

SEVENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Tanglewood Homes Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2011 under Clerk's File No. 20110516405, the First Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("First Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 22, 2016 under Clerk's File No. RP-2016-27401, the Second Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Second Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 24, 2017 under Clerk's File No. RP-2017-32653, the Third Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Third Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on March 22, 2017 under Clerk's File No. RP-2017-120654, the Fourth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on March 23, 2018 under Clerk's File No. RP-2018-121886, the Fifth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on May 23, 2019 under Clerk's File No. RP-2019-216296, and , the Sixth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2019 under Clerk's File No. RP-2019-542023, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, the Fourth Supplemental Notice, the Fifth Supplemental Notice and the Sixth Supplemental Notice, the following documents are Dedicatory Instruments governing the Association:

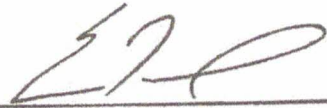
- Bid Solicitation Policy for Tanglewood Homes Association, Inc.
- Security Measures Policy for Tanglewood Homes Association, Inc.
- 209 Hearing Policy for Tanglewood Homes Association, Inc.

This Seventh 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 Seventh Supplemental Notice is true and correct and the documents attached to this Seventh Supplemental Notice are true and correct copies of the originals.

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Executed on this 10th day of September, 2021.

TANGLEWOOD HOMES ASSOCIATION, INC.

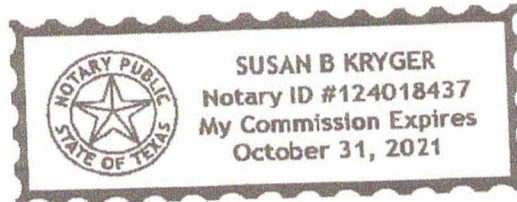
By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Tanglewood Homes 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 10th day of September, 2021, to certify which witness my hand and official seal.


Notary Public in and for the State of Texas



RP-2021-521479

BID SOLICITATION POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Robert J. Viguet, Jr., Secretary of Tanglewood Homes Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 8th day of September, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Bid Solicitation Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Bid Solicitation Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Section 209.0052(c) of the Texas Property Code (the "**Code**") was added to provide an association the right to establish a procedure to solicit bids or proposals for services that will be in an amount in excess of \$50,000.00.

3. The Board of Directors of the Association desires to adopt a bids solicitation policy to establish a systematic procedure for soliciting bids or proposals from contractors who the Association may desire to contract with for Services (as defined below).

4. This Bid Solicitation Policy ("**Policy**") replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

POLICY:

For purposes of this Policy, "Services" include, by way of illustration and not limitation, pool maintenance and management services, fitness center management services, gate system management services, access system maintenance services, lighting and light inspection services, janitorial services, landscaping services, pest control services, accounting and legal services and

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any other service which the Association may deem to be necessary to or desirable for the administration and maintenance of the community.

1. **Applicability.** This Policy shall only apply to contracts for Services to be performed by third-party service providers (hereinafter referred to as "Contractors") in exchange for payment by the Association of an amount greater than fifty-thousand dollars (\$50,000.00) over the term of the contract. This Policy shall not apply to any contract for the performance of Services in exchange for payment by the Association of an amount less than or equal to fifty-thousand dollars (\$50,000.00) over the term of the contract, regardless of whether such contract automatically renews resulting in total payment by the Association of an amount greater than fifty-thousand dollars (\$50,000.00).

2. **Bid Solicitation.** In the event the Association proposes to contract for Services that are subject to this Policy, the Board shall solicit bids or proposals using the bid process established below.

3. **Bid Process.**

a. **Solicitation.** The Board shall notify potential bidders of an opportunity to submit a bid for Services. Such notification may consist of an invitation to bid, a request for proposals, the submission of a master services agreement, or such other method that the Board, in its sole discretion, may deem appropriate for the solicitation of the Services sought (the "**Solicitation**").

The Board shall obtain multiple bids for the Services sought, provided there are multiple Contractors who offer the Services available. Notwithstanding the foregoing, the Board shall determine, in its sole discretion, the number of bids to seek for the Services. If there is only one qualified bidder for the Services sought, there shall be no requirement to solicit multiple bids.

