

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
KINGWOOD PLACE VILLAGE COMMUNITY ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Kingwood Place Village Community Association (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Kingwood Place Village Community Association" and "Supplemental Notice of Dedicatory Instruments for Kingwood Place Village Community Association" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. 20120028614 and RP-2022-3150 (the "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.

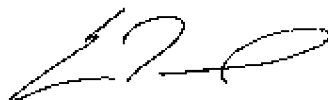
- **Certificate of Resolution of Board of Directors of Kingwood Place Village Community Association (Adopting Fence Policy).**
- **Certificate of Resolution of Board of Directors of Kingwood Place Village Community Association (Adopting Roofing Policy).**

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.

Executed on this 15th day of March, 2022.

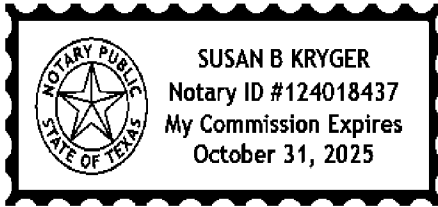
**KINGWOOD PLACE VILLAGE
COMMUNITY ASSOCIATION**

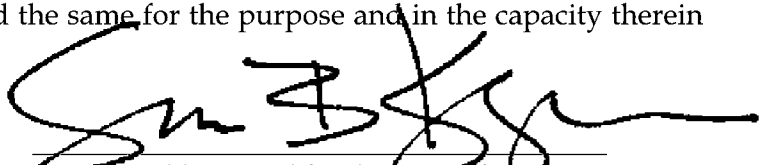
By: 
Eric B. Tonsul, authorized representative

RP-2022-138322

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 15th day of March, 2022 personally appeared Eric B. Tonsul, authorized representative of Kingwood Place Village Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

RP-2022-138322

CERTIFICATE OF RESOLUTION
of
BOARD OF DIRECTORS
of
KINGWOOD PLACE VILLAGE COMMUNITY ASSOCIATION
(Adopting Fence Policy)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Pete Farley, President of Kingwood Place Village Community Association (the "Association"), do hereby certify that at a meeting of the Board of Trustees of the Association (the "Board") duly called and held on the 21st day of December, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Certificate of Resolution was duly approved by a majority vote of the members of the Board:

RECITALS:

WHEREAS, Section 204.010(a)(6) of the Texas Property Code authorizes the Association, acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

WHEREAS, the Board desires to adopt a fence policy regarding the maintenance, repair, replacement, modification, and appearance of fencing in the subdivision.

RESOLUTION:

NOW, THEREFORE, BE IT RESOLVED, the "Fence Policy" attached hereto as Exhibit "A" has been adopted by the Board. This Fence Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

[This space intentionally left blank]

RP-2022-138322

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Certificate of Resolution was approved by a majority vote of the Board of Trustees 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 21st day of December, 2021.

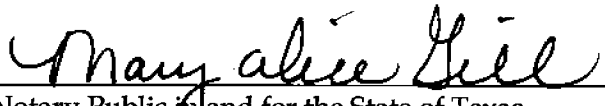
Kingwood Place Village Community Association

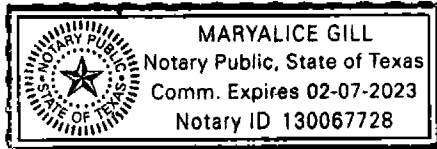
By: 

Pete Farley - President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 21st day of December, 2021, personally appeared Pete Farley, President of Kingwood Place Village Community Association, 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-2022-138322

EXHIBIT "A"

FENCE POLICY

Wood Fencing:

A proposed external wood fence must be no more than six (6) foot eight (8) inch with rot board (base board) and/or cap and trim (top board); and (6) foot (6) inch for internal fences with rot board (base board).

External wood fences adjacent to any street or public space, such as parks or diversion ditch right of ways, along the front, side or rear property line of a lot must be constructed with all pickets on the outside and made of cedar wood. Residents may include a cap rail.

Fences along any street or public space that connects to a community fence line must include a cap rail for the first ten (10) feet of the fence abating the community fence and must be no higher than the adjacent community fence. Any fence, external or internal, that connects to a community fence may not be constructed higher than the adjacent community fence.

Internal fences sharing a property line that do not face a street or public space may be constructed of either treated pine or cedar.

