

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
FAIRMONT PARK WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Fairmont Park West Community Improvement Association, Inc. ("the Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Fairmont Park West Community Improvement Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Fairmont Park West Community Improvement Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Fairmont Park West Community Improvement Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Fairmont Park West Community Improvement Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Fairmont Park West Community Improvement Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. V075373, 20120154050, RP-2019-145243, RP-2019-151527 and RP-2021-516208 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association.

- **Political Sign Policy for Fairmont Park West Community Improvement Association, Inc.**
- **Fairmont Park West Community Improvement Association, Inc. Architectural Control Committee Guidelines.**

[The attached documents were properly adopted in the open session of the March 1, 2022 meeting of the Association Board of Directors and supersede any previously recorded versions.]

True and correct copies of such Dedicatory Instruments are 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 copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

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Executed on this 8th day of March, 2022.

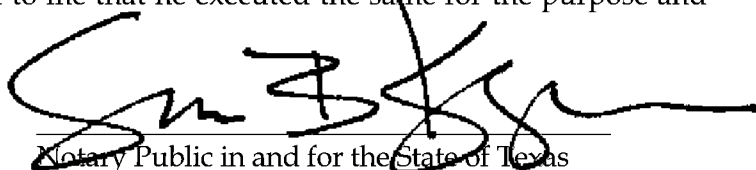
**FAIRMONT PARK WEST COMMUNITY
IMPROVEMENT ASSOCIATION, INC.**



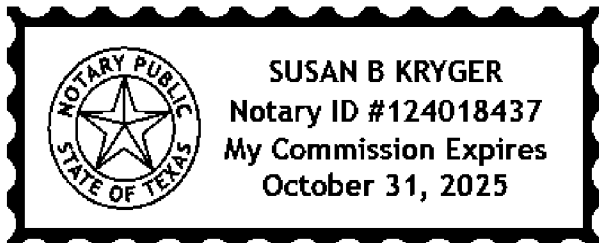
By: _____
Cliff Davis, authorized representative

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BEFORE ME, the undersigned notary public, on this 8th day of March, 2022 personally appeared Cliff Davis, authorized representative of Fairmont Park West Community Improvement Association, Inc., 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



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POLITICAL SIGN POLICY
for
FAIRMONT PARK WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Nova Diaz, Secretary of Fairmont Park West Community Improvement Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association duly called and held on the 15th day of March, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Political Sign Policy was duly approved by at least a majority vote of the members of the Board:

RECITALS:

1. Article V, Section 15 of each of the applicable Covenants, Restrictions, Conditions and Reservations document for the subdivisions under the jurisdiction of the Fairmont Park West Community Improvement Association, Inc., as amended or supplemented (collectively the "Declaration"), states in relevant part that, with the exception of signs owned by the Declarant or other builders advertising model homes during original construction:

"... no sign, advertisement or billboards or advertising structure of any kind other than a normal "For Sale" sign not to exceed five (5') square feet in total size may be erected or maintained on any lot ..."

2. Section 259.002 of the Texas Election Code requires property owners' associations to allow owners to display certain political signs on their property and authorizes the Association to regulate such signs and the display thereof as allowed by the statute.

3. The sign prohibition in Article V of the Declaration is more restrictive than is permitted by Section 259.002(b)(1) of the Texas Election Code.

4. The Board of Directors of the Association desires to adopt a political sign policy consistent with the provisions of Section 259.002 of the Texas Election Code.

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5. This Political Sign Policy replaces and supersedes any previous political sign policy, if any, adopted by the Association.

6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

**FAIRMONT PARK WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.
POLITICAL SIGN POLICY**

1. Texas Election Code Section 259.001(e) defines "political advertising sign" as a written form of political advertising designed to be seen from a road but does not include a bumper sticker.
2. "Political Sign" or "Political Signs" as used in this Political Sign Policy ("Policy") shall mean a political advertising sign as defined in the Texas Election Code.
3. An Owner may place a ground mounted Political Sign on their lot that advertises a candidate or measure for an election provided the Political Sign complies with the terms and provisions of this Policy.
2. No Political Sign may be placed on an Owner's lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner's lot after the tenth (10th) day after the election date.
2. No more than one (1) Political Sign is allowed on a lot per candidate or measure for an election.
3. Political Signs may be displayed only on an Owner's lot, and may not be located on, nor encroach on, another lot, Common Area, or any property owned or maintained by the Association.
4. No Political Sign may:
 - (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - (c) include the painting of architectural surfaces;
 - (d) threaten the public health or safety;

- (e) be larger than four feet by six feet (4'x6');
- (f) violate a law;
- (g) contain language, graphics, or any display that would be offensive to the ordinary person; or
- (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

Any Political Sign installed on a lot that is not in compliance with this Policy will be considered a violation of the Association's governing documents. The Association may remove a Political Sign displayed in violation of this Policy [See Texas Election Code Section 209.0052(e)].