The Board may implement deadlines by which Contractors must respond to a Solicitation for a bid, which deadlines, if implemented, will be stated in the Solicitation. The Board has the right, but not the obligation, to remove from consideration any Contractor who fails to respond to the Solicitation by the deadline, if implemented.

b. **Evaluation.** The Board shall determine the method and criteria by which each bid received will be evaluated. In conducting its evaluation, the Board may rely on factors such as, by way of illustration and not limitation, the scope of services, pricing and payment terms, insurance available to the Contractor, Contractor warranties and indemnification obligations, references obtained and past experiences with the Contractor. The Board shall have the sole discretion to determine which bid to select, and the Board shall not be obligated to select the lowest bid if the Board determines that a higher bid will better meet the needs of the Association.

c. Selection and Notification. The Board shall notify the Contractor whose bid was successful of its selection within a reasonable time period after the date of the Board's decision, which time period shall be determined in the sole discretion of the Board. Such notification may be sent by certified mail, via email, or by any other method that the Board determines that the notification may be received by the selected Contractor. The Board may, but is not obligated to, notify Contractors whose bids were not selected of the rejection of their bid.

d. Frequency of Solicitation. Regarding Services subject to this Policy that are an ongoing need in the community (by way of illustration, landscaping services), at least three (3) months prior to the expiration of the term of a contract for such Services, the Association shall follow the bid process set forth in this Policy. The Board, in its sole discretion, may determine which Services constitute an ongoing need within the community.

e. Board Discretion. Notwithstanding anything contained in this Policy to the contrary, the Board has the authority to suspend the Solicitation requirements herein for any particular contract for Services as it deems necessary in its sole discretion.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Bid Solicitation 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 9th day of September, 2021.

Tanglewood Homes Association, Inc.

By: Robert J. Viguet, Jr.

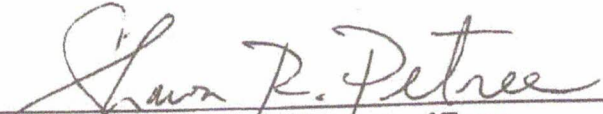
Printed: Robert J. Viguet, Jr.

Its: Secretary

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of September, 2021, personally appeared Robert J. Viguet, Jr., Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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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209 HEARING POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Robert J. Viguet, Jr., Secretary of Tanglewood Homes Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly noticed, and held on the 8th day of September, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following 209 Hearing Policy (this "Policy") was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. The property encumbered by this 209 Hearing Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. The section titled "Restrictions" of the Declaration grants to the Association the power and authority to enforce all covenants, conditions and restrictions set forth in the Dedicatory Instruments (as defined by the Texas Property Code).

3. Section 209.007 of the Texas Property Code ("Code") sets forth notice requirements to provide an Owner with an opportunity to cure a violation or delinquency, including providing the Owner with an opportunity to request a hearing with the Board.

4. The Board desires to adopt a procedure for conducting a hearing that is consistent with Sections 209.006 and 209.007 of the Code and applicable provisions in the Dedicatory Instruments.

5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

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BOARD HEARING PARAMETERS

In the event that an Owner requests a Board Hearing pursuant to the Texas Property Code and/or Association's Governing Documents Enforcement and Fining Policy or Collections Policy, the following parameters will govern the Board Hearing:

I.

Definitions

- A. "DRC" means the Association's Deed Restriction Committee and the Association's architectural review authority, as defined by Section 209.00505 of the Code. Except during the development period or any period in which the declarant appoints at least a majority of the DRC members or has the authority to veto or modify a decision of the DRC, a person may not be appointed or elected to serve on the DRC if the person is:
- A current board member;
 - A current board member's spouse; or
 - A person residing in a current board member's household.
- B. "DRC Notice" means the notice of DRC denial sent to the Owner by the Association pursuant to Section III(A) of this Policy.
- C. "Board Hearing" means any hearing before the Board pursuant to this Policy.
- D. "Code" means the Texas Property Code.
- E. "Dedictory Instrument" has the meaning as defined by Section 209.002(4) of the Code.
- F. "Hearing Notice" means the notice of hearing sent to the Owner by the Association pursuant to Section II(B) of this Policy.
- G. "Hearing Packet" means the packet provided to the Owner by the Association pursuant to Section IV(B) of this Policy.

II.

Rules Applicable to All Hearings

- A. The Board Hearing shall be held no later than the thirtieth (30th) day after the date the Board receives the Owner's request for a Board Hearing. The Board or the

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Owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Notwithstanding the foregoing, the Board Hearing may be scheduled outside of these parameters by agreement of the parties.

