2011 board meeting must be retained until 07/20/2018); and
 - g. tax returns and CPA audit records shall be retained for seven (7) years after the last date of the return or audit year (for example, a tax return for the calendar year 2011 shall be retained until 12/31/2018); and
 - h. decisions of the Boudreaux Estates Civic Association or Board regarding applications, variances, waivers or related matters associated with individual

Boudreaux Estates Civic Association
Document Retention Policy
Page 2 of 2

properties shall be retained for seven (7) years from the decision date (for example, an application for a swimming pool approved on 10/31/2011 must be retained until 10/31/2018).

- 3. Any Documents not described above may be retained for the duration deemed to be useful to the purpose of the Association, in the discretion of the Board, its attorney or its managing agent.
- 4. Upon expiration of the retention period listed above, the Documents shall no longer be considered Association records and may be destroyed, discarded, deleted, purged or otherwise eliminated.

This Policy is effective upon recordation in the Public Records of HARRIS County, and supersedes any policy regarding document retention which may have previously been in effect. Except as affected by Section 209.005 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 25th day of October 2011.

Darla Fincher
President
Boudreaux Estates Civic Association

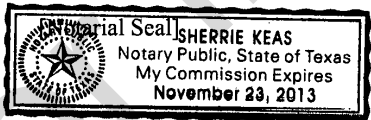
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Darla Fincher, President of Boudreaux Estates Civic Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 29th day of December, 2011.

Notary Public, State of Texas

SHERRIE KEAS
Printed Name



My commission expires: 11/23/13

FILED FOR RECORD
8:00 AM

JAN - 9 2011

Stan Stewart
County Clerk, Harris County, Texas



JAN - 9 2012

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

NO INSTRUMENT 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

**Boudreaux Estates Civic Association
PAYMENT PLAN POLICY**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Boudreaux Estates Civic Association (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, chapter 209 of the Texas Property Code was amended effective January 1, 2012, to add Section 209.0062 (“Section 209.0062”) thereto regarding alternative payment schedules for assessments (“Payment Plans”); and

WHEREAS, the Board of Directors of the Association (“Board”) desires to establish a policy for Payment Plans consistent with Section 209.0062 and to provide clear and definitive guidance to owners.

NOW, THEREFORE, the Board has duly adopted the following *Payment Plan Policy*.

1. Subject to Section 12 below, owners are entitled to make partial payments for delinquent amounts owed to the Association under a Payment Plan in compliance with this Policy.
2. Late fees, penalties and delinquent collection related fees will be not be added to the owner’s account while the Payment Plan is active. The Association may impose a fee for administering a Payment Plan. Such fee, if any, will be listed on the Payment Plan form and may change from time-to-time. Interest will continue to accrue during a Payment Plan as allowed under the Declarations. The Association can provide an estimate of the amount of interest that will accrue under any proposed plan.
3. All Payment Plans must be in writing on the form provided by the Association and signed by the owner.
4. The Payment Plan becomes effective and is designated as “active” upon:
 - a. receipt of a fully completed and signed Payment Plan form; and
 - b. receipt of the first payment under the plan; and
 - c. acceptance by the Association as compliant with this Policy.
5. A Payment Plan may be as short as three (3) months and as long as eighteen (18) months based on the guidelines below. The durations listed below are provided as guidelines to assist owners in submitting a Payment Plan.
 - a. Total balance up to 2 times annual assessment ... up to 6 months
 - b. Total balance up to 3 times annual assessment ... up to 12 months
 - c. Total balance greater than 3 times annual assessment ... up to 18 months
6. On a case-by-case basis and upon request of the owner, the Board may approve more than one Payment Plan to be executed in sequence to assist the owner in paying the amount owed. The individual Payment Plans may not exceed eighteen (18) months.

Boudreaux Estates Civic Association
Payment Plan Policy
Page 2 of 3

7. A Payment Plan must include sequential monthly payments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, plus the estimated accrued interest.
8. If an owner requests a Payment Plan that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.
9. If an owner defaults on the terms of the Payment Plan, the Payment Plan will be voided. The Association will provide written notice to the owner that the Payment Plan has been voided. It is considered a default of the Payment Plan, if the owner:
 - a. fails to return a signed Payment Plan form with the initial payment; or
 - b. misses a payment due in a calendar month; or
 - c. makes a payment for less than the agreed upon amount; or
 - d. fails to pay a future assessment by the due date in a Payment Plan which spans additional assessment cycles.

In the absolute discretion of the Association, the Association may waive default under item b, c or d above if the owner makes up the missed or short payment on the immediate next calendar month payment. The Association may, but has no obligation to, provide a courtesy notice to the owner of the missed or short payment.

10. On a case-by-case basis, the Association may agree, but has no obligation, to reinstate a voided Payment Plan once during the original duration of the Payment Plan if all missed payments are made up at the time the owner submits a written request for reinstatement.
11. If a Payment Plan is voided, the full amount due by the owner shall immediately become due. The Association will resume the process for collecting amounts owed using all remedies available under the Declarations and the law.
12. The Association has no obligation to accept a Payment Plan from any owner who has defaulted on the terms of a Payment Plan within the last two (2) years.

This Policy is effective upon recordation in the Public Records of HARRIS County, and supersedes any policy regarding alternative payment schedules which may have previously been in effect. Except as affected by Section 209.0062 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Boudreaux Estates Civic Association
Payment Plan Policy
Page 3 of 3

Approved and adopted by the Board on this 25th day of October 2011.

Darla Fincher

Darla Fincher
President
Boudreaux Estates Civic Association

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Darla Fincher, President of Boudreaux Estates Civic Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 29th day of December, 2011.

Sherrie Keas

Notary Public, State of Texas

SHERRIE KEAS
Printed Name

My commission expires: 11/23/13



FILED FOR RECORD
8:00 AM

JAN - 9 2011

Stan Stanart
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 hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JAN - 9 2012



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

**Boudreaux Estates Civic Association
RECORDS PRODUCTION AND COPYING POLICY**

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Boudreaux Estates Civic Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 209 of the Texas Property Code was amended effective January 1, 2012, to amend Section 209.005 ("Section 209.005") thereto regarding owner access to Association documents and records ("Records"); and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy for records production consistent with Section 209.005 and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board has duly adopted the following *Records Production and Copying Policy*.