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Political Sign Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

FAIRMONT PARK WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

By: 
Its: Secretary

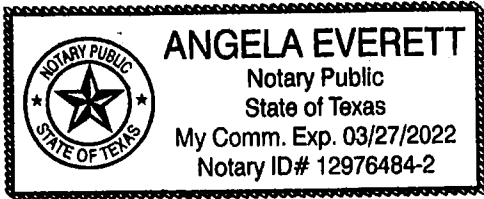
Printed: Nora Diaz

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BEFORE ME, the undersigned notary public, on this 1st day of March
2022, personally appeared Nora Diaz, as Secretary of Fairmont Park
West Community Improvement Association, Inc., known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same
for the purpose and in the capacity therein expressed.



Angela Everett
Notary Public in and for the State of Texas

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FAIRMONT PARK WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

These Architectural Control Committee Guidelines (“Guidelines”) are to set certain standards and requirements for the areas and items described in the Guidelines. These Guidelines will be amended from time to time as the circumstances and condition warrant. In the event of a conflict between these Guidelines and the applicable Covenants, Restrictions, Conditions and Reservations Affecting Fairmont Park West (collectively the “Restrictions”), the Restrictions shall control.

Please note that Architectural Control committee (“ACC”) approval in writing is required prior to the installation or construction of any exterior improvement, alteration, modification, or change.

Because these Guidelines may change from time to time, it is highly recommended that Owners obtain a current copy of the Guidelines prior to planning a home improvement. This reduces the possibility of Owners following obsolete guidelines in their home improvements or starting a project that is not in compliance with these Guidelines and all other restrictive covenants. A copy of these Guidelines is available through the Association. These Guidelines are also on the Association’s website.

It is up to each individual Owner to ensure that the Owner’s project does not adversely affect existing drainage patterns. The ACC is not obligated to and does not review any proposed project to determine how the project affects drainage onto nearby properties. Each Owner is advised that, if your project affects drainage to the extent that it causes damages to neighboring properties, you can be held liable for such damages. The ACC recommends that all Owners seek the advice of a drainage expert when considering a project. **It is the Owner’s responsibility to ensure that a proposed improvement does not create a drainage issue on neighboring properties.**

Unless otherwise defined in these Guidelines, all capitalized terms shall have the same meaning as defined in the Declaration.

EXTERIOR PAINTING

All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew/dirt/grime.

All rotted and damaged wood must be replaced and any damaged brickwork repaired.

Painting: The existing exterior color of the main body or trim of a residence, garage, or other improvement on a lot shall not be painted without prior written approval of the ACC.

Earth tone colors were most often used when homes were constructed. The term “earth tone” typically indicates that the color contains some degree of brown which mutes the main color. In general, an earth tone color will receive ACC approval. The color of neighboring homes will be taken into consideration along with the respective brick features.

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Applications to paint an area that has not been previously painted or to change the color must include at least two (2) color samples or paint chips and a photograph of the brick color. If, in the opinion of the ACC, the new color is compatible with both the individual home and the neighborhood, the color change will be granted.

Colors approved for accents including trim, shutters, doors, windows, storm doors and gutters of homes and garages must be neutral colors or earth blends that blend with the brick or are compatible with the neighborhood. Window shutters and garage doors shall be a single, solid color.

ROOM ADDITIONS

1. Exterior materials and colors should match the residence.
2. Detailed plans, including, but not limited to, a map or survey showing the addition, the property lines, and the distances from the addition to the property lines, must be submitted to the ACC.
3. Building permits required by any governmental entity (city, county, etc.) must be submitted with the ACC form the Owner has already obtained the permits. In some instances, the ACC will grant approval with the provision that a copy of the permits must be received by the ACC before construction begins.

On an individual basis, the size and shape will depend on architectural style and layout of the residence, the size of the lot and how well the room addition integrates with the existing residence. Roof of addition must integrate with the existing roof line so as to appear to have been part of the residence as constructed.