- B. The Board shall provide a Hearing Notice setting forth the date, time, and place of the Board Hearing, to the Owner not later than ten (10) days before the date of the Board Hearing. The Board Hearing may be held by virtual or telephonic means, in which case the access information for the virtual or telephonic Board Hearing shall be the "place" of the Board Hearing for purposes of the Notice.
- C. Owners are expected to provide copies of any documentary evidence the Owner intends to introduce at the Board Hearing to the Board no later than five (5) days before the Board Hearing.
- D. The Board is not required to deliberate or reach a determination during the Board Hearing. Rather, all information gleaned from the Board Hearing may be taken under advisement by the Board. The Association or its managing agent may inform the Owner of the Board's decision in writing within thirty (30) days of the date of the hearing. If there is no written communication from the Association or the managing agent within this timeframe, the violation will remain standing.
- E. The Board may set a time limit for the Board Hearing, to be determined at the Board's sole and absolute discretion, taking into account factors including but not limited to the complexity of the issues and the number of exhibits. The Board may communicate the time limitation in any manner to the Owner and will make every effort to communicate the time limitation to the Owner in advance of the date of the hearing. The time limitation will be strictly adhered to and is intended to strike a balance between: (i) allowing the Association ample time to present its case; (ii) allowing the Owner ample time to present the Owner's response; (iii) the Board's finite amount of time available to consider such issues.
- F. All parties participating in the Board Hearing are expected to treat each other professionally and respectfully. The Board reserves the right to terminate a Board Hearing if the Board, in its sole and absolute discretion, determines the Board Hearing has become unproductive and/or contentious. The Board, in its sole and absolute discretion, reserves the right to reconvene any Board Hearing that is terminated pursuant to this Section II(F).
- G. Either party may make an audio recording of the Board Hearing.
- H. This Policy does not apply to instances where the Association files a suit seeking a temporary restraining order, or temporary injunctive relief, or files a suit that includes foreclosure as a cause of action. Further, this Policy does not apply to a

temporary suspension of a person's right to use Common Areas that is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this Policy.

- I. Owners are entitled to one hearing, unless the Board in its sole and absolute discretion agrees to allow additional hearings.
- J. In accordance with Section 209.007(e) of the Code, an Owner or the Board may use alternative dispute resolution services.

III.

Additional Rules Applicable to Hearings in Connection with Denial of an DRC Submittal

- A. In accordance with Section 209.00505(d) of the Code, a decision by the DRC denying an submittal or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board. An DRC Notice of the denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The DRC Notice must:
 - a. describe the basis for the denial in reasonable detail and changes, if any, to the submittal or improvements required as a condition to approval; and
 - b. inform the Owner that the Owner may request a hearing on or before the thirtieth (30th) day after the date the notice was mailed to the Owner.
- B. During the Board Hearing, the Board (or a designated representative of the Association) and the Owner (or the Owner's designated representative) will each be provided the opportunity to verify facts and discuss the resolution of the denial of the Owner's submittal or request for the construction of improvements, and the changes, if any, requested by the DRC in the notice provided to the Owner under Section 209.004(d) of the Code.
- C. Following the Board Hearing, the Board may affirm, modify, or reverse, in whole or in part, any decision of the DRC as consistent with the Association's Dedicatory Instruments.

IV.

Additional Rules Applicable to Other Hearings

- A. Subject to the exceptions set forth in Section II(H) of this Policy, this Section IV shall apply to Board Hearings in connection with:

- a. the levying of fines for violations of the Dedicatory Instruments;
 - b. suspension of an Owner's right to use the Common Areas;
 - c. the filing of a lawsuit against an Owner other than a suit to collect regular or special assessments or foreclosure under the Association's lien;
 - d. charging an Owner for property damage; or
 - e. reporting of any delinquency of an Owner to a credit reporting service.
- B. The Board shall include with the Notice, a Hearing Packet containing all documents, photographs, and communications relating to the matter which the Board intends to introduce at the Board Hearing.
- C. If the Board fails to provide the Hearing Packet to the Owner at least ten (10) days before the Board Hearing, the Owner is entitled to an automatic fifteen (15) day postponement of the Board Hearing.
- D. During the Board Hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. An Owner, or an Owner's designated representative is then entitled to present the Owner's information and issues relevant to the dispute. The Board may ask questions of the Owner or designated representative.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing 209 Hearing 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 9th day of September, 2021.

Tanglewood Homes Association, Inc.

By: Robert J. Viguet, Jr.

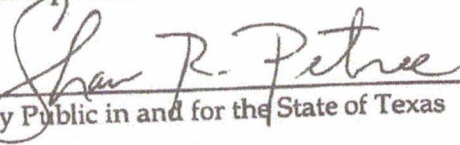
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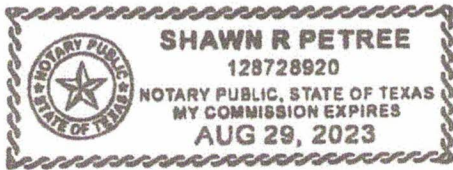
Its: Secretary

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of September, 2021, personally appeared Robert J. Viguet, Jr., Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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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Pages 19
09/10/2021 04:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$86.00

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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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SECURITY MEASURES POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Robert J. Viguet, Jr., Secretary of Tanglewood Homes Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "**Board**") of the Association, duly called and held on the 8th day of September, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Security Measures Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."
3. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy for the properties under the jurisdiction of the Association.
4. This Security Measures Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.
5. Any reference made herein to approval by the Deed Restriction Committee (the "**DRC**"), means prior written approval by the DRC.
6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

Security Measures Policy for Tanglewood Homes Association, Inc.