1. Association Records shall be reasonably available to every owner. An owner may also provide access to Records to any other person (such as an attorney, CPA or agent) they designate in writing as their proxy for this purpose. To ensure a written proxy is actually from the owner, the owner must include a copy of his/her photo ID or have the proxy notarized.
2. An owner, or their proxy as described in section 1, must submit a written request for access to or copies of Records. The letter must:
 - a. be sent by certified mail to the Association's address as reflected in its most recent Management Certificate filed in the County public records; and
 - b. contain sufficient detail to identify the specific Records being requested; and
 - c. indicate whether the owner or proxy would like to inspect the Records before possibly obtaining copies or if the specified Records should be forwarded. If forwarded, the letter must indicate the format, delivery method and address:
 - (1) format: electronic files, compact disk or paper copies
 - (2) delivery method: email, certified mail or pick-up
3. Within ten (10) business days of receipt of the request specified in section 2 above, the Association shall provide:
 - a. the requested Records, if copies were requested and any required advance payment had been made; or
 - b. a written notice that the Records are available and offer dates and times when the Records may be inspected by the owner or their proxy during normal business hours at the office of the Association; or

Boudreaux Estates Civic Association
Records Production and Copying Policy
Page 2 of 4

- c. a written notice that the requested Records are available for delivery once a payment of the cost to produce the records is made and stating the cost thereof; or
 - d. a written notice that a request for delivery does not contain sufficient information to specify the Records desired, the format, the delivery method and the delivery address; or
 - e. a written notice that the requested Records cannot be produced within ten (10) business days but will be available within fifteen (15) additional business days from the date of the notice and payment of the cost to produce the records is made and stating the cost thereof.
4. The following Association Records are not available for inspection by owners or their proxies:
- a. the financial records associated with an individual owner; and
 - b. deed restriction violation details for an individual owner; and
 - c. personal information, including contact information other than an address for an individual owner; and
 - d. attorney files and records in the possession of the attorney; and
 - e. attorney-client privileged information in the possession of the Association.

The information in a, b and c above will be released if the Association receives express written approval from the owner whose records are the subject of the request for inspection.

5. Association Records may be maintained in paper format or in an electronic format. If a request is made to inspect Records and certain Records are maintained in electronic format, the owner or their proxy will be given access to equipment to view the electronic records. Association shall not be required to transfer such electronic records to paper format unless the owner or their proxy agrees to pay the cost of producing such copies.
6. If an owner or their proxy inspecting Records requests copies of certain Records during the inspection, Association shall provide them promptly, if possible, but no later than ten (10) business days after the inspection or payment of costs, whichever is later.
7. The owner is responsible for all costs associated with a request under this Policy, including but not limited to copies, postage, supplies, labor, overhead and third party fees (such as archive document retrieval fees from off-site storage locations) as listed below:

Boudreaux Estates Civic Association
Records Production and Copying Policy
Page 3 of 4

- a. black and white 8½"x11" single sided copies ... \$0.10 each
 - b. black and white 8½"x11" double sided copies ... \$0.20 each
 - c. color 8½"x11" single sided copies ... \$0.50 each
 - d. color 8½"x11" double sided copies ... \$1.00 each
 - e. PDF images of documents ... \$0.10 per page
 - f. compact disk ... \$1.00 each
 - g. labor and overhead ... \$18.00 per hour
 - h. mailing supplies ... \$1.00 per mailing
 - i. postage ... at cost
 - j. other supplies ... at cost
 - k. third party fees ... at cost
8. Any costs associated with a Records request must be paid in advance of delivery by the owner or their proxy. An owner who makes a request for Records and subsequently declines to accept delivery will be liable for payment of all costs under this Policy.
 9. On a case-by-case basis, in the absolute discretion of the Association, and with concurrence of the owner, the Association may agree to invoice the cost of the Records request to the owner's account. Owner agrees to pay the total amount invoiced within thirty (30) days after the date a statement is mailed to the Owner. Any unpaid balance will accrue interest as an assessment as allowed under the Declarations.
 10. On a case-by-case basis where an owner request for Records is deemed to be minimal, the Association or its managing agent reserves the right to waive notice under section 2 and/or fees under section 4.
 11. All costs associated with fulfilling the request under this Policy will be paid by the Association's Managing Agent. All fees paid to the Association under this Policy will be reimbursed to the Association's Managing Agent or paid directly to the Association's Managing Agent.

This Policy is effective upon recordation in the Public Records of HARRIS County, and supersedes any policy regarding records production which may have previously been in effect. Except as affected by Section 209.005 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Boudreaux Estates Civic Association
Records Production and Copying Policy
Page 4 of 4

Approved and adopted by the Board on this 25th day of October 2011.

Darla Fincher
Darla Fincher
President
Boudreaux Estates Civic Association

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Darla Fincher, President of Boudreaux Estates Civic Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 29th day of December, 2011.

Sherrie Keas
Notary Public, State of Texas

SHERRIE KEAS
Printed Name



My commission expires: 11/23/13

FILED FOR RECORD
8:00 AM

JAN - 9 2011

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOUR OR RACE IS VOID 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 stipulated hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

JAN - 9 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

060-96-1351

Exhibit A
Page - 1

EXHIBIT "A"

BEGINNING at an iron pin in the West line of the original tract, bought by BRD, INC., being also the West line of the August Seneschal Survey A-722 at a point S 0°07'49"W, 854.25 ft. from the Northwest corner of the Seneschal Survey;

THENCE with the center of a creek N 37°12'30" E, 339.29 ft.; N 43°40'E, 225.68 ft.; N 71°20'E, 82.35 ft.; S 84° 57' E, 211.74 ft.; S 79°33'E, 167.32 ft.; N 84° 46'E, 55.22 ft.; N 74°17'E, 166.28 ft.; S 71°50'E, 126.53 ft.; N 82°16'30" E, 131.06 ft.; N 61° 05'E, 349.84 ft. to a point in the West line of the road;

THENCE with said road S 1°56'36"W, 531.87 ft.; S 5°01' W, 171.70 ft. to a point;

THENCE N 82°08'58" E, 315.23 ft. to an iron pin;

THENCE S 3°30'E, 314.80 ft. to an iron pin;

THENCE S 15°57'45" E, 1061.28 ft. to an iron pin in the North line of a road;

THENCE S 47°11'55"W, 117.16 ft. to a point in the South line of the road;

THENCE S 0°13'20" W, 291.43 ft. to an iron pin in the South line of the North half of the Section;

THENCE with said line N 89°46'12"W, 2093.05 ft. to an iron pin in the West line of the Seneschal Survey;

THENCE with said line N 0°07'49" E, 1748.50 ft. to the point or place of beginning containing 95.172 acres of land.