Any other improvement may be considered by the ACC with submitted Application which shall include the plans, sketches, drawings, specifications, illustrations, photographs, dimensions, and material samples to sufficiently describe the item in detail, including an accurate description as to the intended location of such item on the lot.

ROOFING MATERIALS

Roofs must be maintained in good repair with no missing, rotted, damaged, or curling shingles.

Roofing materials may include composition shingles having a minimum warranty period of 25 years. Composition shingle roofs shall be comparable in color to weathered wood, charcoal black or driftwood shingles and comparable in surface textural appearance to wood shingles. The roof of each residence/garage shall be covered with asphalt or composition type shingles equal to or better than a weight of 230 pounds per 100 square feet of roof area. Replacement roofing material should be the same as or as close as possible to the original roof color. Metal shingle roofs may be approved but R Panel roofs will not. Any other type roofing material and/or color may be permitted only at the sole discretion of the ACC, upon written request and approval. All roof stacks and flashings must be painted to match the approved roof color.

Emergency and Disaster Reaction: Disasters such as fire and weather may cause significant

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construction and repair activity to take place. Temporary repairs or structures [those that are present for no longer than six (6) months during reconstruction] will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the ACC, provided the structure was in compliance with the Guidelines prior to the disaster.

Temporary protective action in the event of certain weather conditions, such as hurricane warning, will not require approval of the ACC. All such installations must be completely removed and the property restored to its original condition within fifteen (15) days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

RAIN GUTTERS

All gutter trim and accent colors are to be in harmony with the primary color of the residence. The color of the gutters must blend into the trim of the residence. Rain gutters shall be properly maintained. Sagging, bent, damaged or falling gutters are prohibited. Down spouts must be firmly attached to the residence. The ACC reserves the right and discretion to determine whether any gutter or related item is properly maintained.

GARAGE CONVERSIONS and DETACHED GARAGES

No garage shall not be permitted to be used or enclosed for living purposes. Garage doors must be well maintained, in working order and repair, and shall not have broken, rotting, sagging, or dented parts, missing windowpanes, etc. The ACC and/or Board of Directors shall have the discretion to determine whether any particular item is considered "well maintained".

TEMPORARY STRUCTURES AND OUTBUILDINGS

No structures of a temporary character, nor any recreational vehicle, mobile home, trailer, tent, shack, garage, barn, playhouse or other outbuilding shall be constructed, erected, altered, placed or permitted to remain on any lot at any time as a residence. Outbuildings or structures, whether temporary or permanent, used for accessory, playhouse, storage or other purposes shall be limited to ten feet (10') in height, from the ground to the peak, and one hundred twenty (120) square feet in area and must be approved in writing by the ACC before construction/installation.

An "outbuilding" is defined as any structure which is not attached to the main residence structure. This definition does not include bona-fide additions to the main residence or garages but does include storage sheds and gazebos.

The ACC will consider the following with regard to outbuildings:

- a. The colors should match/blend with the predominant exterior colors of the main residence.
- b. Materials should match those of the main residence in both size and color, however, the ACC may approve small, prefabricated metal storage buildings providing the color blends with the main residence and the building is not visible from the street.
- c. Storage buildings should have a peaked roof, no higher than 10 feet (10') from the ground to the highest point and a maximum of ten feet by twelve feet (10' x 12') of floor space. The

structure must be kept a minimum of five feet (5') off the rear and three feet (3') off the side property lines. Distance from the side property line may be increased based on visibility from the street in front of the lot. Such structures will be considered on a case-by-case basis.

Gazebos. For the purpose of these Guidelines, a gazebo shall be defined as a freestanding, open framed structure with or without lattice-type walls, whose purpose shall not be for any type of storage. Gazebos are typically circular or octagonal shaped structures. All gazebos must have a permanent roof. The quality and color of the roofing shall match that of the main residence. Louvered or trellis-style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood must be stained or painted to match the residence. No exterior portion of a gazebo shall be made of metal. Gazebos shall be located in the rear portion of the lot but may not be located on a utility easement. Gazebos must also conform to the building front and side setback restrictions. The eave height shall not exceed ten feet (10').

Pools. An application for the construction of a swimming pool, spa or Jacuzzi, collectively referred to herein as "pool", must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures and existing or proposed fences. The application shall also indicate the direction for construction access. All governmental ordinances and guidelines shall be strictly adhered to by the Owner. A copy of the any required governmental permit, if any, shall be presented to the ACC prior to the commencement of construction or installation of a pool.