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SECURITY MEASURES POLICY

1. **DRC Submittal Required.** Before any security measure contemplated by Section 202.023(a) of the Texas Property Code ("Code") is constructed or otherwise erected on a Lot, a DRC submittal must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the submittal:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

Owners are encouraged to be aware of the following issues when seeking approval for and installing a security measure:

- a. The location of property lines for the Lot. Each Owner should consider obtaining a survey before installing a security measure;
- b. Easements in the area in which the security measure is to be installed;
- c. Underground utilities in the area in which the security measure is to be installed.

The Association is not obligated to and will not review an Owner's DRC security measure submittal for the above-referenced issues. Owners should be aware that a security measure may have to be removed if a person or entity with superior rights to the location of a security measure objects to the placement of the security measure.

2. **Type of Fencing.** The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

- a. Security measure fencing generally:
 - (i) Security measure fencing cannot contain Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
 - (ii) Unless otherwise provided by the Association's dedicatory instruments, chain link, brick, concrete, barbed wire, electrified, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the DRC.

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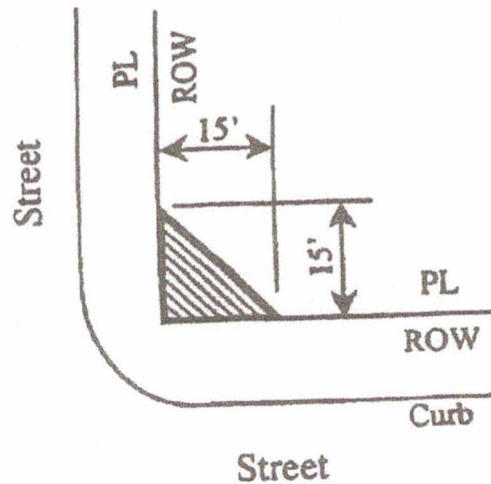
(iii) No vines or vegetation shall be allowed to grow on security measure fencing.

b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:

- (i) Must be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6') in height. The DRC shall have the discretion to approve any other type of metal security measure fencing, however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the intent of this Policy that all security measure fencing forward of the front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";
- (ii) Must consist of straight horizontal rails and straight vertical pickets and/or posts;
- (iii) Must be black, or any color approved by the DRC (including gates);
- (iv) Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e., the residence side) of the security measure fencing;
- (v) Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the DRC;
- (vi) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing; and
- (vii) Chain link, brick, concrete, barbed wire, electrified, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the DRC.
- (viii) On corner lots, no security measure fencing shall be placed in the Visibility Triangle. The Visibility Triangle is the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and

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connecting the ends of each measured distance (See illustration below).



- c. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.
- d. Placement of fencing and/or security measures of any type must comply with City, County, and/or State Regulations and Ordinances, if any.
- e. The DRC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- f. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the DRC submittal evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the DRC submittal to the DRC. In the event that the Affected Lot Owner(s) refuse to sign the DRC submittal as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

3. **Burglar Bars, Security Screens, Front Door Entryway Enclosures.** All burglar bars, security screens, and front door entryway enclosure shall be black, or any color approved by the DRC. Notwithstanding the foregoing, the DRC shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the DRC (subject to an appeal to the Board of Directors in the event of a DRC denial), the proposed

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color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

4. **Location.** A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access such as a sidewalk.

5. **Cameras, Lighting, etc.** Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Security Measures Policy was approved by not less than a majority vote of the Board 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 9th day of September, 2021.

Tanglewood Homes Association, Inc.

By: Robert J. Viguet, Jr.


Printed: Robert J. Viguet, Jr.