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

Section I
95.172 acres

Recorded 2/28/77

File # F056755

FILED FOR RECORD
8:00 AM

APR 30 2010

Christy L. Hays
County Clerk, Harris County, Texas

521872

MAY--2-80 173966 • 521872 1ST A PD 5.00

156-96-1050

Section 1
EXHIBIT A
page 2

SECOND AMENDMENT OF RESTRICTIONS
SECTION I
(95.172 Acres)

BRD, INC.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BRD, Inc., a Texas corporation (referred to herein as "Developer") pursuant to its authority under Restrictions, BRD, Inc., 95.172 Acres (Section I) recorded as Document F056755, Film Code 159-16-0356 on February 28, 1977, in the Official Public Records of Real Property in the office of the County Clerk of Harris County, Texas ("Restrictions"), hereby amend said Restrictions as follows:

There is added to the area covered and affected by said Restrictions the following tracts:

- (a) ALL that certain tract or parcel of land out of the North half of the Auguste Seneschal Survey, Abstract 722, Harris County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pipe in the West line of the survey at the Southwest corner of the North half of said Auguste Seneschal Survey, Abstract 722;

THENCE with the South line of the 1-1/2 acre Mays tract S 89° 46' 12" East 300 feet to an iron pipe in the West line of Randon Lane;

THENCE with the extension of said Randon Lane S 0° 07' 49" West 145.2 feet to a point for corner;

THENCE N 89° 46' 12" West 300 feet to a point in the West line of said Auguste Seneschal Survey, Abstract 722;

THENCE N 0° 07' 49" East with said West line of the Seneschal Survey 145.2 feet to an iron pipe being at the PLACE OF BEGINNING containing one acre of land,

subject to an easement 55 feet in width running the entire 145.2 feet width of said tract having as its Westerly line the Westerly line of said Auguste Seneschal Survey, Abstract 722, and as its Easterly line a line parallel therewith and at a distance 55 feet to the East of said survey line, said easement being for the purpose of erecting, constructing, laying, maintaining, and operating oil or gas pipelines, surface water drainage ditches or conduits, or utilities facilities of any nature, including but not limited to electrical power lines, telephone lines, gas lines, water lines, guy wires, and related facilities.

Return to: Mr. John Kolb

RP 009-85-1104

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Senechal Survey, Abstract No. 722, in Harris County, Texas.

156-56-1051

EXHIBIT A
page 3

(b) ALL that certain tract or parcel of land out of the North half of the Auguste Seneschal Survey, Abstract 722, Harris County, Texas, described by metes and bounds as follows:

BEGINNING at the Southwest corner of a one-acre tract in the Auguste Seneschal Survey, Abstract 722, Harris County, Texas, conveyed by BRD, Inc. to Richard Cherrington and Idelia Cherrington by Deed dated March 15, 1977; and recorded April 19, 1977, under Document F 112140 in the Official Public Records of Real Property of Harris County, Texas;

THENCE S 89° 46' 12" E 300 feet to a point for corner;

THENCE S 0° 07' 49" W 145.2 feet to a point for corner;

THENCE N 89° 46' 12" W 300 feet to a point for corner in the easterly right-of-way line of the extension of Randon Lane;

THENCE N 0° 07' 49" E 145.2 feet to the PLACE OF BEGINNING and containing 43,560 square feet of land, more or less;

subject to any and all valid and existing rights of way and easements appearing of record which may affect said property.

EXECUTED this 21st day of April, 1980.

BRD, INC.

Diana L. Pierce
Secretary
DIANA L. PIERCE

Thomas F. Hetherington
Thomas F. Hetherington
Vice President

THE STATE OF TEXAS ;
COUNTY OF HARRIS ;

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS F. HETHERINGTON, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said BRD, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this the 21st day of April, 1980.

Brenda Joyce Jamison
Notary Public in and for
Harris County, Texas
Commission Expires 9-18-80
BRENDA JOYCE JAMISON

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Senechal Survey, Abstract No. 722, in Harris County, Texas.

060-96-1352

EXHIBIT "B"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12"E, 2093.05 ft. from the Southwest corner of said North half;

THENCE with the East line of 95.172 acres known as BRD, Inc., Section I N 0°13'20"E, 291.43 ft.;

N 47°11'55" E, 117.16 ft.;

N 15°57'45" W, 1061.28 ft.;

N3°30'W, 314.80 ft.;

S 82°08'58"W, 315.23 ft.;

N 5° 01' E, 171.70 ft.;

N 1°56'36" E, 780.41 ft. to an iron pin in the North line of the original tract conveyed to BRD, INC.;

THENCE with said line N 89°54'49" E, 623.04 ft.;

S 89° 57'27" E, 369.05 ft. to the center line of a pipe line easement;

THENCE with the center line of said pipe line easement S 32°39'20"E, 2139.47 ft. to an iron pin;

THENCE S 1°45'15" W, 60.05 ft. to an iron pin;

THENCE S 70° 45' 48" E, 100.00 ft. to an iron pin;

THENCE S 18°20'36" W, 194.85 ft. to an iron pin;

THENCE S 69°49'13" E, 188.24 ft. to an iron pin in the center line of a pipe line easement;

THENCE S 34° 00'28" E, 577.67 ft. to an iron pin in the South line of the North half of Seneschal Survey;

THENCE with said line N 89°46'12" W, 2182.80 ft. to the point or PLACE OF BEGINNING containing 93.551 acres of land.

HP 889-88-1186

Boudreaux Estates Section Two, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

Section II

060-96-1353

EXHIBIT "C"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12" E, 4275.85 ft. from the Southwest corner of said North half;

THENCE with the East line of 93.551 acres known as BRD, INC. Section II N 34°00'28" W, 577.67 ft.;

N 69°49'13" W, 188.24 ft.;

N 18°20'36" E, 194.85 ft.;

N 70°45'48" W, 100.00 ft.;

N 1°45'15"E, 60.05 ft.;

N 32°39'20" W, 2139.47 ft. to an iron pin in the North line of the BRD tract;

THENCE with said line S 89°57'27" E, 1964.70 ft.;

S 88°20'24" E, 94.58 ft.;

S 84°11'53" E, 16.22 ft.;

N 89°50'07" E, 55.64 ft.;

N 88°03'05" E, 600.26 ft. to the original Northeast corner;

THENCE with the East line of the Seneschal Survey S 0°10'25" W, 2308.77 ft. to an iron pin in the North line of Boudreaux Rd.;

THENCE N 89°46'12" W, 40.69 ft. to a corner of said road;

THENCE with the West line of Boudreaux Road S 0°16'14" W, 333.09 ft. to an iron pin in the South line of the North half of the Seneschal Survey;

THENCE with said line N 89°14'12" W, 996.20 ft. to the point or PLACE OF BEGINNING containing 113.767 acres of land.

ANY PROMISION 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 its number Sequence on the date and at the place stamped hereon by me, and was duly RECORDED. In the Official Public Records of Real Property of Harris County Texas on

APR 30 2010



County Clerk, Harris County, Texas

2013-03-11 10:57

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in its 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 on OCT 5 1983

FILED Oct 5 9 00 AM 1983

Boudreaux Estates Section Three, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

RP 089-85-1188

FILED FOR RECORD
8:00 AM

DEC 13 2013

Stan Stewart
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.