WINDOW AIR CONDITIONERS

Window air conditioning units shall not be visible from any street within Fairmont Park West. No air conditioning units of any type shall be located in front of a residence. Air conditioning units are required to be located behind a privacy fence so as not to be seen from neighboring lots or public or private streets.

DRIVEWAYS AND SIDEWALKS

All sidewalks in the side yard must be no greater than thirty-six inches (36") wide, and all of which must be properly maintained in good condition by the Owner. Sidewalks, driveways and curbs must be clean and undamaged. Sidewalks and driveways that are not level are prohibited and must be repaired when necessary. Seams must be kept free of weeds and vegetation of any type. Applications for new sidewalks will be individually reviewed on a case-by-case basis. Sidewalks are to be two feet (2") from the nearest property line.

No portion of any driveway shall be located closer than five feet (5') to any side property line. Driveway additions, extensions and/or modifications must be pre-approved in writing by the ACC prior to the installation and/or construction of such driveway addition. All applicable governmental ordinances and guidelines shall be strictly adhered to by the Owner. A copy of any required governmental permit, if any, shall be presented to the ACC prior to the commencement of construction of a driveway.

Any concrete poured without prior ACC approval, shall be subject to removal at the lot Owner's expense.

For any driveway construction that occurs after the date these Guidelines are file of record, the

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Owner of each lot shall construct and/or maintain at his expense a driveway of not less than ten feet (10') in width from the Owner's garage to an abutting street, including the portion in the street easement. An application must be submitted for any driveway removal, addition or modification, which application shall include detailed plans, and municipal permits. All driveways or entry walks shall be of concrete, masonry or other hard surface material approved by the ACC. Asphalt driveways are prohibited.

FENCES, FENCE EXTENSIONS

Fences and gates must be kept in good repair and wood fences may not be painted. No fence, wall or hedge shall be placed on any lot nearer to any street than is permitted for the house on said lot, except with the written consent of the ACC; no fence wall or hedge shall be placed on any portion of the site higher than six feet (6') from the ground. All sagging fences, missing/damaged/rotten pickets are prohibited and must be repaired or replaced when necessary.

MAILBOXES AND EXTERIOR LIGHTING

Mailboxes and yard lights must be maintained in good repair and in working order.

BASKETBALL GOALS

No basketball goal of any type shall be installed without prior written consent of the ACC.

Reasonable steps should be taken to insure that adjoining property Owners, area vehicular traffic, and area pedestrian traffic are not disturbed when the goal is in use. This includes:

- a. Proper care to ensure basketballs do not strike any adjoining structures, landscaping, or vehicles.
- b. Not blocking ANY public sidewalks or walkways to any residence.

The basketball pole, backboard, rim, net, and base must be kept in good repair at all times. This includes proper installation and maintenance to prevent sagging or leaning. Basketball goals with a missing backboard, rim, or net are prohibited and such items must be replaced or repaired when necessary. Basket goals with a missing backboard, rim, or net shall not be kept or stored on public view (including in the back yard in view of adjoining neighbors) on a lot.

If any part of the equipment or supporting mechanisms is removed, either the missing piece must be replaced to maintain the basketball goal, or the entire goal must be removed, and the residence or ground area must be restored to its condition prior to installation.

Basketball goals should not be located any closer than fifteen feet (15') from the nearest street curb and must be positioned to confine play within the driveway of the subject lot. Basketball goals are not allowed under any circumstances to be placed in the street, or against the curb, nor in any cul-de-sac.

Portable basketball goals, when in use, must be kept on the driveway and not in the street or on sidewalks. Nothing may be placed on a portable basketball goal to weigh it down.

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SWINGS, PLAY STRUCTURES, PICNIC TABLES, and LAWN FURNITURE

Benches or swings may be permitted in the front yard of a lot with prior written approval from the ACC. Lawn or patio furniture and picnic tables are not permitted in the front yard or on the driveway. For the purpose of these Guidelines, a children's play structure shall mean any type of play set, climbing structure, play fort, slide or swing set and shall be restricted to the fenced portion of the lot. The play structure shall not exceed eight feet (8') in height from grade. The structure must be kept in good repair with no missing parts. Roofing materials for such structures must be approved by the ACC and must be maintained and replaced when becoming tattered, worn or deteriorated. Plastic materials are prohibited. Patio furniture and benches may be allowed on a front porch of a residence.