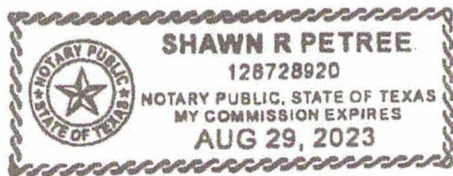
Its: Secretary

RP-2021-521479

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of September, 2021, personally appeared Robert J. Viguet, Jr., Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



RP-2021-521479

ELEVENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Tanglewood Homes Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2011 under Clerk's File No. 20110516405, the First Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("First Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 22, 2016 under Clerk's File No. RP-2016-27401, the Second Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Second Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 24, 2017 under Clerk's File No. RP-2017-32653, the Third Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Third Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on March 22, 2017 under Clerk's File No. RP-2017-120654, the Fourth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on March 23, 2018 under Clerk's File No. RP-2018-121886, the Fifth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on May 23, 2019 under Clerk's File No. RP-2019-216296, the Sixth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2019 under Clerk's File No. RP-2019-542023, the Seventh Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Seventh Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on September 10, 2021 under Clerk's File No. RP-2021-521479, the Eighth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Eighth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on September 28, 2021 under Clerk's File No. RP-2021-556360, the Ninth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Ninth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on December 22, 2021 under Clerk's File No. RP-2021-730480, and the Tenth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("Tenth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on July 20, 2023 under Clerk's File No. RP-2023-271733, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, the Fourth Supplemental Notice, the Fifth Supplemental Notice, the

RP-2023-322980

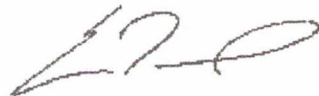
Sixth Supplemental Notice, the Seventh Supplemental Notice, the Eighth Supplemental Notice, the Ninth Supplemental Notice, and the Tenth Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Amended and Restated Policy Relating to Fountains, Sculptures and Other Exterior Artwork for Tanglewood Homes Association, Inc.**

This Eleventh 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 Eleventh Supplemental Notice is true and correct and the document attached to this Eleventh Supplemental Notice is a true and correct copy of the original.

Executed on this 23rd day of August, 2023.

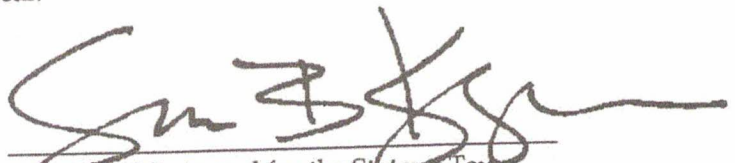
TANGLEWOOD HOMES ASSOCIATION, INC.

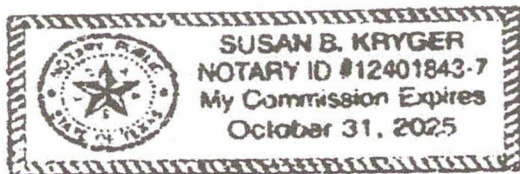
By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Tanglewood Homes 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 23rd day of August, 2023, to certify which witness my hand and official seal.


Notary Public in and for the State of Texas



RP-2023-322980

**AMENDED AND RESTATED POLICY
RELATING TO FOUNTAINS, SCULPTURES AND OTHER EXTERIOR ARTWORK
for
TANGLEWOOD HOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Viviana Denechaud, Secretary of Tanglewood Homes Association, Inc. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "Board") of the Association, duly called and held on the 21st day of AUGUST, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Amended and Restated Policy Relating to Fountains, Sculptures and other Exterior Artwork was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. The Association's Policy Relating to Fountains, Sculptures and other Exterior Artwork (the "Policy") was previously adopted by the Board.
2. This Amended and Restated Policy Relating to Fountains, Sculptures and other Exterior Artwork replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

Policy Relating to Fountains, Sculptures and Other Exterior Artwork

A fountain, sculpture, or similar artwork (collectively referred to as "Artwork") must be located on a Lot no further than six (6) feet from the front of the residence, or front or side setback if on a corner Lot. Artwork shall not exceed four (4) feet in height. No more than two (2) Artworks shall be permitted on a Lot. Additionally, up to two (2) landscape figurines shall be permitted to be installed in the front or side setback. Landscape figurines shall not exceed one (1) foot in height.

The installation of Artwork on an owner's or resident's property is prohibited under the following circumstances:

1. The Artwork threatens the public health or safety;
2. The Artwork violates a law;
3. The Artwork contains language, graphics or any display that is patently offensive to a passerby.

RP-2023-322980

The Board, in its sole discretion, shall determine whether an Artwork is in violation of #1-3 above.

An Artwork that exists in violation of this policy as of the effective date of this instrument, and which otherwise complies with the Restrictions applicable to the Lot and the provisions of the Tanglewood Policy Manual prior to the effective date of this instrument, is not required to be removed; provided that, if such item is voluntarily removed by the owner or occupant of the Lot for any reason, or if the Artwork is substantially damaged, or destroyed by a casualty event, it may not be replaced in a manner inconsistent with this policy.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Amended and Restated Policy Relating to Fountains, Sculptures and other Exterior Artwork was approved by not less than a majority vote of the Board 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 22 day of August, 2023.

Tanglewood Homes Association, Inc.