DEC 13 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

**MANAGEMENT CERTIFICATE
OF
BOUDREAUX ESTATES CIVIC ASSOCIATION**

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This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

(A)
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1. The name of the subdivision is: Boudreaux Estates, Sections 1, 2, 3.
2. The name of the association is: Boudreaux Estates Civic Association, a Texas non-profit corporation.
3. The recording data for the subdivision is as follows:
 - A. Boudreaux Estates, Section I – See Exhibit “A”, attached;
 - B. Boudreaux Estates, Section II – See Exhibit “B”, attached; and
 - C. Boudreaux Estates, Section III – See Exhibit “C”, attached.
4. The recording data for the declaration is as follows:
 - A. Restrictions for Boudreaux Estates, Section I recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. F056755;
 - B. Restrictions for Boudreaux Estates, Section II recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. F497155;
 - C. Restrictions for Boudreaux Estates, Section III recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. F497154;
 - D. First Amendment to Restrictions for Boudreaux Estates, Section III recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. F627289;
 - E. Second Amendment of Restrictions for Boudreaux Estates, Section I recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. G521872;
 - F. Agreement regarding Restrictions for Boudreaux Estates, Section I recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. G521873;
 - G. Restrictions for Boudreaux Civic Association, Inc. recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk’s File No. J170591;.

RP-2016-90961

- H. Amendment to Restrictions for Boudreaux Estates recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. J773263;
- I. Third Amendment to Restrictions for Boudreaux Estates recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. M476927;
- J. Fourth Amendment to Restrictions for Boudreaux Estates recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. P024208;
- K. Fifth Amendment to Restrictions for Boudreaux Estates recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. R280559; and
- L. Sixth Amendment to Restrictions for Boudreaux Estates recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. R817166.

5. The name and mailing address of the Association is as follows:

Boudreaux Estates Civic Association
 c/o Darla Fincher
 13815 Boudreaux Estates Drive
 Tomball, Texas 77377
 (713) 363-1111

6. The name and mailing address of the person managing the Association or the Association's designed representative is as follows:

Darla Fincher
 13815 Boudreaux Estates Drive
 Tomball, Texas 77377
 (713) 363-1111

ll

7. Information necessary to ascertain the current status of the payment of assessments, costs and transfer fees and the compliance with requirements for transfer of membership in the Association may be obtained from contacting Darla Fincher, 13815 Boudreaux Estates Drive, Tomball, Texas 77377 or by telephone at (713) 363-1111.

8. No transfer of title to any portion of the property shall be made until the requirements for transfer of membership in the Association have been received by the manager and provisions made for the payment of unpaid or delinquent assessments, costs or transfer fees.

RP-2016-90961

EXECUTED this 24 day of February, 2016.

BOUDREAUX ESTATES CIVIC ASSOCIATION

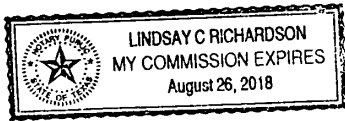
By: *Darla Fincher*
Darla Fincher, President

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 24 day of February, 2016, by Darla Fincher, President of Boudreaux Estates Civic Association, a Texas non-profit corporation, on behalf of the corporation. *108*



Lindsay C Richardson
Notary Public in and for the State of Texas

RP-2016-90961

RETURN TO:
MITCHELL KATINE *N*
Katine & Nechman LLP
1834 Southmore Boulevard
Houston, Texas 77004
(713) 808-1001

EXHIBIT "a"

BEGINNING at an iron pin in the West line of the original tract, bought by BRD, INC., being also the West line of the August Senechal Survey A-722 at a point S 0°07'49"W, 854.25 ft. from the Northwest corner of the Senechal Survey;

THENCE with the center of a creek N 37°12'30" E, 399.29 ft.; N 43°40'E, 225.68 ft.; N 71°20'E, 82.35 ft.; S 84° 57' E, 211.74 ft.; S 79°33'E, 167.32 ft.; N 84° 46'E, 55.22 ft.; N 74°17'E, 166.28 ft.; S 71°50'E, 126.53 ft.; N 82°16'30" E, 131.06 ft.; N 61° 05'E, 349.84 ft. to a point in the West line of the road;

THENCE with said road S 1°56'36"W, 531.87 ft.; S 5°01' W, 171.70 ft. to a point;

THENCE N 82°08'58" E, 315.23 ft. to an iron pin;

THENCE S 3°30'E, 314.80 ft. to an iron pin;

THENCE S 15°57'45" E, 1061.28 ft. to an iron pin in the North line of a road;

THENCE S 47°11'55"W, 117.16 ft. to a point in the South line of the road;

THENCE S 0°13'20" W, 291.43 ft. to an iron pin in the South line of the North half of the Section;

THENCE with said line N 89°46'12"W, 2093.05 ft. to an iron pin in the West line of the Senechal Survey;

THENCE with said line N 0°07'49" E, 1748.50 ft. to the point or place of beginning containing 95.172 acres of land.

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Senechal Survey, Abstract No. 722, in Harris County, Texas.

Section I
95.172 acres

RP-2016-90961

RP-2016-90961

EXHIBIT A
Page 2

(a) ALL that certain tract or parcel of land out of the North half of the Augusta Seneschal Survey, Abstract 722, Harris County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pipe in the West line of the survey at the Southwest corner of the North half of said Augusta Seneschal Survey, Abstract 722;

THENCE with the South line of the 1-1/2 acre Mays tract S 89° 46' 12" East 300 feet to an iron pipe in the West line of Randon Lane;

THENCE with the extension of said Randon Lane S 0° 07' 49" West 145.2 feet to a point for corner;

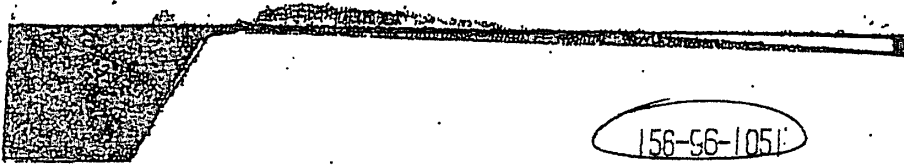
THENCE N 89° 46' 12" West 300 feet to a point in the West line of said Augusta Seneschal Survey, Abstract 722;

THENCE N 0° 07' 49" East with said West line of the Seneschal Survey 145.2 feet to an iron pipe being at the PLACE OF BEGINNING containing one acre of land,

subject to an easement 55 feet in width running the entire 145.2 feet width of said tract having as its Westerly line the Westerly line of said Augusta Seneschal Survey, Abstract 722, and as its Easterly line a line parallel therewith and at a distance 55 feet to the East of said survey line, said easement being for the purpose of erecting, constructing, laying, maintaining, and operating oil or gas pipelines, surface water drainage ditches or conduits, or utilities facilities of any nature, including but not limited to electrical power lines, telephone lines, gas lines, water lines, guy wires, and related facilities.

Return to: Mr. John Kolb

Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.