Wood fencing may be sealed either before or after graying. The sealant must be oil based. Light Red Cedar tinted sealants may be approved, and a color sample must accompany the request. Latex based sealants or paints are strictly prohibited, interior or exterior, and will not be approved by the Architectural Review Committee ("ARC").

Metal Fencing:

Metal Fencing (steel, wrought iron or aluminum) 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. It is the intent of this Policy that all metal fencing have the appearance of what is commonly called "wrought iron fencing"; Must consist of straight horizontal rails and straight vertical pickets and/or posts; and must be black, or any color approved by the ARC (including gates). When metal fencing meets a wood fence, the metal fencing may not be attached to the wood fence. The metal fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing. All interior metal fencing requests must be approved by all property owners sharing a lot line at each side and

rear of the property and accompany the request to the ARC for approval. Metal fencing along any street or public space, such as parks or diversion ditch right of ways will not be approved by the ARC.

Prohibited Fencing Materials:

Unless otherwise provided by the Association's dedicatory instruments, chain link, brick, concrete, barbed wire, electrified, vinyl, and stone fencing is expressly prohibited and will not be approved by the ARC.

All applications for approval to install a new fence or make any changes to existing fences must be submitted in writing to the ARC through the Management Company of the Association. The form for submission must be obtained from the Association's website or from the Management Company at which time a control number will be assigned to the application. Plans and specifications must be attached to the application and include the following:

- Scaled drawings and elevations of the proposed fencing showing the overall dimensions-length, width, and height.
- A copy of the official survey of the lot showing the location of all easements, existing buildings, structures, and the location of the proposed fencing.
- A description of all materials to be used, along with a color tile, if applicable.

CERTIFICATE OF RESOLUTION
of
BOARD OF DIRECTORS
of
KINGWOOD PLACE VILLAGE COMMUNITY ASSOCIATION
(Adopting Roofing Policy)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Pete Farley, President of Kingwood Place Village Community Association (the “**Association**”), do hereby certify that at a meeting of the Board of Trustees of the Association (the “**Board**”) duly called and held on the 14th day of December, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Certificate of Resolution was duly approved by a majority vote of the members of the Board:

RECITALS:

WHEREAS, Section 204.010(a)(6) of the Texas Property Code authorizes the Association, acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

WHEREAS, the Board desires to adopt a roofing policy regarding the maintenance, repair, replacement, modification, and appearance of roofing in the subdivision.

RESOLUTION:

NOW, THEREFORE, BE IT RESOLVED, the “Roofing Policy” attached hereto as Exhibit “A” has been adopted by the Board. This Roofing Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

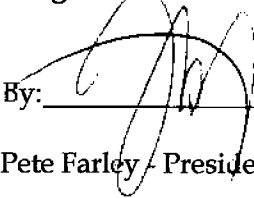
[This space intentionally left blank]

RP-2022-138322

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Certificate of Resolution was approved by a majority vote of the Board of Trustees 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.

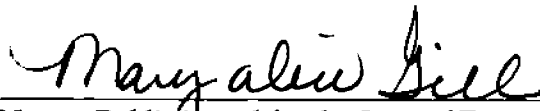
TO CERTIFY which witness my hand this the 21st day of December, 2021.

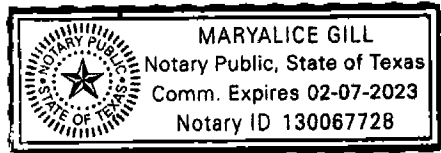
Kingwood Place Village Community Association

By: 
Pete Farley - President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 21st day of December, 2021, personally appeared Pete Farley, President of Kingwood Place Village Community Association, 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-2022-138322

EXHIBIT "A"

ROOFING POLICY

The proposed shingle: (1) must carry a minimum documented 30-year warranty; (2) must not be "3 tab" construction; (3) must be of asphalt, fiberglass or asphalt coated metal construction; and (4) must be weather wood, sable wood, bark wood or mission brown in color or a color which is determined by the Architectural Review Committee to be aesthetically harmonious with the community, with the colors white; blue; red; or green to be specifically disallowed. Painting/Color Coating of any installed roofing material is specifically disallowed.

RP-2022-138322

RP-2022-138322
Pages 10
03/15/2022 02:58 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$50.00

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

RP-2022-138322