By: [Signature]

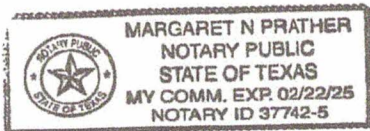
Printed: Viviana Denechaud

Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 22nd day of AUGUST, 2023, personally appeared Viviana Denechaud, Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Margaret N. Prather
Notary Public in and for the State of Texas



RP-2023-322980

**TWELFTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
TANGLEWOOD HOMES ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Tanglewood Homes Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2011 under Clerk's File No. 20110516405, the First Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("**First Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 22, 2016 under Clerk's File No. RP-2016-27401, the Second Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Second Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 24, 2017 under Clerk's File No. RP-2017-32653, the Third Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Third Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on March 22, 2017 under Clerk's File No. RP-2017-120654, the Fourth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Fourth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on March 23, 2018 under Clerk's File No. RP-2018-121886, the Fifth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Fifth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on May 23, 2019 under Clerk's File No. RP-2019-216296, the Sixth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Sixth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2019 under Clerk's File No. RP-2019-542023, the Seventh Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Seventh Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on September 10, 2021 under Clerk's File No. RP-2021-521479, the Eighth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Eighth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on September 28, 2021 under Clerk's File No. RP-2021-556360, the Ninth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Ninth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 22, 2021 under Clerk's File No. RP-2021-730480, the Tenth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Tenth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on July 20, 2023 under Clerk's File No. RP-2023-271733, and the Eleventh Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Eleventh Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on July 20, 2023 under Clerk's File No. RP-2023-322980, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

RP-2023-405080

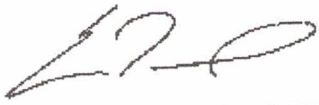
Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, the Fourth Supplemental Notice, the Fifth Supplemental Notice, the Sixth Supplemental Notice, the Seventh Supplemental Notice, the Eighth Supplemental Notice, the Ninth Supplemental Notice, the Tenth Supplemental Notice, and the Eleventh Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Vacant Lot Maintenance Policy for Tanglewood Homes Association, Inc.**

This Twelfth 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 Twelfth Supplemental Notice is true and correct and the document attached to this Twelfth Supplemental Notice is a true and correct copy of the original.

Executed on this 23rd day of October, 2023.

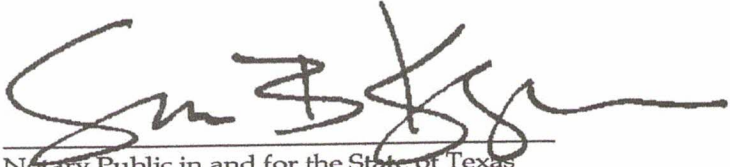
TANGLEWOOD HOMES ASSOCIATION, INC.

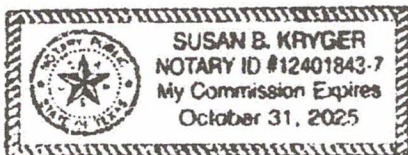
By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Tanglewood Homes 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 23rd day of October, 2023, to certify which witness my hand and official seal.


Notary Public in and for the State of Texas



RP-2023-405080

VACANT LOT MAINTENANCE POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Viviana Denechard Secretary of Tanglewood Homes Association, Inc. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "Board") of the Association, duly called and held on the 16TH day of OCTOBER, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Vacant Lot Maintenance Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. The property encumbered by this Vacant Lot Maintenance Policy (the "Policy") is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."

3. The Board has determined that it is appropriate for the Association to adopt a Vacant Lot Maintenance Policy for the properties under the jurisdiction of the Association.

4. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

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

RP-2023-405080

VACANT LOT MAINTENANCE POLICY

1. Ground cover/ grass needs to be maintained at the same level as a Lot with a dwelling.
2. Broken or dead limbs, branches, etc. and other dead plant materials shall be disposed of regularly to maintain the Lot in a neat and attractive condition.
3. Trash and debris shall be collected and disposed of regularly to maintain the Lot in a neat and attractive condition.
4. Temporary construction fences shall not be allowed more than ninety (90) days prior to the commencement of construction. For purposes of this Policy, "commencement of construction" shall be defined as the commencement of site work and/or moving construction materials onto a Lot. Temporary construction fencing notwithstanding, all other fencing shall comply with the existing deed restrictions for permanent fences.
5. A Lot shall not be used as a storage area for construction occurring elsewhere for a duration greater than ninety (90) days.
6. Fences shall be maintained so as to not create a hazard for pets or children. Fences must be installed in a vertical position without angled support
7. If a building is left on a Lot after the clearing of the Lot, it shall be maintained so as not to create a hazard for pets or children. Said buildings shall be maintained in a neat and attractive condition and shall comply with the existing deed restrictions.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Policy was approved by not less than a majority vote of the Board 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 23rd day of October, 2023.