156-56-1051

EXHIBIT A
page 3

(b) ALL that certain tract or parcel of land out of the North half of the Augusta Seneschal Survey, Abstract 722, Harris County, Texas, described by notes and bounds as follows:

BEGINNING at the Southwest corner of a one-acre tract in the Augusta Seneschal Survey, Abstract 712, Harris County, Texas, conveyed by BRD, Inc. to Richard Cherrington and Idellia Cherrington by Deed dated March 15, 1977, and recorded April 19, 1977, under Document F 112140 in the Official Public Records of Real Property of Harris County, Texas;

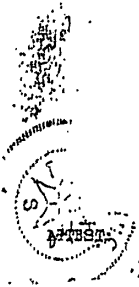
THENCE S 89° 46' 12" E 300 feet to a point for corner;

THENCE S 0° 07' 49" W 145.2 feet to a point for corner;

THENCE N 89° 46' 12" W 300 feet to a point for corner in the easterly right-of-way line of the extension of Randon Lane;

THENCE N 0° 07' 49" E 145.2 feet to the PLACE OF BEGINNING and containing 43,560 square feet of land, more or less;

subject to any and all valid and existing rights of way and easements appearing of record which may affect said property.



RP-2016-90961

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Boudreaux Estates Section One, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

EXHIBIT "B"

BEGINNING at an iron pin in the South line of the North half of the Auguste Seneschal Survey A-722 at a point S 89°46'12"E, 2093.05 ft. from the Southwest corner of said North half;

THENCE with the East line of 95.172 acres known as BRD, Inc., Section I N 0°13'20"E, 291.43 ft.;

N 47°11'55" E, 117.16 ft.;

N 15°57'45" W, 1061.28 ft.;

N3°30'W, 314.80 ft.;

S 82°08'58"W, 315.23 ft.;

N 5° 01' E, 171.70 ft.;

N 1°56'36" E, 780.41 ft. to an iron pin in the North line of the original tract conveyed to BRD, INC.;

THENCE with said line N 89°54'49" E, 623.04 ft.;

S 89° 57'27" E, 369.05 ft. to the center line of a pipe line easement;

THENCE with the center line of said pipe line easement S 32°39'20"E, 2139.47 ft. to an iron pin;

THENCE S 1°45'15" W, 60.05 ft. to an iron pin;

THENCE S 70° 45' 48" E, 100.00 ft. to an iron pin;

THENCE S 18°20'36" W, 194.85 ft. to an iron pin;

THENCE S 69°49'13" E, 188.24 ft. to an iron pin in the center line of a pipe line easement;

THENCE S 34° 00'28" E, 577.67 ft. to an iron pin in the South line of the North half of Seneschal Survey;

THENCE with said line N 89°46'12" W, 2182.80 ft. to the point or PLACE OF BEGINNING containing 93.551 acres of land.

Boudreaux Estates Section Two, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Senechal Survey, Abstract No. 722, in Harris County, Texas.

Section II

RP-2016-90961

EXHIBIT "C"

BEGINNING at an iron pin in the South line of the North half of the Augusta Seneschal Survey A-722 at a point S 89°46'12" E, 4275.85 ft. from the Southwest corner of said North half;

THENCE with the East line of 93.551 acres known as BRD, INC. Section II N 34°00'28" W, 577.67 ft.;

N 69°49'13" W, 188.24 ft.;

N 18°20'36" E, 194.85 ft.;

N 70°45'48" W, 100.00 ft.;

N 1°45'15"E, 60.05 ft.;

N 32°39'20" W, 2139.47 ft. to an iron pin in the North line the BRD tract;

THENCE with said line S 89°57'27" E, 1964.70 ft.;

S 88°20'24" E, 94.58 ft.;

S 84°11'53" E, 16.22 ft.;

N 89°50'07" E, 35.64 ft.;

N 88°03'05" E, 600.26 ft. to the original Northeast corner;

THENCE with the East line of the Seneschal Survey S 0°10'25" W, 2308.77 ft. to an iron pin in the North line of Boudreaux Rd.;

THENCE N 89°46'12" W, 40.69 ft. to a corner of said road;

THENCE with the West line of Boudreaux Road S 0°16'14" W, 333.09 ft. to an iron pin in the South line of the North half of the Seneschal Survey;

THENCE with said line N 89°14'12" W, 996.20 ft. to the point or PLACE OF BEGINNING containing 113.767 acres of land.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

Boudreaux Estates Section Three, an unrecorded subdivision being a part of a 320.00 acre tract described in instrument recorded under clerk's file No. E-991920 in the north one-half (N-1/2) of the August Seneschal Survey, Abstract No. 722, in Harris County, Texas.

RP-2016-90961

RP-2016-90961

FILED FOR RECORD
8:00 AM

MAR -4 2016

Stan Stewart
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 hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

MAR - 4 2016



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

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This Property Owners Association Management Certificate is being recorded by **Boudreaux Civic Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

RP-2019-413870
09/18/2019 RP1 \$20.00

Name of the Subdivision: Boudreaux Estates Sections I, II & III.

Name of the Association: Boudreaux Civic Association, Inc.

10R (4)

Recording Data for Subdivision:

- (a) Boudreaux Estates, Section I (One), an unrecorded subdivision located in Harris County, Texas, according to the metes and bounds description contained in the instruments recorded under Clerk's File Nos. E-991920, F056755 and RP-2016-90961 and all amendments to or replats, if any; *lee*
- (b) Boudreaux Estates, Section II (Two), an unrecorded subdivision located in Harris County, Texas, according to the metes and bounds description contained in the instruments recorded under Clerk's File Nos. E-991920, F381390, F497155 and RP-2016-90961 and all amendments to or replats, if any; *lee*
- (c) Boudreaux Estates, Section III (Three), an unrecorded subdivision located in Harris County, Texas, according to the metes and bounds description contained in the instruments recorded under Clerk's File Nos. E-991920, F318391, F497154 and RP-2016-90961 and all amendments to or replats, if any. *lee*
- (d)

Recording Data for Restrictions:

- (a) Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. F056755, Official Public Records of Real Property, Harris County, Texas;
- (b) Second Amendment of Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521872, Official Public Records of Real Property, Harris County, Texas;
- (c) Agreement regarding Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521873, Official Public Records of Real Property, Harris County, Texas;
- (d) Restrictions for Boudreaux Estates, Section II (Two), recorded under Clerk's File No. F497155, Official Public Records of Real Property, Harris County, Texas;
- (e) Restrictions for Boudreaux Estates, Section III (Three), recorded under Clerk's File No. F381391 and re-filed under Clerk's File No. F497154, Official Public Records of Real Property, Harris County, Texas;
- (f) First Amendment to Restrictions for Boudreaux Estates, Section III (Three), recorded under Clerk's File No. F627289, Official Public Records of Real Property, Harris County, Texas;
- (g) Restrictions for Boudreaux Civic Association, Inc., recorded under Clerk's File No. J170951, Official Public Records of Real Property, Harris County, Texas;
- (h) Amendment to Restrictions for Boudreaux Estates, recorded under Clerk's File No. J773263, Official Public Records of Real Property, Harris County, Texas;
- (i) Third Amendment to Restrictions for Boudreaux Estates, recorded under Clerk's File No. M476927, Official Public Records of Real Property, Harris County, Texas;
- (j) Fourth Amendment to Restrictions for Boudreaux Estates, recorded under Clerk's File No. P024208, Official Public Records of Real Property, Harris County, Texas;
- (k) Fifth Amendment to Restrictions for Boudreaux Estates, recorded under Clerk's File No. R280559, Official Public Records of Real Property, Harris County, Texas;
- (l) Sixth Amendment to Restrictions for Boudreaux Estates, recorded under Clerk's File No. R817166, Official Public Records of Real Property, Harris County, Texas;
- (m) Articles of Incorporation of Boudreaux Civic Association, Inc., recorded under Clerk's File No. 20070626050, Official Public Records of Real Property, Harris County, Texas;
- (n) Boudreaux Civic Association, Inc. Bylaws, recorded under Clerk's File No. 20070626050, Official Public Records of Real Property, Harris County, Texas;