LOT MAINTENANCE

The Owner of each lot shall maintain the same, the entire lawn including front and back yard, and adjacent street right-of-way, and the improvements, sod, trees, hedges, and plantings thereon, in a neat and attractive condition. Such maintenance shall include regular mowing, edging of turf areas, weeding of plant beds, fertilizing, weed control and watering of the turf and landscape areas on each Lot. Diseased or dead plants or trees must be removed. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.

LANDSCAPING

1. All lawn areas must be maintained with grass or other approved ground cover.
2. The lot, consisting of front and back yards, must be mowed and reasonably maintained at a height not to exceed five inches (5").
3. Shrubs, hedges, and trees may not encroach on sidewalks or obstruct the view of street signs or vehicular/pedestrian traffic.
4. All flower beds must be free of overgrown weeds and grass.

The Owner of each lot, as a minimum, shall sod the front of his Lot with grass, and shall at all times maintain such grass in a neat, clean and attractive condition, periodically re-sodding damaged areas of the lawn as they occur.

PATIO COVERS

Patio covers should be constructed of materials which complement the main residence. If attached to the residence, the patio must be integrated into the existing roof line (flush with the eaves) and if it is to be shingled, the shingles must match the roof. Arbors, sunshades, patio coverings and similar structures must be approved by the ACC and must be either less than eight feet (8') in height or permanently attached to and supported by the main residence along one full side of the new structure. Permanently attached shingled or open-air covers may not exceed the height of the fascia board of the residence. The standard type, quality and color of materials used in construction of the patio cover must be harmonious with the standard type, quality, and color of materials used in construction of the main residence. Treated southern yellow pine or redwood must be painted to match that of the main residence. Structures over five hundred

(500) square feet in coverage must be attached to and supported by the main residence. Patio covers or structures in excess of twenty-five percent (25%) of the main residence "footprint" square footage are prohibited.

EXTERIOR LIGHTING

Additional exterior lighting should be of a wattage or lumen count which, to the extent possible, will not affect neighboring homes. **In the event of a dispute between Owners and/or residents regarding exterior lighting: (a) the Association shall have no obligation to participate in the resolution of the dispute; and (b) the dispute shall be resolved solely by and between the affected Owners and/or residents.**

WINDOW TREATMENTS

No aluminum foil, reflective film, paper, newspaper or similar treatment shall be placed on windows or glass doors or the residence or any other improvement on a lot at any time. Shades, shutters, curtains, blinds and all other window coverings visible from the street or a neighboring property must be of a neutral color and shall be maintained in good condition at all times.

ANIMAL HUSBANDRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets (not to exceed three total) provided they are not kept, bred or maintained for commercial purposes. The phrase "household pets" shall not include pigs, swine, horses, farm animals, chickens, fowl, or exotic animals. Notwithstanding the foregoing, no animals or fowl of any type may be kept on a lot that results in an annoyance or are obnoxious to residents in the vicinity. Animals are not permitted to roam freely and must be controlled on a leash by a person who is capable of controlling the animal if they are outside a closed in fenced area of a lot. Dangerous and/or vicious animals are prohibited. Any person who observes a dangerous animal should immediately report such animal to the City of La Porte Animal Control.

YARD ART AND ORNAMENTATION

Holiday Decorations: Holiday decorations are permitted and will not require approval. Holiday decorations may be installed no sooner than thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the holiday for which they are intended. The ACC reserves the right to require the removal of decorations that either generate complaints or are deemed offensive.

Planters, Urns, Flower Boxes and Hanging Baskets: A reasonable number of planters, urns and/or flower boxes are permitted on the front porch and /or entrance walkway. Owners are limited to no more than two sculptures and shall not exceed twelve inches (12") in height. All planters must contain viable vegetation.

HOUSEHOLD GOODS/DEBRIS

There shall be no storage or keeping of clutter, household goods, and debris in public view on a lot. Trash cans and bar-b-que pits shall be stored out of public view on a lot. Any items that results in the public view of the home to appear disorderly shall be a violation of this provision.

PARKING (other than passenger vehicles)

No boats, trailers, buses, recreational vehicles, trailer houses, travel trailers, trucks exceeding one (1) ton, or junk, of any kind or character, or any accessories, parts or objects to be used for repair shall be kept, stored or maintained on any street, driveway, or on any portion of a lot closer to the street than the building setback lines and **shall not be kept or stored in public view**. However, repairs and maintenance may be performed on such items on such portion of a lot over a period of time not to exceed forty-eight (48) consecutive hours.

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Pages 15
03/08/2022 03:56 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$70.00

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

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