Tanglewood Homes Association, Inc.

By: 

Printed: Viviana Denechaud

Its: Secretary

RP-2023-405080

THIRTEENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Tanglewood Homes Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2011 under Clerk's File No. 20110516405, the First Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**First Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 22, 2016 under Clerk's File No. RP-2016-27401, the Second Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Second Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 24, 2017 under Clerk's File No. RP-2017-32653, the Third Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Third Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on March 22, 2017 under Clerk's File No. RP-2017-120654, the Fourth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Fourth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on March 23, 2018 under Clerk's File No. RP-2018-121886, the Fifth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Fifth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on May 23, 2019 under Clerk's File No. RP-2019-216296, the Sixth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Sixth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2019 under Clerk's File No. RP-2019-542023, the Seventh Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Seventh Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on September 10, 2021 under Clerk's File No. RP-2021-521479, the Eighth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Eighth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on September 28, 2021 under Clerk's File No. RP-2021-556360, the Ninth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Ninth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 22, 2021 under Clerk's File No. RP-2021-730480, the Tenth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Tenth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on July 20, 2023 under Clerk's File No. RP-2023-271733, the Eleventh Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Eleventh Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on July 20, 2023 under Clerk's File No. RP-2023-322980, and the Twelfth Supplemental Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc. ("**Twelfth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris

RP-2023-487438

County, Texas on October 23, 2023 under Clerk's File No. RP-2023-405080, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

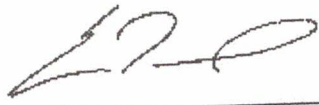
Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, the Fourth Supplemental Notice, the Fifth Supplemental Notice, the Sixth Supplemental Notice, the Seventh Supplemental Notice, the Eighth Supplemental Notice, the Ninth Supplemental Notice, the Tenth Supplemental Notice, the Eleventh Supplemental Notice, and the Twelfth Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Wall Policy for Tanglewood Homes Association, Inc.**

This Thirteenth 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 Thirteenth Supplemental Notice is true and correct and the document attached to this Thirteenth Supplemental Notice is a true and correct copy of the original.

Executed on this 28th day of December, 2023.

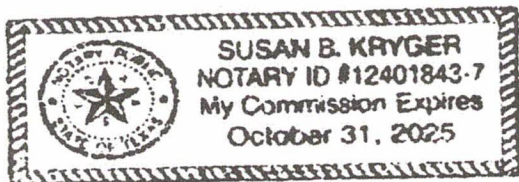
TANGLEWOOD HOMES ASSOCIATION, INC.

By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Tanglewood Homes 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 28th day of December, 2023, to certify which witness my hand and official seal.




Notary Public in and for the State of Texas

RP-2023-487438

WALL POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, VILIANA DENECHAND, Secretary of Tanglewood Homes Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "**Board**") of the Association, duly called and held on the 18th day of DECEMBER, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Wall Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. The property encumbered by this Wall Policy (the "**Policy**") is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."
3. The Board has determined that it is appropriate for the Association to adopt a Wall Policy for certain properties adjacent to Woodway Drive and San Felipe that are under the jurisdiction of the Association.
4. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.
5. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

RP-2023-487438

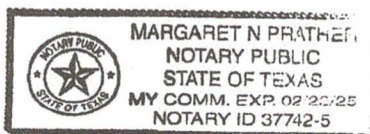
WALL POLICY

Lots located adjacent to Woodway Drive and San Felipe are a focal point of the perimeter of the Tanglewood subdivision. In order to maintain and upkeep the appearance of the subdivision, the Board desires to adopt this Policy regarding the appearance, building materials, color and height of walls installed and maintained by the Owners of Lots, said walls being adjacent to Woodway Drive and San Felipe ("Walls").

1. All proposed construction, maintenance, etc. relating to Walls to be installed adjacent to Woodway Drive and San Felipe must be submitted to and approved in writing by the Association's Deed Restriction Committee.
2. Construction materials for said Walls shall be brick, or prefabricated panels with a brick pattern design.
3. Construction materials shall be traditional brick colors. For purposes of this Policy, traditional brick colors shall be the colors pink, red or antique.
4. Walls must be a height of eight (8) feet.
5. All current Walls in existence at the time this Policy is filed of record in the Harris County Real Property Records shall be considered grandfathered and not subject to the above referenced requirements. However, in the event a grandfathered Wall is substantially damaged or in need of replacement, the requirements set forth herein shall become applicable to said grandfathered Wall. The Board of Directors, in its sole discretion, shall determine whether a grandfathered Wall is substantially damaged and thereby subject to the requirements set forth above.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Policy was approved by not less than a majority vote of the Board 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 18th day of December, 2023.