RP-2019-413870

Name and Mailing Address for Association

Boudreaux Civic Association, Inc.
c/o Houston Community Management Services
17049 El Camino Real, Ste. 100
Houston, Texas 77058

Name and Mailing Address of Person Managing the Association or its Designated Representative

Houston Community Management Services
17049 El Camino Real, Ste. 100
Houston, Texas 77058

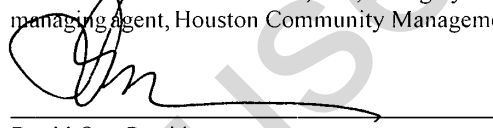
lee

Telephone Number to contact the Association

(832) 864-1200

Executed on this the 13 day of September, 2019

Boudreaux Civic Association, Inc., acting by and through its
managing agent, Houston Community Management Services

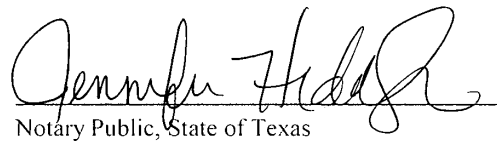


David Orr, President

RP-2019-413870

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 13 day of September, 2019 by David Orr, the President with Houston Community Management Services, the managing agent for Boudreaux Civic Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.


Notary Public, State of Texas

When recorded return to: *JW*
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

FILED FOR RECORD

8:00:00 AM

Wednesday, September 18, 2019

Diane Mautman

COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2019-413870

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

Wednesday, September 18, 2019



Diane Mautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

Boudreaux Civic Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Boudreaux Civic Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Boudreaux Civic Association, Inc.

Name of the Association: Boudreaux Civic Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- Section 1, File No(s). E-991920, F056755 and RP-2016-90961,
- Section 2, File No(s). E-991920, F381390, F497155 and 2016-90961,
- Section 3, File No(s). E-991920, F381390, F497155 and 2016-90961

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Notice Of Dedicatory Instruments Including Articles Of Incorporation And By-Laws, under Harris County Clerk's File No. 20070626050, along with any amendments or supplements thereto;
- (b) Restrictions, under Harris County Clerk's File No. J170951, along with any amendments or supplements thereto;
- (c) Amendment To Restrictions, under Harris County Clerk's File No. J773263, along with any amendments or supplements thereto;
- (d) Third Amendment To Restrictive Covenants, under Harris County Clerk's File No. M476927, along with any amendments or supplements thereto;
- (e) Fourth Amendment To Restrictive Covenants, under Harris County Clerk's File No. P024208, along with any amendments or supplements thereto;
- (f) Fifth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R280559, along with any amendments or supplements thereto;
- (g) Sixth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R817166, along with any amendments or supplements thereto;
- (h) Management Certificate, under Harris County Clerk's File No. RP-2019-413870, along with any amendments or supplements thereto;
- (i) Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. F056755, Official Public Records of Real Property, Harris County, Texas;
- (j) Second Amendment of Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521872, Official Public Records of Real Property, Harris County, Texas;
- (k) Agreement regarding Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521873, Official Public Records of Real Property, Harris County, Texas;
- (l) Restrictions for Boudreaux Estates, Section II (Two), recorded under Clerk's File No. F497155, Official Public Records of Real Property, Harris County, Texas;

RP-2021-572807

(m) Restrictions for Boudreaux Estates, Section III (Three), recorded under Clerk's File No. F381391 and re-filed under Clerk's File No. F497154, Official Public Records of Real Property, Harris County, Texas;

Name and Mailing Address of the Association

Boudreaux Civic Association, Inc.
c/o Houston Community Management
14079 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
14079 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Resale Certificate: \$340
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

RP-2021-572807

Executed on this the 30 day of August 2021

Boudreaux Civic Association, Inc., acting by and through its managing agent, Houston Community Management


Tracy Downs
Tracy Downs, Vice President

STATE OF TEXAS §
 §
COUNTY OF

Harris §

This instrument was acknowledged before me on the 30 day of August, 2021 by Tracy Downs, Vice President with Houston Community Management, the managing agent for Boudreaux Civic Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.





Sarai Sloan
Notary Public, State of Texas

When recorded return to:
Houston Community Management
14079 El Camino Real #100
Houston, Texas 77058

RP-2021-572807

For internal use only

RP-2021-572807

RP-2021-572807
Pages 4
10/05/2021 11:03 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

Boudreaux Civic Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Boudreaux Civic Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Boudreaux Civic Association, Inc.

Name of the Association: Boudreaux Civic Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- Section 1, File No(s). E-991920, F056755 and RP-2016-90961,
- Section 2, File No(s). E-991920, F381390, F497155 and 2016-90961,
- Section 3, File No(s). E-991920, F381390, F497155 and 2016-90961

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Notice Of Dedicatory Instruments Including Articles Of Incorporation And By-Laws, under Harris County Clerk's File No. 20070626050, along with any amendments or supplements thereto;
- (b) Restrictions, under Harris County Clerk's File No. J170951, along with any amendments or supplements thereto;
- (c) Amendment To Restrictions, under Harris County Clerk's File No. J773263, along with any amendments or supplements thereto;
- (d) Third Amendment To Restrictive Covenants, under Harris County Clerk's File No. M476927, along with any amendments or supplements thereto;
- (e) Fourth Amendment To Restrictive Covenants, under Harris County Clerk's File No. P024208, along with any amendments or supplements thereto;
- (f) Fifth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R280559, along with any amendments or supplements thereto;
- (g) Sixth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R817166, along with any amendments or supplements thereto;
- (h) Management Certificate, under Harris County Clerk's File No. RP-2019-413870, along with any amendments or supplements thereto;
- (i) Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. F056755, Official Public Records of Real Property, Harris County, Texas;
- (j) Second Amendment of Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521872, Official Public Records of Real Property, Harris County, Texas;
- (k) Agreement regarding Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521873, Official Public Records of Real Property, Harris County, Texas;
- (l) Restrictions for Boudreaux Estates, Section II (Two), recorded under Clerk's File No. F497155, Official Public Records of Real Property, Harris County, Texas;

RP-2022-20740

(m) Restrictions for Boudreaux Estates, Section III (Three), recorded under Clerk's File No. F381391 and re-filed under Clerk's File No. F497154, Official Public Records of Real Property, Harris County, Texas;