Tanglewood Homes Association, Inc.

By: *Viviana Denechaud*
Printed: Viviana Denechaud

Its: Secretary

RP-2023-487438

GUIDELINES RELATING TO XERISCAPING
for
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, DANIEL R ROBINSON President of Tanglewood Homes Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 15 day of APRIL, 2024, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following "Guidelines Relating to Xeriscaping" was duly approved by a majority vote of the members of the Board in attendance:

RECITALS:

1. Chapter 202.007 of the Texas Property Code was enacted, in part, to permit owners in property owners associations the limited right to install drought-resistant landscaping, or water-conserving natural turf subject to the right of property owners associations to implement approved rules and regulations.

2. The Board of Directors of the Association has determined that in connection with maintaining the aesthetics and landscape compatibility/harmony of and within the community, and to provide clear and definitive guidance regarding the installation of drought-resistant landscaping and/or water-conserving natural turf (hereinafter referred to as "Xeriscape"), it is appropriate for the Association to adopt guidelines regarding the installation of xeriscape by members of the Association upon their respective property consistent with the applicable provisions in Chapter 202 of the Texas Property Code.

GUIDELINES:

Section 1. Definitions. Capitalized terms used in these Guidelines have the following meanings:

- 1.1. **DRC** - The Deed Restriction Committee for the Association, as identified in the Declaration.
- 1.2. **Declaration** - Shall mean the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

- 1.3. **Dedicatory Instrument (or dedicatory instrument)** - Each document governing the establishment, maintenance or operation of the properties within Tanglewood, as more particularly defined in Section 202.001 of the Texas Property Code.
- 1.4. **Guidelines** - These Guidelines Relating to Xeriscaping for Tanglewood Homes Association, Inc.

Other capitalized terms used in these Guidelines have the same meanings as that ascribed to them in the Declaration.

Section 2.

- 2.1 Prior to the installation of Xeriscape the property owner must obtain the written approval of the DRC by submitting a DRC Improvement Request Form through the Association's management company containing the outline of the project and a design plan. Such submission must contain the details as to types of plants, ground covers, border materials, and decorative items to be used.
- 2.2 If approved by the DRC, a property owner may convert up to 75% of available front yard vegetative/lawn space from turf to Xeriscape. If a plan submitted to the DRC includes a permitted rock over the entire allowable 75% coverage, the property owner must still include a minimum of one (1) drought-resistant plant per one hundred (100) square feet over rock covered area, not including landscape beds within eight feet (8') of the front of the house, or side of a corner lot.
- 2.3 Plants should be those native or adapted varieties which are drought-resistant. No plants with thorns, spines, needles, or sharp edges are to come within six feet (6') of public street borders. No plant may be installed which would create a visual hazard for vehicles utilizing the property driveway nor encroach upon any public street.
- 2.4 If approved, ground cover may consist of decomposed granite, crushed limestone, flagstone, or other loose stone material. Mulch may also be used. Ground cover must be maintained to prevent weed growth. Paver stones may be used for approved walkways. Concrete surfaces are limited to sidewalks and driveways.
- 2.5 If approved, borders must be used to clearly define the xeriscape area. Such borders may consist of metal edging (staked and not to exceed 2" height above grade), wood timbers specifically designed for landscape use, or mortared masonry units such as stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. Borders must be maintained in good condition and free of weed growth. Rock or gravel material shall not be permitted to encroach into an adjacent owner's property, nor shall said material be permitted to fall or wash into any public street.
- 2.6 Property owners may install water-conserving natural turf varieties subject to the approval of the DRC.

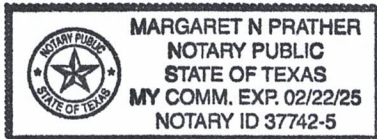
2.7 Once approved and installed, Xeriscape areas must be maintained at all times. Plants must be trimmed and maintained per seasonal requirements, beds and rock areas weeded, and borders maintained in good order and edged.

2.8 Artificial Turf or anything similar is not an acceptable material for the front landscaping and any deviations from DRC pre-approved plans are subject to forced removal and replacement to meet the community aesthetics with other xeriscaping designs or materials.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Guidelines Relating to Xeriscaping 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 Harris County, Texas.

TO CERTIFY which witness my hand this the 16 day of April, 2024.

Tanglewood Homes Association, Inc.



By: Daniel R. Robinson

Printed Name: DANIEL R ROBINSON

Title: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 16th day of April, 2024, personally appeared Daniel R. Robinson, President of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Margaret Prather
Notary Public in and for the State of Texas