Name and Mailing Address of the Association

Boudreaux Civic Association, Inc.
c/o Houston Community Management
14079 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
14079 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

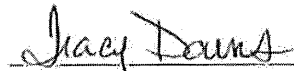
Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

RP-2022-20740

Executed on this the 6th day of January, 2022

Boudreaux Civic Association, Inc., acting by and through its managing agent, Houston Community Management

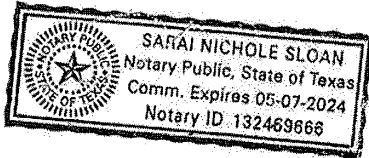


Tracy Downs, Vice President

STATE OF TEXAS §
 §
COUNTY OF

Harris §

This instrument was acknowledged before me on the 6th day of January, 2022 by Tracy Downs, Vice President with Houston Community Management, the managing agent for Boudreaux Civic Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Sarai Sloan

Sarai Sloan
Notary Public, State of Texas

When recorded return to:
Houston Community Management
14079 El Camino Real #100
Houston, Texas 77058

RP-2022-20740

For internal use only

RP-2022-20740
Pages 4
01/12/2022 10:10 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RP-2022-20740

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

Boudreaux Civic Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Boudreaux Civic Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Boudreaux Civic Association, Inc.

Name of the Association: Boudreaux Civic Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- Section 1, File No(s). E-991920, F056755 and RP-2016-90961,
- Section 2, File No(s). E-991920, F381390, F497155 and 2016-90961,
- Section 3, File No(s). E-991920, F381390, F497155 and 2016-90961

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Notice Of Dedicatory Instruments Including Articles Of Incorporation And By-Laws, under Harris County Clerk's File No. 20070626050, along with any amendments or supplements thereto;
- (b) Restrictions, under Harris County Clerk's File No. J170951, along with any amendments or supplements thereto;
- (c) Amendment To Restrictions, under Harris County Clerk's File No. J773263, along with any amendments or supplements thereto;
- (d) Third Amendment To Restrictive Covenants, under Harris County Clerk's File No. M476927, along with any amendments or supplements thereto;
- (e) Fourth Amendment To Restrictive Covenants, under Harris County Clerk's File No. P024208, along with any amendments or supplements thereto;
- (f) Fifth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R280559, along with any amendments or supplements thereto;
- (g) Sixth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R817166, along with any amendments or supplements thereto;
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- (i) Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. F056755, Official Public Records of Real Property, Harris County, Texas;
- (j) Second Amendment of Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521872, Official Public Records of Real Property, Harris County, Texas;
- (k) Agreement regarding Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521873, Official Public Records of Real Property, Harris County, Texas;
- (l) Restrictions for Boudreaux Estates, Section II (Two), recorded under Clerk's File No. F497155, Official Public Records of Real Property, Harris County, Texas;

RP-2022-253111

(m) Restrictions for Boudreaux Estates, Section III (Three), recorded under Clerk's File No. F381391 and re-filed under Clerk's File No. F497154, Official Public Records of Real Property, Harris County, Texas;

Name and Mailing Address of the Association

Boudreaux Civic Association, Inc.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

RP-2022-253111

Executed on this the 25th day of February, 2022

Boudreaux Civic Association, Inc., acting by and through its managing agent, Houston Community Management

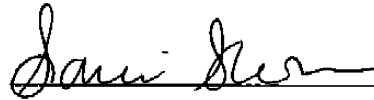


Tracy Down, Vice President

STATE OF TEXAS §
 §
COUNTY OF

Harris §

This instrument was acknowledged before me on the 25th day of February, 2022 by Tracy Downs, Vice President with Houston Community Management, the managing agent for Boudreaux Civic Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Sarai Sloan
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



RP-2022-253111

RP-2022-253111

RP-2022-253111
Pages 4
05/13/2022 10:37 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

Boudreaux Civic Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Boudreaux Civic Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

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Name of the Association: Boudreaux Civic Association, Inc.

Recording Data for Association:

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- Section 2, File No(s). E-991920, F381390, F497155 and 2016-90961,
- Section 3, File No(s). E-991920, F381390, F497155 and 2016-90961

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- (b) Restrictions, under Harris County Clerk's File No. J170951, along with any amendments or supplements thereto;
- (c) Amendment To Restrictions, under Harris County Clerk's File No. J773263, along with any amendments or supplements thereto;
- (d) Third Amendment To Restrictive Covenants, under Harris County Clerk's File No. M476927, along with any amendments or supplements thereto;
- (e) Fourth Amendment To Restrictive Covenants, under Harris County Clerk's File No. P024208, along with any amendments or supplements thereto;
- (f) Fifth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R280559, along with any amendments or supplements thereto;
- (g) Sixth Amendment To Restrictive Covenants, under Harris County Clerk's File No. R817166, along with any amendments or supplements thereto;
- (h) Management Certificate, under Harris County Clerk's File No. RP-2019-413870, along with any amendments or supplements thereto;
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- (j) Second Amendment of Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521872, Official Public Records of Real Property, Harris County, Texas;
- (k) Agreement regarding Restrictions for Boudreaux Estates, Section I (One), recorded under Clerk's File No. G521873, Official Public Records of Real Property, Harris County, Texas;
- (l) Restrictions for Boudreaux Estates, Section II (Two), recorded under Clerk's File No. F497155, Official Public Records of Real Property, Harris County, Texas;

RP-2022-599213

(m) Restrictions for Boudreaux Estates, Section III (Three), recorded under Clerk's File No. F381391 and re-filed under Clerk's File No. F497154, Official Public Records of Real Property, Harris County, Texas;

Name and Mailing Address of the Association

Boudreaux Civic Association, Inc.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

RP-2022-599213

Executed on this the 20 day of December 2022

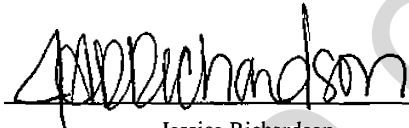
Boudreaux Civic Association, Inc., acting by and through its managing agent, Houston Community Management



Tracy Downs, President of Operations

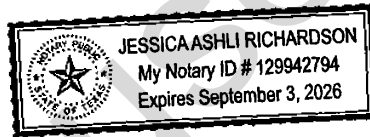
STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Boudreaux Civic Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



RP-2022-599213

RP-2022-599213

RP-2022-599213
Pages 4
12/27/2022 08:23 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
BOUDREAU CIVIC ASSOCIATION, INC.
DBA
BOUDREAU ESTATES CIVIC ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative for Boudreaux Civic Association, Inc. dba Boudreaux Estates Civic Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instrument entitled "Notice of Dedicatory Instrument for Boudreaux Civic Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20070626050 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Other Dedicatory Instrument. In addition to the Restrictive Covenants identified in the Notice, the following document is a Dedicatory Instrument governing the Association which were previously recorded in the Official Public Records of Real Property of Harris County, Texas:

a. Documents:

- (1) Affidavit for Filing Dedicatory Instruments [Guidelines for Display of Certain Religious Items].
- (2) Affidavit for Filing Dedicatory Instruments [Guidelines for Solar Energy Devices].
- (3) Affidavit for Filing Dedicatory Instruments [Payment Plan Policy].
- (4) Affidavit for Filing Dedicatory Instruments [Records Production and Copying Policy].

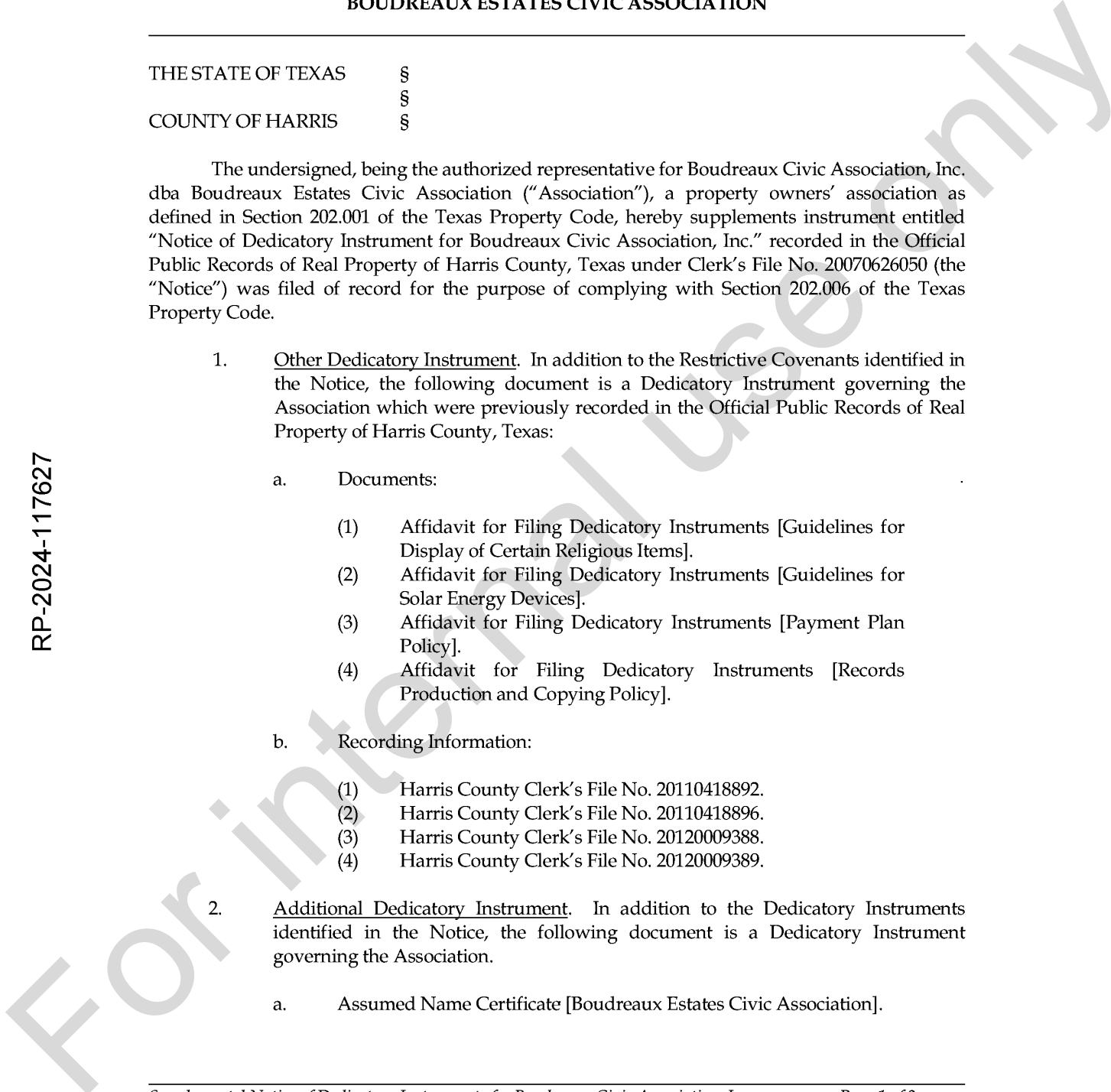
b. Recording Information:

- (1) Harris County Clerk's File No. 20110418892.
- (2) Harris County Clerk's File No. 20110418896.
- (3) Harris County Clerk's File No. 20120009388.
- (4) Harris County Clerk's File No. 20120009389.

2. Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

a. Assumed Name Certificate [Boudreaux Estates Civic Association].

RP-2024-117627



A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

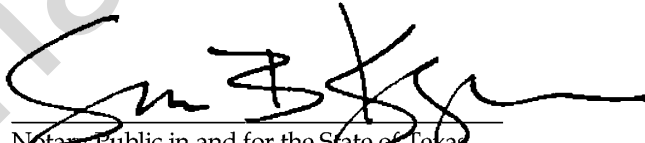
Executed on this 3rd day of April, 2024.

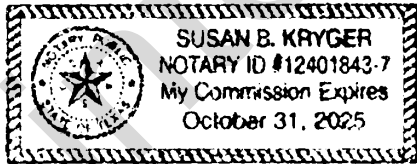
**BOUDREAU CIVIC ASSOCIATION, INC. DBA
BOUDREAU ESTATES CIVIC ASSOCIATION**

By: 
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 3rd day of April, 2024 personally appeared Cliff Davis, authorized representative for Boudreaux Civic Association, Inc. dba Boudreaux Estates Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



RP-2024-117627



Office of the Secretary of State
Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697
(Form 503)

Filed in the Office of the
Secretary of State of Texas
Filing #: 44741201 10/6/2021
Document #: 1084379050002
Image Generated Electronically
for Web Filing

**ASSUMED NAME CERTIFICATE
FOR FILING WITH THE SECRETARY OF STATE**

1. The assumed name under which the business or professional service is or is to be conducted or rendered is:

Boudreaux Estates Civic Association

2. The name of the entity as stated in its certificate of formation, application for registration, or comparable document is:

BOUDREAUX CIVIC ASSOCIATION, INC.

3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is **TEXAS**

4. The period, not to exceed 10 years, during which the assumed name will be used is :

10/06/2031

5. The entity is a : **Domestic Nonprofit Corporation**

6. The entity's principal office address is:

17049 El Camino Real, Suite 100, Houston, TX, USA 77058

7. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are:

**ALL COUNTIES LISTED BELOW:
HARRIS,**

8. The undersigned, if acting in the capacity of an attorney-in-fact of the entity, certifies that the entity has duly authorized the attorney-in-fact in writing to execute this document. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

BOUDREAUX CIVIC ASSOCIATION, INC.

Name of the entity

RP-2024-117627

By: Darla Fincher

Signature of officer, general partner, manager,
representative or attorney-in-fact of the entity

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RP-2024-117627

For internal use only

RP-2024-117627

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Pages 5
04/03/2024 11:26 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS