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Amend
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**FIRST AMENDMENT OF
AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS**

FOR

ROYAL OAKS COURT

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

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

Pursuant to that certain instrument entitled "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court" (the "Declaration") filed on February 14, 2007 under Clerk's File No. 20070095004, Official Public Records of Real Property of Harris County, Texas, including Article XII, Section 5 of the Declaration, **BRIGHT OAKS, LTD.**, a Texas limited partnership (hereinafter referred to as "Declarant") hereby amends the Declaration as follows:

lee

I.
Definitions

In addition to the definitions contained herein, all definitions set forth in the Declaration (including Article I of the Declaration) are incorporated by reference herein.

II.
Amendments

Article III, Section 2 of the Declaration is hereby deleted in its entirety and the following substituted in place thereof:

Section 2. Voting Rights of Members.

(a) Classes of Voting. The Association shall have two classes of voting membership as follows:

Class A. Class A Members shall be all Owners, with the exception of any Class B Member until the Election Date. Class A Members shall be entitled to no votes until the Election Date. From and after the Election Date each Class A Member shall be entitled to one (1) vote for each Unit owned.

2009-02-12 11:53 AM

Class B. The sole Class B Member shall be the Declarant. Class B Members shall be entitled to nine (9) votes for each Unit owned, provided that the Class B membership shall cease and be converted to Class A membership on the Election Date.

(b) Multiple Owners. When more than one person or entity holds an ownership interest in a Unit, all such persons or entities are Members, but in no event will they be entitled to more than one (1) vote with respect to each particular Unit owned. The single vote, approve, or consent of such joint Owners must be cast or given in accordance with the decision of a majority, or if such joint Owners cannot reach a majority decision, then none of the joint Owners will be permitted to vote, approve, or consent as to any matter upon which a majority decision cannot be reached. The vote, approval or consent of any single Owner from among such joint Owners is conclusively presumed to be cast or given in accordance with the decision of the majority of the joint Owners and with their full authority.

(c) Cumulative Voting Prohibited. Cumulative voting is prohibited as to any matter placed before the membership for a vote, including election of Directors.

III.
Integration and Ratification

The foregoing amendments to the Declaration are deemed to be a part of and are to be interpreted in accordance with the Declaration. All provisions of the Declaration not so amended are hereby ratified and confirmed in each and every particular, and will continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court on this 29TH day of MAY, 2009.

BRIGHT OAKS, LTD.,
a Texas limited partnership
"Declarant"
By: I.T.L. INVESTMENTS, INC.,
a Texas corporation, its general partner

Jan

FILED

2009 JUN -3 AM 10:00

Benny W. [Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

By: *Kentner P. Shell*
Name: KENTNER P. SHELL
Title: VICE PRESIDENT

RP 065-20-1278

DECLARANT'S ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of May, 2009, by Kentner P. Shell, as vice president of I.T.L. INVESTMENTS, INC., a Texas corporation, on behalf of said corporation acting as general partner of BRIGHT OAKS, LTD., a Texas limited partnership, on behalf of said partnership.



Betty L. Roberts
Notary Public, State of Texas
Name: BETTY L. ROBERTS
My Commission Expires: 9-29-2011

AFTER RECORDING RETURN TO:

JJ

Mr. Lou W. Burton
Williams, Birnberg & Andersen, L.L.P.
2000 Bering Dr., Suite 909
Houston, Texas 77057

F:\WP\LWB\ba\ROC\Corp\Amend-Decl.wpd

RR 065-20-1279

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 30th and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUN - 3 2009



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

**SECOND AMENDMENT OF
AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

ROYAL OAKS COURT

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

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

Pursuant to that certain instrument entitled "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court" filed on February 14, 2007 under Clerk's File No. 20070095004, Official Public Records of Real Property of Harris County, Texas, as amended (the "Declaration"), including Article XII, Section 5 of the Declaration, **BRIGHT OAKS, LTD.**, a Texas limited partnership (hereinafter referred to as "Declarant") hereby amends the Declaration as follows:

I.
Definitions

In addition to the definitions contained herein, all definitions set forth in the Declaration (including Article I of the Declaration) are incorporated by reference herein.

II.
Amendments

Article XI, Section 7 is hereby added to the Declaration as follows:

Section 7. Lot Easements.

7.1 Grant. Subject to all other provisions of this Section 7, separate, perpetual easements are hereby granted appurtenant to each of the following Lots located within the Property, to wit:

Lots Nine (9) through Sixty-Three (63), inclusive, in Block One (1), of ROYAL OAKS COURT, an addition in Harris County, Texas according to the map or file thereof filed under Clerk's File No. X748466, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 561292, Map Records of Harris County, Texas.

lll

FILED FOR RECORD
8:00 AM

SEP - 4 2009

Donald L. Hyman
County Clerk, Harris County, Texas

RS

7.2 **Easement and Lot References.** The Lots described in Section 7.1 are herein collectively referred to as the "Easement Lots", and individually referred to as an "Easement Lot." Each Easement Lot is (or hereafter may be) specifically referred to by reference to the individual Lot number of the Lot as set forth on the referenced Plat (for example, Lot Nine (9), in Block One (1) as above described is referred to as "Easement Lot No. 9"). The Lot Easement applicable to each Easement Lot is (or hereafter may be) specifically referred to by reference to the individual Lot number of the applicable Lot to which the Lot Easement applies (for example, the Lot Easement which is appurtenant to Lot Nine (9), in Block One (1) as above described is referred to as "Lot Easement No. 9").

7.3 **Location.** The boundaries of the Lot Easement for each Easement Lot are the back Lot line, lines extending each side Lot line across Reserve "A" of the Property to the adjacent back boundary line of the Property, and that part of the adjacent back boundary line of the Property between the points at which the side Lot line as extended across Reserve "A" of the Property meet with the adjacent back boundary line of the Property. As to and only as to Easement Lot No. 25, the Lot Easement appurtenant to that Lot also includes the area between the eastside Lot line and the east boundary line of the Property as depicted on Exhibit "A" attached hereto. No Lot Easement except for Lot Easement No. 25 may extend past the extended side Lot lines. Examples of Lot Easements are depicted on Exhibits "A" and "B". No easement of any kind is granted hereby as to any part of Reserve "A" extending along the northern boundary of the Property or as to the area abutting the south side Lot line of Easement Lot No. 24, said areas being reflected, respectively on Exhibit "A" and Exhibit "C" attached hereto and designated therein as the "Excluded Area."

7.4 **Purpose.** Each Lot Easement may be used only for residential purposes in connection with the residential use of the Easement Lot to which the Lot Easement is appurtenant.

7.5 **Character.** Each Lot Easement is appurtenant to and runs with the fee simple title to each applicable Easement Lot, whether or not the Lot Easement is referenced or described in any conveyance of the applicable Easement Lot. Each Lot Easement is non-exclusive. Each Lot Easement is for the benefit of the Owner of the Easement Lot to which it is appurtenant, and such Owner's successor's in title. Each Lot Easement is perpetual, subject to amendment of this Section as hereafter provided.

7.6 **Taxes.** The Owner of each Easement Lot is liable and responsible for payment of all taxes attributable to their Easement Lot, either by direct payment or by reimbursement of the Association (the Association to be owner of fee simple title to Reserve "A" after filing of this Second Amendment).

7.7 **Improvement and Maintenance.** No permanent building or structure (such as, for example, any in-ground swimming pool, addition to a residence, or patio or tennis court slab) shall be constructed, placed or maintained upon or within, or any Lot Easement. Buildings or structures which are not permanently attached and which may be removed without material damage

to the building or structure (such as, for example, a storage shed mounted on skids) are permitted, subject to compliance with other applicable covenants and restrictions, including prior approval of the ACC as provided in the Declaration. All permitted improvements must be constructed, installed, maintained, repaired and replaced at the sole expense of the holder of the applicable Lot Easement. Each such holder must also maintain the applicable Lot Easement and all improvements thereon in a neat, attractive and clean condition at all times, at holder's sole expense, and in accordance with applicable provisions of the Declaration.

7.8 Exceptions; Related Parties Defined. Each Lot Easement is subject to the Declaration, to applicable rules and regulations of the Association, any and all easements and rights of way currently existing or as hereafter lawfully established, and all other matters of record, and to any and all ordinances, rules, regulations and any other requirements or directives of any governmental authority having jurisdiction, including without limitation all applicable ordinances, rules, regulations, requirements and directives of the City of Houston, Texas regarding compensating open space or otherwise. Without limitation of the foregoing, Owners are specifically advised that any or all of the Lot Easements may be subject to (or may become subject to) various utility easements, and may now or hereafter contain various utilities. All such Owners, their tenants, and their respective Related Parties agree that all rights granted hereby are subject to all such easements and all rights regarding same. As used in this Section, the Declaration (as amended) or any other governing documents, "Related Parties" is hereby defined to mean and apply as follows:

7.8.1 Owners and Tenants. Tenants of each Owner are Related Parties of that Owner, and with respect to each such Owner and each such tenant, Related Parties of each include (i) their respective family and other household members (including in particular but without limitation all children and other dependents), (ii) their respective guests, invitees, servants, agents, representatives and employees, and (iii) all other persons over which each has a right of control or under the circumstances could exercise or obtain a right of control.

7.8.2 Association, ACC and Declarant. Related Parties of the Association, ACC and Declarant include their respective officers, directors, partners, co-venturers, committee members, servants, agents, representatives and employees regarding all acts or omissions related to any of the foregoing representative capacities.

7.8.3 Successors and Assigns. All provisions of this Section 7, apply to all successors, including successors in title, and assigns of all Owners, the Owner's tenants, and their respective Related Parties.

7.9 Indemnity. The Owner of each Easement Lot agrees as to their appurtenant Lot Easement, on behalf of the Owner, such Owner's tenants, and their respective Related Parties, that said Owner and said Owners tenants, jointly and severally, assume all risks relating directly or indirectly to, and will indemnify, defend and hold harmless the Association, the ACC, Declarant, and their respective Related Parties, from and against any claims, demands, suits, liabilities, personal injuries, property damage, and any and all other claims, demands and damages of any kind, including

without limitation all costs and attorneys fees, relating directly or indirectly to the exercise by any person of any rights granted pursuant to this Section 7, or to entry upon or usage of the applicable Lot Easement, or to any breach or default regarding any provisions of this Section 7, as amended.

7.10 **Amendment.** This Section 7 may be amended by Declarant so long as Declarant is a Class A Member of the Association as provided in the Declaration. Thereafter, the Board of Directors may amend this Section 7 at any time and from time to time as necessary in the opinion of the Board to conform this Section to the requirements of any lending institution, or to conform this Section to any state or federal constitutional requirements, or to the requirements of any local, state or federal statute, ordinance, rule, ruling or regulation, or directive, or to any decisions of the courts regarding same. The Board may also amend this Section 7 in any other manner it deems to be in the best interests of the Association and Property with the consent of the Owner of any affected Lot Easement. In this Section 7, the Declaration (as amended) and in any other governing documents, the terms "amend", "amendment" or substantial equivalent mean and refer to any change, modification, revision or termination of any provisions of this Section 7 or any other provisions of the Declaration.

III.

Integration and Ratification

The foregoing amendments to the Declaration are deemed to be a part of and are to be interpreted in accordance with the Declaration. All provisions of the Declaration not so amended are hereby ratified and confirmed in each and every particular, and will continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment of Declaration of Covenants, Conditions and Restrictions for Royal Oaks Court on this 2ND day of SEPTEMBER, 2009.

BRIGHT OAKS, LTD.,
a Texas limited partnership
"Declarant"
By: I.T.L. INVESTMENTS, INC.,
a Texas corporation, its general partner

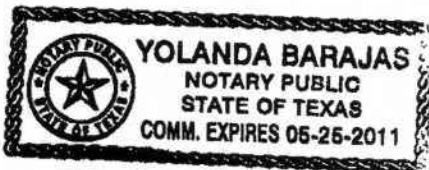
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By: *Kentner J. Sabell*
Name: KENTNER J. SABELL
Title: VICE PRESIDENT

DECLARANT'S ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of September, 2009, by KATHERINE P. SHELL, as VICE President of I.T.L. INVESTMENTS, INC., a Texas corporation, on behalf of said corporation acting as general partner of BRIGHT OAKS, LTD., a Texas limited partnership, on behalf of said partnership.



Yolanda Barajas
Notary Public, State of Texas
Name: YOLANDA BARAJAS
My Commission Expires: 5/25/2011

AFTER RECORDING RETURN TO:

Mr. Lou W. Burton
Williams, Birnberg & Andersen, L.L.P.
2000 Bering Dr., Suite 909
Houston, Texas 77057

F:\wp\LWB\ba\ROCC\Corp\2Amend-Deci.wpd

RP 067-41-1000

RP 067-40-100Z

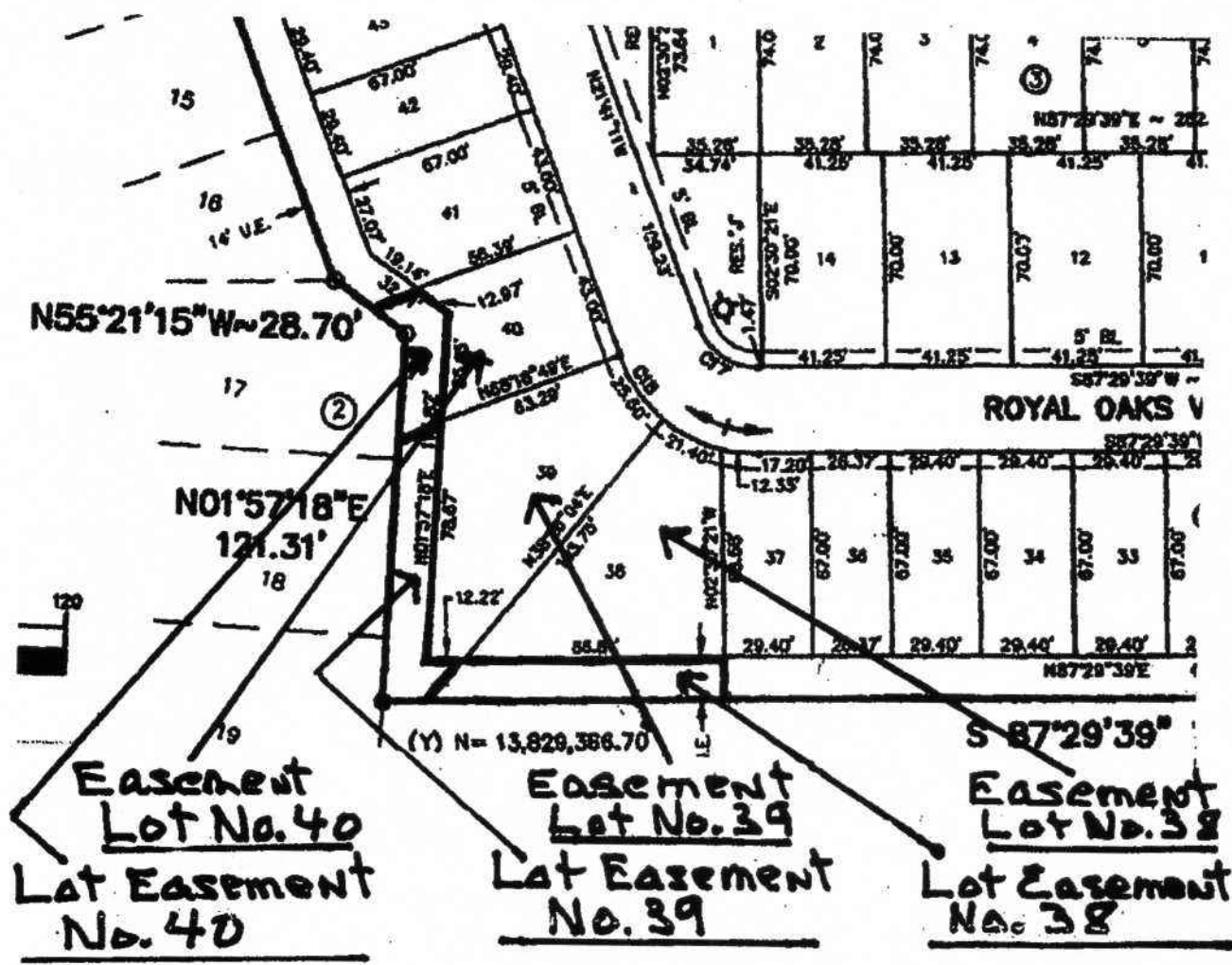


EXHIBIT "B"

(To Second Amendment of Declaration of
Covenants, Conditions and Restrictions
for Royal Oaks Court)

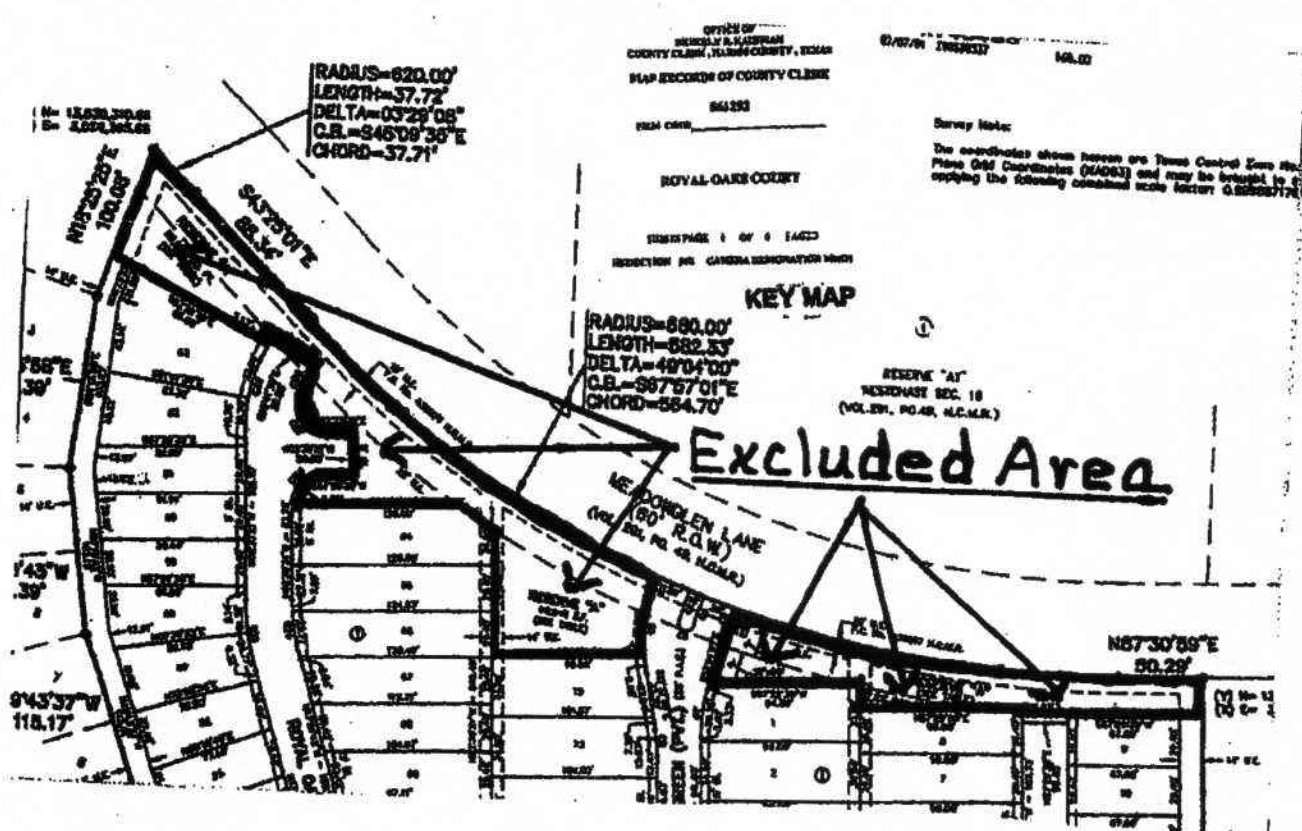


EXHIBIT "C"

(To Second Amendment of Declaration of
 Covenants, Conditions and Restrictions
 for Royal Oaks Court)

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

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the number on the date and at the
place stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris
County Texas on

SEP - 4 2009



Brody L. Kayman

COUNTY CLERK
HARRIS COUNTY, TEXAS

Declarant's retained rights, title, interest and benefits regarding the "Property", the "Association" and the "Architectural Control Committee" as said terms are defined in the Declaration (all of the aforesaid rights, prerogatives and duties sometimes herein referred to as the "Assigned Rights").

2. Ratification. BOL, KHH and RFH each and all hereby ratify and confirm all provisions of each of those certain instruments entitled "First Amendment of Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court" and "Second Amendment of Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court" heretofore filed, respectively, under Clerk's File Nos. 20090238095 and 20090404575, Official Public Records of Real Property of Harris County, Texas.

3. Amendments of Declaration.

A. Article I, Section 5 of the Declaration, as heretofore and hereby amended, is hereby amended such that the term "Declarant" as used in the Declaration shall mean and refer to "**RF LAND HOLDING III, L.L.C.**, a Texas limited liability company, and its successors" and assigns", including as provided in the Declaration.

B. Section 5A is hereby added to Article I of the Declaration as follows:

Section 5A. "Declaration" or "Restrictions" means and refers to the Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court heretofore filed on February 14, 2007 under Clerk's File No. 20070095004, Official Public Records of Real Property of Harris County, Texas, and all amendments thereof.

C. Section 3 of Article V of the Declaration is hereby deleted in its entirety and the following is hereby substituted in place thereof:

Section 3. Initial Board of Directors; Election of First Board. The first annual meeting of the Association at which the Members will elect a Board of Directors shall be held in the month of August following the Election Date. All references in the By-Laws of Royal Oaks Court Homeowners Association, Inc. (the "By-Laws") to the first or subsequent annual meetings of the Members shall mean and refer to the first annual meeting of the Members following the Election Date as aforesaid and subsequent annual meetings thereafter. Annual meetings of the Members held prior to the Election Date will be for informational purposes only, and unless otherwise directed by Declarant no vote of Members will be taken at any such meeting. Until election of the Board of Directors by Members as aforesaid, Declarant has the exclusive right to appoint, re-appoint, elect and remove all Directors.

RP 075-06-0183

D. Article XII, Section 10 of the Declaration is hereby amended by addition thereto of the following:

In the event of any conflict in the governing documents, the Declaration (Restrictions) shall control over any other governing documents, and all other governing documents shall control in the following order of priority: (i) architectural guidelines; (ii) rules and regulations; (iii) articles of incorporation; (iv) By-Laws; (v) Board and Member resolutions; and (vi) all others.

4. Further Assurances. The parties hereto covenant and agree to execute all such further instruments and take all such further actions as may be reasonably required by any party to fully effectuate the terms and provisions hereof.

5. Miscellaneous. This instrument shall be construed under the laws of the State of Texas, without regarding to choice-of-law rules of any jurisdiction. Whenever the context requires, the singular will include the plural and neuter includes the masculine or feminine gender, and vice versa. Headings are for reference only and are not intended to restrict or define the text of any section. This instrument shall not be construed more or less favorable between the parties by reason of authorship or origin of language. This instrument binds and inures to the benefit of the parties and their respective successors and assigns.

IN WITNESS WHEREOF, BOL, KHH and RFH have executed this Notice of Transfer and Assignment of Declarant Rights and Obligations for, and Third Amendment of Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements for, Royal Oaks Court as of the 1st day of August, 2010.

(SIGNATURES ON FOLLOWING PAGES)

EXECUTION AND ACKNOWLEDGMENTS

(4)

BRIGHT OAKS, LTD.,
a Texas limited partnership
"Declarant"

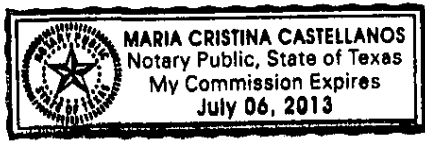
Zor

By: I.T.L. INVESTMENTS, INC.,
a Texas corporation, its general partner

By: *Kentner P. Shell*
KENTNER P. SHELL, Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30TH day of AUGUST, 2010, by KENTNER P. SHELL, as Vice President of I.T.L. INVESTMENTS, INC., a Texas corporation, on behalf of said corporation acting as general partner of BRIGHT OAKS, LTD., a Texas limited partnership, on behalf of said partnership.



M Castellanos
NOTARY PUBLIC, STATE OF TEXAS
Name: Maria Cristina Castellanos
My Commission Expires: 7/06/2013

075-06-0105

K. HOVNANIAN OF HOUSTON II, L.L.C.,
a Texas limited liability company

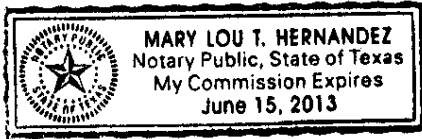
lc

By: _____
Name: JOHN C. ROSE
Title: Assistant Secretary

STATE OF TEXAS
COUNTY OF HARRIS

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§
§

This instrument was acknowledged before me on the 21ST day of ^{OCTOBER} ~~August~~, 2010, by
JOHN C. ROSE, as ASST. SECRETARY of K. HOVNANIAN OF HOUSTON
II, L.L.C., a Texas limited liability company, on behalf of the company.



Mary Lou Hernandez
NOTARY PUBLIC, STATE OF TEXAS
Name: MARY LOU HERNANDEZ
My Commission Expires: 6-15-13

HP 075-06-0186

RF LAND HOLDINGS III, L.L.C.,
a Delaware limited liability company

for

By: _____
Name: AIMEE MARTIN
Title: VICE PRESIDENT

STATE OF TEXAS

§
§
§

COUNTY OF ~~HARRIS~~ *Dallas*

This instrument was acknowledged before me on the 31st day of August, 2010, by Aimee Martin, as Vice President of RF LAND HOLDINGS III, L.L.C., a Delaware limited liability company, on behalf of the company.



Susan Kaye Solberg
NOTARY PUBLIC, STATE OF TEXAS
Name: Susan Kaye Solberg
My Commission Expires: March 31, 2012

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AFTER RECORDING, RETURN TO:
LOU W. BURTON
WILLIAMS, BIRNBERG & ANDERSEN, LLP
2000 BERING DRIVE, STE. 909
HOUSTON, TX 77057

RECORDER'S MEMORANDUM:

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

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number Sequence on the date and at the place herein by me and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

NOV 30 2010



David S. Reynolds
COUNTY CLERK
HARRIS COUNTY, TEXAS

2810-00-0127

ADDITIONAL DEDICATORY INSTRUMENT
For
ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

RESOLUTION ADOPTING ARCHITECTURAL GUIDELINES FOR FENCES

for

ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

DATED this 17th day of November, 2020.

ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.

BY: Margaret R. Maddox
Margaret R. Maddox, Attorney/Agent
(Printed Name)

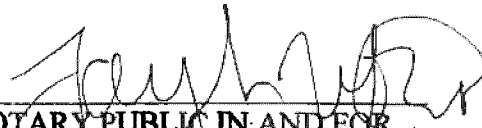
RP-2020-566718

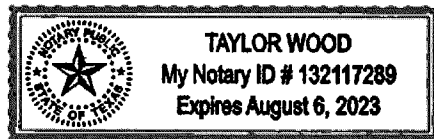
THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 17th day of November, 2020 by the said Margaret R. Maddox, Attorney/Agent for **ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: MRM

RP-2020-566718

ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ADOPTING ARCHITECTURAL GUIDELINES FOR FENCES

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, and appearance of the subdivision; and

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision; and

WHEREAS, property values in the subdivision are affected by the appearance of fences in the subdivision;

NOW THEREFORE, BE IT RESOLVED THAT: the following Architectural Guidelines for Fences are hereby adopted:

FENCE GUIDELINES

1. All back fences on lots located on Royal Oaks Grove (i.e., Lots 9 - 24, Block 1), including the common area fence on Royal Oaks Grove, as well as the back fence on one (1) lot on Royal Oaks View (i.e., Lot 25, Block 1) must be ~~nine~~ ^{nine} feet (9') in height. If those fences are not currently 9' in height, they must be replaced with pickets 9' in height when next replaced and staining must be consistent with current stain.
[Please see map attached hereto as Exhibit A.]
2. All other fences must be six feet (6') in height.
3. All fences and gates are to be kept in good repair.

ADOPTED this 01 day of Aug., 2020.

ROYAL OAKS COURT
HOMEOWNERS ASSOCIATION,
INC.

By: 

Joe LaFico Pres.
Print Name & Title


RP-2020-566718

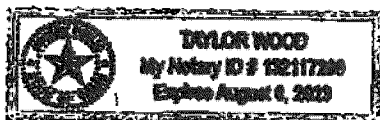
THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 5th day of August, 2020, by the said Joseph Michael Eafro, ~~representing~~ ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

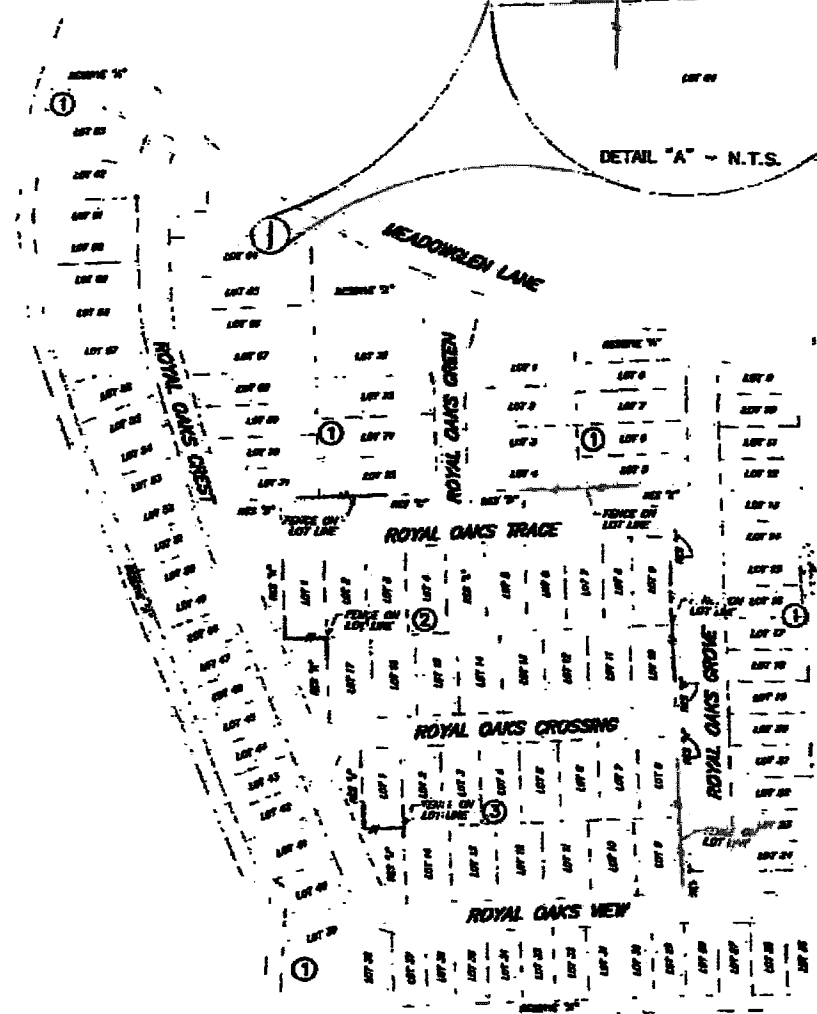
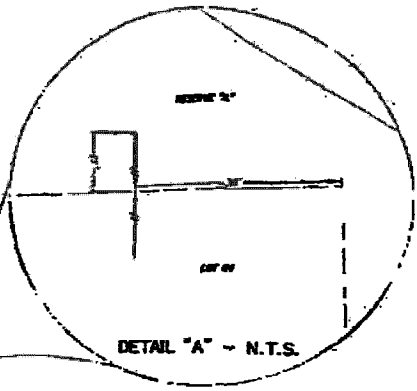
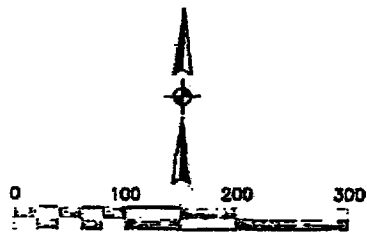

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



After Recording Return To:
Daughtry & Farina, P.C.
17044 El Camino Real
Houston, Texas 77058

RP-2020-566718

RP-2020-566718



Fences here
 must be nine (9')
 feet in height

*all other fences must be six feet (6') in height.

NOTES:
 The exhibit shown hereon has been prepared on the result of an on the ground survey completed on August 13, 2018.

This is NOT a boundary survey. Any lines or representing the perimeter of the property or other sources, and are not intended to be Texas Board of Professional Land Surveying Standards.



EXHIBIT
 OF
 ROYAL OAKS COURT
 CITY OF HOUSTON,
 HARRIS COUNTY, TEXAS
 AUGUST 2018

J/C JONES | CARTER
 Texas Board of Professional Engineers Registration No. F-429
 Texas Board of Professional Land Surveying Registration No. 26322B
 1216 West 26th Street, Suite 200, Houston, Texas 77019-4242

RP-2020-566718
Pages 6
11/19/2020 07:36 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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-2020-566718



Royal Oaks Court
2026 Budget
APPROVED 10.14.25

Sr. Property Mgr: Genevieve Herrera
 Approved by Eddie Parise: 8/19/2025
 Board Approval: 10.14.2025

	August 2025	2025 Budget	2026 Budget
Revenues			
Maintenance Fee Income	\$ 231,447	\$ 334,800	334,854
Late Fee Income	\$ 3,550		1,500
Other Income/Legal	\$ 2,352	0	1,500
Parking Income	\$ 100		100
Key/Card Income	\$ 45		100
Total Income	\$ 237,494	334,800	338,054

	August 2025	2025 Budget	2026 Budget	
Expense				
Water & Sewer	\$ 93,112	\$ 144,000	\$ 148,048	6-15% increase
Landscape	\$ 30,520	\$ 45,000	\$ 48,000	\$6K increase
Landscape-Other	\$ 2,835	\$ 25,000	\$ 15,000	
Maintenance & Repair Other	\$ 8,766	\$ 20,790	\$ 10,000	
Trash	\$ 12,807	\$ 12,376	\$ 20,555	7% increase
Management	\$ 23,037	\$ 16,536	\$ 14,994	
Access Gate Repairs	\$ 22,267	\$ 6,200	\$ 10,000	
Legal	\$ 3,454	\$ 10,000	\$ 5,000	
Electricity	\$ 3,168	\$ 6,000	\$ 6,000	
Other	\$ -	\$ 7,160	\$ 5,000	
TCPPI Insurance	\$ 1,964	\$ 3,096	\$ 3,715	20% increase
D&O Insurance	\$ 2,887	\$ 2,321	\$ 2,800	20% increase
Irrigation Repair	\$ 1,520	\$ 2,000	\$ 2,000	
Meeting Expense	\$ 212	\$ -	\$ 20	
Electrical Repairs	\$ 6,830	\$ -	\$ 3,500	
Plumbing Repairs	\$ 2,615	\$ -	\$ 3,500	
Access Gate Contract	\$ 1,407	\$ 3,248	\$ 1,700	MyQ Community
Cameras	\$ 5,112	\$ -	\$ 4,000	
Permits	\$ -	\$ 1,400	\$ 3,700	SOIW Permit
Internet for Gate/Cameras	\$ 280	\$ -	\$ 720	
Federal, state, local tax filings	\$ -	\$ 450	\$ 500	
Pest Control	\$ 162	\$ -	\$ 500	
Postage/Copies/Envelopes	\$ 249	\$ 200	\$ 500	
Professional Services	\$ 1,550	\$ -	\$ -	
Administrative	\$ 1,394	\$ 1,400	\$ 1,500	
Access Devices	\$ 2,545	\$ 700	\$ 500	
Telephone	\$ 781	\$ 2,300	\$ -	DoorKing Svc Terminated
Contribution to Reserve	\$ 6,250	\$ 23,000	\$ 25,000	
Total Expense	\$ 235,725	\$ 333,177	\$ 336,753	

Net Results	\$ 1,769	\$ 1,623	\$ 1,301
--------------------	-----------------	-----------------	-----------------

HOA Fees:			
	2024	2025	2026
Homes:	106	106	106
Maint. Fee		\$ 3,159	\$ 3,159
Utility Fee		\$ -	\$ -
	\$ -	\$ 3,159	\$ 3,159

billied quarterly
No increase

Cash Projection		
	Operating	Reserves
Cash as of 8/31/2025	\$ 158,207	\$ 21,681
Proj Sept. - Dec Rev.	\$ 87,530	
Proj. Exp Sept- Dec	\$ (143,017)	\$ 16,750
Proj. Cash 12/2025	\$ 102,720	\$ 38,611
Proj. Cash 12/2026	\$ 104,021	\$ 63,611

Notes:
 The Association is financially sound with a strong cash pos
 Revenues are sufficient to cover operation expenses

89th Texas Legislative (2025) changes impacting Associations

Property Code	Topic	Summary of Change	Item	Price
202.23	Fines	Amend Fine POA may not "assess fines" for an owner's failure to instal or maintain green vegetation or grass during a residential water restriction		
209.0056	Architctural Committee	Amend ACC Policy A 10-day candidate solicitation notice is required for Committee vacancies. If no candidates express interest, the Board can appoint any person, including a Director ,	Envelopes	\$ 0.35
			B&W Copies	\$ 0.35
			Color Copies	\$ 0.45
209.00592	Electronic Meetings and Voting	Amend Electronic Meeting / Voting Policy Ties POA to the Texas Business Organizations Code regarding meetings and voting. May require amendment of By Laws	Certified Mail	\$ 25.00
			Postage	Actual cost
			Resale Certificate	\$ 325.00
202.0236	Perimeter Security Fencing	Amend Security Policy POA may restrict fencing which obstructs ROW's drainage easements, and fencing in front of the front most building line	Transfer Fee	\$ 325.00
			Statement of Account	\$ 30.00
			ACC Application	\$ 35.00
202.010(a)(2)	Solare Roof Tiles	Amend Energy Policy "Solar roof tiles" are a solar energy device under the statute		
202.013	Political Meeting	Update clubhouse rental agreements and rules POA may not prohibit owner from inviting governmental officials or qualified candidates to hold meeting in POA common area meeting spaces		

These changes to the Association's Governing Documents are required by law.
 Two HOA law firms proposed pricing for this service: from \$2,150 to \$2,400
 The budget is based on KPM providing the documents for \$800 plus recording fees

3
Amend
W

**FIRST AMENDMENT OF
AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS**

FOR

ROYAL OAKS COURT

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

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

Pursuant to that certain instrument entitled "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court" (the "Declaration") filed on February 14, 2007 under Clerk's File No. 20070095004, Official Public Records of Real Property of Harris County, Texas, including Article XII, Section 5 of the Declaration, **BRIGHT OAKS, LTD.**, a Texas limited partnership (hereinafter referred to as "Declarant") hereby amends the Declaration as follows:

lee

I.
Definitions

In addition to the definitions contained herein, all definitions set forth in the Declaration (including Article I of the Declaration) are incorporated by reference herein.

II.
Amendments

Article III, Section 2 of the Declaration is hereby deleted in its entirety and the following substituted in place thereof:

Section 2. Voting Rights of Members.

(a) Classes of Voting. The Association shall have two classes of voting membership as follows:

Class A. Class A Members shall be all Owners, with the exception of any Class B Member until the Election Date. Class A Members shall be entitled to no votes until the Election Date. From and after the Election Date each Class A Member shall be entitled to one (1) vote for each Unit owned.

2009-02-12 11:53 AM

Class B. The sole Class B Member shall be the Declarant. Class B Members shall be entitled to nine (9) votes for each Unit owned, provided that the Class B membership shall cease and be converted to Class A membership on the Election Date.

(b) Multiple Owners. When more than one person or entity holds an ownership interest in a Unit, all such persons or entities are Members, but in no event will they be entitled to more than one (1) vote with respect to each particular Unit owned. The single vote, approve, or consent of such joint Owners must be cast or given in accordance with the decision of a majority, or if such joint Owners cannot reach a majority decision, then none of the joint Owners will be permitted to vote, approve, or consent as to any matter upon which a majority decision cannot be reached. The vote, approval or consent of any single Owner from among such joint Owners is conclusively presumed to be cast or given in accordance with the decision of the majority of the joint Owners and with their full authority.

(c) Cumulative Voting Prohibited. Cumulative voting is prohibited as to any matter placed before the membership for a vote, including election of Directors.

III.
Integration and Ratification

The foregoing amendments to the Declaration are deemed to be a part of and are to be interpreted in accordance with the Declaration. All provisions of the Declaration not so amended are hereby ratified and confirmed in each and every particular, and will continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court on this 29TH day of MAY, 2009.

BRIGHT OAKS, LTD.,
a Texas limited partnership
"Declarant"
By: I.T.L. INVESTMENTS, INC.,
a Texas corporation, its general partner

Jan

By: *Kentner P. Shell*
Name: KENTNER P. SHELL
Title: VICE PRESIDENT

RP 065-20-1278

FILED

2009 JUN -3 AM 10:00

Benny W. Thompson
COUNTY CLERK
HARRIS COUNTY, TEXAS

DECLARANT'S ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27 day of May, 2009, by Kentner P. Shell, as vice president of I.T.L. INVESTMENTS, INC., a Texas corporation, on behalf of said corporation acting as general partner of BRIGHT OAKS, LTD., a Texas limited partnership, on behalf of said partnership.



Betty L. Roberts
Notary Public, State of Texas
Name: BETTY L. ROBERTS
My Commission Expires: 9-29-2011

AFTER RECORDING RETURN TO:

JJ

Mr. Lou W. Burton
Williams, Birnberg & Andersen, L.L.P.
2000 Bering Dr., Suite 909
Houston, Texas 77057

F:\WP\LWB\ba\ROC\Corp\Amend-Decl.wpd

RR 065-20-1279

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 30th and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUN - 3 2009



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

**SECOND AMENDMENT OF
AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

ROYAL OAKS COURT

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

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

Pursuant to that certain instrument entitled "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oaks Court" filed on February 14, 2007 under Clerk's File No. 20070095004, Official Public Records of Real Property of Harris County, Texas, as amended (the "Declaration"), including Article XII, Section 5 of the Declaration, **BRIGHT OAKS, LTD.**, a Texas limited partnership (hereinafter referred to as "Declarant") hereby amends the Declaration as follows:

I.
Definitions

In addition to the definitions contained herein, all definitions set forth in the Declaration (including Article I of the Declaration) are incorporated by reference herein.

II.
Amendments

Article XI, Section 7 is hereby added to the Declaration as follows:

Section 7. Lot Easements.

7.1 Grant. Subject to all other provisions of this Section 7, separate, perpetual easements are hereby granted appurtenant to each of the following Lots located within the Property, to wit:

Lots Nine (9) through Sixty-Three (63), inclusive, in Block One (1), of ROYAL OAKS COURT, an addition in Harris County, Texas according to the map or file thereof filed under Clerk's File No. X748466, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 561292, Map Records of Harris County, Texas.

lll

RS

FILED FOR RECORD
8:00 AM

SEP - 4 2009

Douglas L. Johnson
County Clerk, Harris County, Texas

7.2 **Easement and Lot References.** The Lots described in Section 7.1 are herein collectively referred to as the "Easement Lots", and individually referred to as an "Easement Lot." Each Easement Lot is (or hereafter may be) specifically referred to by reference to the individual Lot number of the Lot as set forth on the referenced Plat (for example, Lot Nine (9), in Block One (1) as above described is referred to as "Easement Lot No. 9"). The Lot Easement applicable to each Easement Lot is (or hereafter may be) specifically referred to by reference to the individual Lot number of the applicable Lot to which the Lot Easement applies (for example, the Lot Easement which is appurtenant to Lot Nine (9), in Block One (1) as above described is referred to as "Lot Easement No. 9").

7.3 **Location.** The boundaries of the Lot Easement for each Easement Lot are the back Lot line, lines extending each side Lot line across Reserve "A" of the Property to the adjacent back boundary line of the Property, and that part of the adjacent back boundary line of the Property between the points at which the side Lot line as extended across Reserve "A" of the Property meet with the adjacent back boundary line of the Property. As to and only as to Easement Lot No. 25, the Lot Easement appurtenant to that Lot also includes the area between the eastside Lot line and the east boundary line of the Property as depicted on Exhibit "A" attached hereto. No Lot Easement except for Lot Easement No. 25 may extend past the extended side Lot lines. Examples of Lot Easements are depicted on Exhibits "A" and "B". No easement of any kind is granted hereby as to any part of Reserve "A" extending along the northern boundary of the Property or as to the area abutting the south side Lot line of Easement Lot No. 24, said areas being reflected, respectively on Exhibit "A" and Exhibit "C" attached hereto and designated therein as the "Excluded Area."

7.4 **Purpose.** Each Lot Easement may be used only for residential purposes in connection with the residential use of the Easement Lot to which the Lot Easement is appurtenant.

7.5 **Character.** Each Lot Easement is appurtenant to and runs with the fee simple title to each applicable Easement Lot, whether or not the Lot Easement is referenced or described in any conveyance of the applicable Easement Lot. Each Lot Easement is non-exclusive. Each Lot Easement is for the benefit of the Owner of the Easement Lot to which it is appurtenant, and such Owner's successor's in title. Each Lot Easement is perpetual, subject to amendment of this Section as hereafter provided.

7.6 **Taxes.** The Owner of each Easement Lot is liable and responsible for payment of all taxes attributable to their Easement Lot, either by direct payment or by reimbursement of the Association (the Association to be owner of fee simple title to Reserve "A" after filing of this Second Amendment).

7.7 **Improvement and Maintenance.** No permanent building or structure (such as, for example, any in-ground swimming pool, addition to a residence, or patio or tennis court slab) shall be constructed, placed or maintained upon or within, or any Lot Easement. Buildings or structures which are not permanently attached and which may be removed without material damage

to the building or structure (such as, for example, a storage shed mounted on skids) are permitted, subject to compliance with other applicable covenants and restrictions, including prior approval of the ACC as provided in the Declaration. All permitted improvements must be constructed, installed, maintained, repaired and replaced at the sole expense of the holder of the applicable Lot Easement. Each such holder must also maintain the applicable Lot Easement and all improvements thereon in a neat, attractive and clean condition at all times, at holder's sole expense, and in accordance with applicable provisions of the Declaration.

7.8 Exceptions; Related Parties Defined. Each Lot Easement is subject to the Declaration, to applicable rules and regulations of the Association, any and all easements and rights of way currently existing or as hereafter lawfully established, and all other matters of record, and to any and all ordinances, rules, regulations and any other requirements or directives of any governmental authority having jurisdiction, including without limitation all applicable ordinances, rules, regulations, requirements and directives of the City of Houston, Texas regarding compensating open space or otherwise. Without limitation of the foregoing, Owners are specifically advised that any or all of the Lot Easements may be subject to (or may become subject to) various utility easements, and may now or hereafter contain various utilities. All such Owners, their tenants, and their respective Related Parties agree that all rights granted hereby are subject to all such easements and all rights regarding same. As used in this Section, the Declaration (as amended) or any other governing documents, "Related Parties" is hereby defined to mean and apply as follows:

7.8.1 Owners and Tenants. Tenants of each Owner are Related Parties of that Owner, and with respect to each such Owner and each such tenant, Related Parties of each include (i) their respective family and other household members (including in particular but without limitation all children and other dependents), (ii) their respective guests, invitees, servants, agents, representatives and employees, and (iii) all other persons over which each has a right of control or under the circumstances could exercise or obtain a right of control.

7.8.2 Association, ACC and Declarant. Related Parties of the Association, ACC and Declarant include their respective officers, directors, partners, co-venturers, committee members, servants, agents, representatives and employees regarding all acts or omissions related to any of the foregoing representative capacities.

7.8.3 Successors and Assigns. All provisions of this Section 7, apply to all successors, including successors in title, and assigns of all Owners, the Owner's tenants, and their respective Related Parties.

7.9 Indemnity. The Owner of each Easement Lot agrees as to their appurtenant Lot Easement, on behalf of the Owner, such Owner's tenants, and their respective Related Parties, that said Owner and said Owners tenants, jointly and severally, assume all risks relating directly or indirectly to, and will indemnify, defend and hold harmless the Association, the ACC, Declarant, and their respective Related Parties, from and against any claims, demands, suits, liabilities, personal injuries, property damage, and any and all other claims, demands and damages of any kind, including

without limitation all costs and attorneys fees, relating directly or indirectly to the exercise by any person of any rights granted pursuant to this Section 7, or to entry upon or usage of the applicable Lot Easement, or to any breach or default regarding any provisions of this Section 7, as amended.

7.10 **Amendment.** This Section 7 may be amended by Declarant so long as Declarant is a Class A Member of the Association as provided in the Declaration. Thereafter, the Board of Directors may amend this Section 7 at any time and from time to time as necessary in the opinion of the Board to conform this Section to the requirements of any lending institution, or to conform this Section to any state or federal constitutional requirements, or to the requirements of any local, state or federal statute, ordinance, rule, ruling or regulation, or directive, or to any decisions of the courts regarding same. The Board may also amend this Section 7 in any other manner it deems to be in the best interests of the Association and Property with the consent of the Owner of any affected Lot Easement. In this Section 7, the Declaration (as amended) and in any other governing documents, the terms "amend", "amendment" or substantial equivalent mean and refer to any change, modification, revision or termination of any provisions of this Section 7 or any other provisions of the Declaration.

III.

Integration and Ratification

The foregoing amendments to the Declaration are deemed to be a part of and are to be interpreted in accordance with the Declaration. All provisions of the Declaration not so amended are hereby ratified and confirmed in each and every particular, and will continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment of Declaration of Covenants, Conditions and Restrictions for Royal Oaks Court on this 2ND day of SEPTEMBER, 2009.

BRIGHT OAKS, LTD.,
a Texas limited partnership
"Declarant"
By: I.T.L. INVESTMENTS, INC.,
a Texas corporation, its general partner

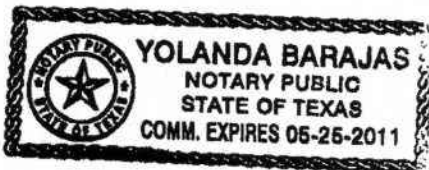
20

By: *Kentner Sabell*
Name: KENTNER I SABELL
Title: VICE PRESIDENT

DECLARANT'S ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of September, 2009, by KATHERINE P. SHELL, as VICE President of I.T.L. INVESTMENTS, INC., a Texas corporation, on behalf of said corporation acting as general partner of BRIGHT OAKS, LTD., a Texas limited partnership, on behalf of said partnership.



Yolanda Barajas
Notary Public, State of Texas
Name: YOLANDA BARAJAS
My Commission Expires: 5/25/2011

AFTER RECORDING RETURN TO:

Mr. Lou W. Burton
Williams, Birnberg & Andersen, L.L.P.
2000 Bering Dr., Suite 909
Houston, Texas 77057

F:\wp\LWB\ba\ROCC\Corp\2Amend-Deci.wpd

RP 067-41-1000

RP 067-40-100Z

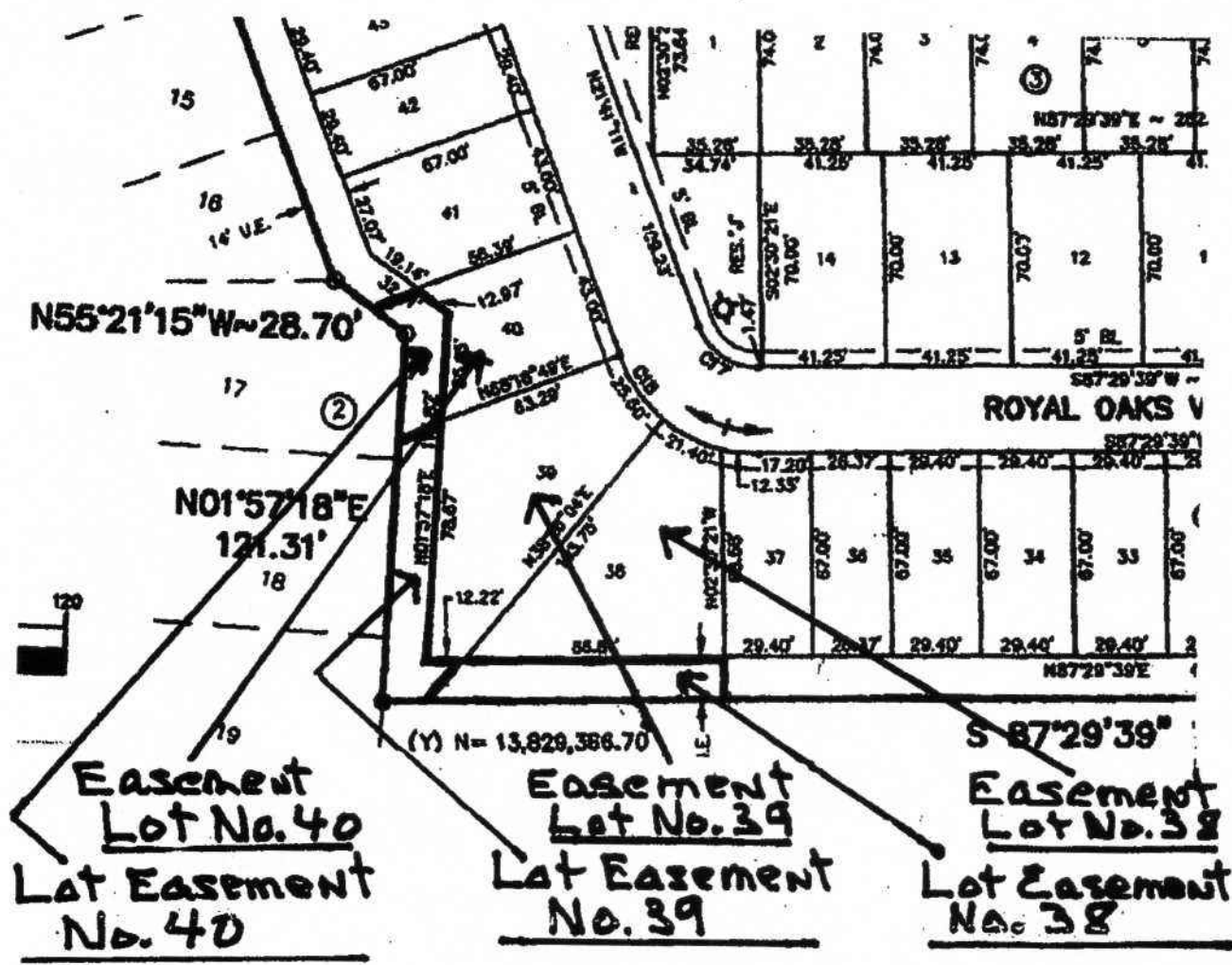


EXHIBIT "B"

(To Second Amendment of Declaration of
Covenants, Conditions and Restrictions
for Royal Oaks Court)

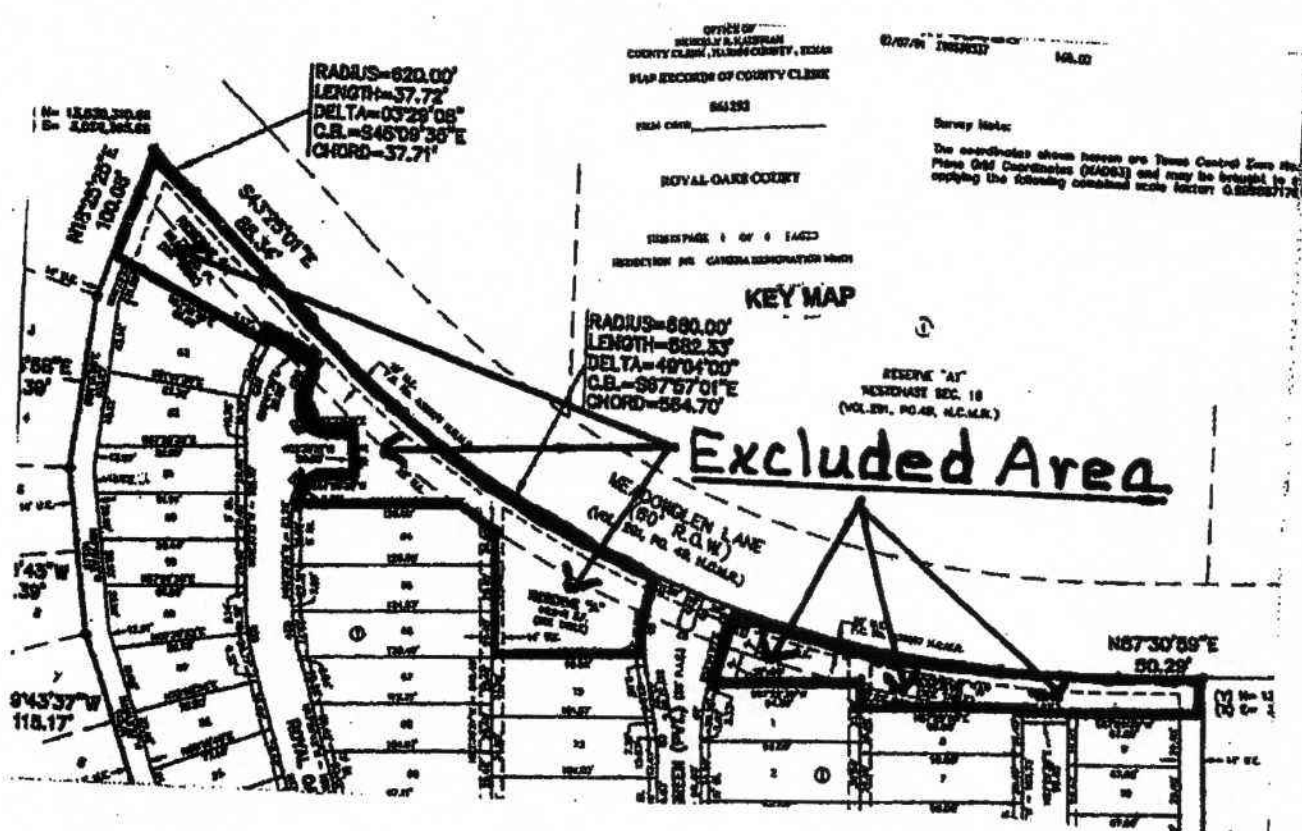


EXHIBIT "C"

(To Second Amendment of Declaration of
 Covenants, Conditions and Restrictions
 for Royal Oaks Court)

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

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the number on the date and at the
place stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris
County Texas on

SEP - 4 2009



Brody L. Kayman

COUNTY CLERK
HARRIS COUNTY, TEXAS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 1330 Post Oak Blvd 3rd fl Houston TX 77056	CONTACT NAME: Robin Hickman PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: HOAcerts@alliant.com
	INSURER(S) AFFORDING COVERAGE INSURER A: CUMIS Specialty Insurance Comp INSURER B: United States Liability Insura INSURER C: Ascot Insurance Company INSURER D: INSURER E: INSURER F:
INSURED Royal Oaks Court Homeowners Association c/o King Property Management 720 N Post Oak Rd., Ste. 300 Houston TX 77024	License#: 0C36861 KINGPRO-03

COVERAGES **CERTIFICATE NUMBER: 771054588** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CIUHOA101684-00	10/14/2025	10/14/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CIUHOA101684-00	10/14/2025	10/14/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B B C	Property (Common Areas Only) Crime Directors & Offices (D&O)			CIUHOA101684-00 CIUHOA101684-00 SFD00003912	10/14/2025 10/14/2025 10/15/2025	10/14/2026 10/14/2026 10/15/2026	Property Limit \$ 410,000 Employee Theft \$ 25,000 D&O \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Physical Address: 2906 Royal Oaks Grn, Houston, TX 77082

General Liability: Includes Severability of Interest Clause.
 General Liability: Coverage for Common Areas Only.

Property: Coverage includes Windstorm, Hurricane and Hail; 90% Coinsurance; Replacement Cost; Special
 Property Deductibles: \$2,500 EXCEPT 5% for Wind/Hail per building
 Crime Deductible: \$1,000

CERTIFICATE HOLDER**CANCELLATION**

For Information Purposes

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

6
Res.
K

**CORPORATE RESOLUTIONS OF
ROYAL OAKS COURT HOMEOWNERS ASSOCIATION
PARKING RULES**

WHEREAS, the Board of Directors (the "Board") of Royal Oaks Court Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is the governing entity for the Royal Oaks Court Subdivision (the "Subdivision") and is charged with the responsibility of enforcing the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Royal Oaks Court dated February 12, 2007, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20070095004 (as supplemented and amended from time to time, the "Declaration"); and

WHEREAS, the streets, guest parking area, and vehicle turn-around within the Subdivision are private and owned by the Association and are therefore Common Area (as defined in the Declaration and herein so called); and

WHEREAS, Article II, Section 1(a) of the Declaration gives the Association the right to make, publish and enforce reasonable rules and regulations for the use of the Common Area and any facilities situated thereon, including but not limited to the use and maintenance of the Common Area;

WHEREAS, Article V, Section 1 of the Declaration provides that the Association shall have the power to provide for the operating of the Subdivision pursuant to the Declaration, By-Laws of the Association (the "Bylaws"), and rules and regulations applicable to the Subdivision and to perform such other acts as may be reasonably necessary in the operation of the Subdivision so long as such actions are not inconsistent with the Declaration including making rules and regulations relating to parking, flow, on-street parking, traffic and other uses of drives within the Subdivision, and to regulate noise within the Subdivision, including, without limitation, the right to require mufflers on engines and to prohibit the use of devices producing excessive noise; and

WHEREAS, Article V, Section 5(f) of the Declaration authorizes the Board to make reasonable rules and regulations for the operation of the Common Area and to amend them from time to time; and

WHEREAS, Article VI, Section 3(b) of the Declaration provides that each owner in the Subdivision will cooperate with the Association in connection with the establishment, evolution and maintenance of reasonable controls of the pedestrian and vehicular traffic into and within the Subdivision and abide by any and all rules and regulations of the Association, as adopted and promulgated from time to time, related to the entry upon and use of the any driveway easement and Common Area within the Subdivision; and

WHEREAS, Article X, Section 13 of the Declaration states that no outdoor parking space in the Subdivision shall, without the permission of the Association, be used for storage of campers, boats, trailers, unused or inoperable automobiles or any other items which the

Association deems unsightly or inappropriate, and all outdoor parking spaces shall be used by owners in the Subdivision subject to the rules and regulations of the Association; and

WHEREAS, Article III, Section 3B(4) of the Bylaws provides that, a majority of the Board shall constitute a quorum for the transaction of business at any meeting of the Board, and that the vote of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board; and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt Parking Rules for the Subdivision attached hereto as *Exhibit "A"* (the "Parking Rules"); and


WHEREAS, at a meeting of the Board on 5/24, 2018, at least a majority of the directors were present and at least a majority of the directors present voted to adopt the Resolutions set forth below;

NOW, THEREFORE, the undersigned directors, being at least a majority of the Board, on behalf of the Association, duly adopts the following Resolutions:

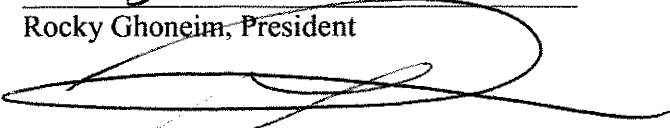
BE IT RESOLVED, that pursuant to the Declaration and the Bylaws, the Association hereby adopts and establishes the Parking Rules.

BE IT FURTHER RESOLVED, that upon adoption of these Resolutions, a copy of the Parking Rules shall be sent to all owners at their last known address according to the records of the Association.

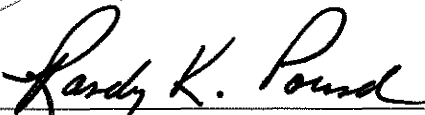
This Resolution shall be effective upon recordation in the Real Property Records of Harris County, Texas.



Rocky Ghoneim, President



Joe LaFico, Vice President



Randy Pound, Secretary/ Treasurer

**ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.
PRESIDENT'S CERTIFICATE
(Parking Rules)**

I, the undersigned, do hereby certify:

(1) I am the duly elected and acting President of Royal Oaks Court Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), and,

(2) Attached hereto is a true and correct copy of the Certificate of Corporate Resolutions of Royal Oaks Court Homeowners Association, Inc. adopting the Parking Rules of the Association.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 24 day of May, 2018.

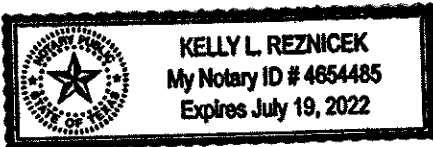
**Royal Oaks Court Homeowners Association, Inc.,
a Texas non-profit corporation**

By: _____

Rocky Ghoneim, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged on this 24 day of May, 2018 by Rocky Ghoneim, President of Royal Oaks Court Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Kelly L. Reznicek
Notary Public, State of Texas

~~When Recorded, Return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer, Suite 1200
Houston, Texas 77056
Attn: Mark K. Knop~~

mt
Inframark
2002 West Grod pway North Suite 100
Katy TX 77449
vw

EXHIBIT "A"

[Copy of the Parking Rules]

ROYAL OAKS COURT HOMEOWNERS ASSOCIATION, INC.

Third Amended Parking Rules

1. **No Parking in the Fire Lanes.**

No vehicle shall be parked in a designated and marked fire lane, as indicated by a red curb.

2. **No Parking on the Streets or Vehicle Turn-Around.**

No vehicles shall be parked on the streets or vehicle turn-around in Royal Oaks Court. Notwithstanding the foregoing, (a) contractors with a current (not expired) special parking permit issued by the Royal Oaks Court Homeowners Association, Inc. (the "Association"), (b) commercial delivery vans or trucks while making deliveries to a residence (*e.g.*, UPS, FedEx, and Star Furniture), and (c) commercial service vehicles of licensed contractors while performing services at a residence (*e.g.*, AT&T, Comcast, moving vans, and air conditioning repair vans) may be temporarily parked on the streets in Royal Oaks Court as long as they are parked in front of the unit being visited.

3. **Guest Parking.**

Royal Oaks Court contains guest parking spaces (collectively, the "Guest Parking Area"). The Guest Parking Area is reserved for guests and permitted residents (as set forth in Section 6 below). Guest parking spots are reserved for guests and permitted residents. Neither guests nor unpermitted residents may park a vehicle in spots marked "Guest Parking" for more than five (5) consecutive days, nor for more than ten (10) days in any calendar month. Request for temporary parking will be reviewed and approved by the board of directors.

4. **Parking in Driveways.**

Residents and their guests may park their vehicles in the resident's driveway, provided the vehicle does not extend into the street or over the unit's boundary lot line.

5. **Prohibited Parking.**

No campers, boats, trailers, or unused or inoperable automobiles, or vehicles with expired registration certificates or expired inspection certificates may be parked in the Guest Parking Area or in the driveway of any unit.

6. **Permitted Residents.**

An owner of a unit who, at the time he or she purchased the unit, owned a vehicle that is too large to be parked in the garage of the unit, shall be entitled to obtain, one (1) non-transferable permit for such over-sized vehicle to be parked in the Guest Parking Area. A tenant, who, at the time his or her tenancy began, owned a vehicle that is too large to be parked in the garage of the unit that such tenant is occupying, shall be entitled to obtain, without charge, one (1) non-transferable permit for such over-sized vehicle to be parked in the Guest Parking Area. Such permits shall be issued by the Association upon full completion of an application form promulgated by the Association by the unit owner (either on his or her own behalf, or on behalf of his or her tenant) and the submission of proof of the ownership of the over-sized vehicle, the date the over-sized vehicle was acquired, and the date of purchase of the unit or the commencement date of the lease, as appropriate, to the Association. A current (not expired) permit must be displayed on the front window or front dashboard of the over-sized vehicle when the over-sized vehicle is parked in the Guest Parking Area or the over-sized vehicle will be deemed to be parked in violation of these Parking Rules. The Association may charge a fee for the issuance of a permit and subsequent renewal permits.

7. **Violations.**

A vehicle parked in violation of these Parking Rules may be towed at the owner's risk and expense. Notwithstanding the foregoing, upon the first violation for parking a vehicle in the Guest Parking Area, a sticker (the "Towing Notice") will be placed upon the driver's side window of the vehicle notifying the violator that the vehicle is parked in violation of these Parking Rules and is subject to being towed at the owner's expense if it is not moved on or before twenty-four (24) hours from the date and time that the Towing Notice is placed upon the driver's side window of the vehicle to a location where it is no longer in violation of these Parking Rules. If the vehicle is not moved from the Guest Parking Area to a location where it is no longer in violation of these Parking Rules on or before twenty-four (24) hours from the date and time that the Towing Notice is placed upon the driver's side window of the vehicle or upon a second or subsequent violation of parking the vehicle in the Guest Parking Area in violation of these Parking Rules, the vehicle will be subject to being towed at the owner's risk and expense.

8. **Fines.**

In addition to towing of a vehicle in violation of these Parking Rules, the Association may impose fines. The fine shall be twenty-five dollars (\$25.00) for each day or portion thereof that a vehicle is parked in violation of these Parking Rules. All such fines shall be payable by the owner of the associated unit, together with all reasonable attorney's fees incurred by the Association in connection with the violation or collection of the fine.

FILED FOR RECORD

11:30:39 AM

Monday, October 1, 2018

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, October 1, 2018



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 1330 Post Oak Blvd 3rd fl Houston TX 77056	CONTACT NAME: Robin Hickman PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: HOAcerts@alliant.com
	INSURER(S) AFFORDING COVERAGE INSURER A: CUMIS Specialty Insurance Comp INSURER B: United States Liability Insura INSURER C: Ascot Insurance Company INSURER D: INSURER E: INSURER F:
INSURED Royal Oaks Court Homeowners Association c/o King Property Management 720 N Post Oak Rd., Ste. 300 Houston TX 77024	License#: 0C36861 KINGPRO-03

COVERAGES **CERTIFICATE NUMBER: 771054588** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

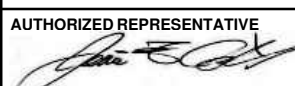
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CIUHOA101684-00	10/14/2025	10/14/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CIUHOA101684-00	10/14/2025	10/14/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B B C	Property (Common Areas Only) Crime Directors & Offices (D&O)			CIUHOA101684-00 CIUHOA101684-00 SFD00003912	10/14/2025 10/14/2025 10/15/2025	10/14/2026 10/14/2026 10/15/2026	Property Limit \$ 410,000 Employee Theft \$ 25,000 D&O \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Physical Address: 2906 Royal Oaks Grn, Houston, TX 77082

General Liability: Includes Severability of Interest Clause.
 General Liability: Coverage for Common Areas Only.

Property: Coverage includes Windstorm, Hurricane and Hail; 90% Coinsurance; Replacement Cost; Special
 Property Deductibles: \$2,500 EXCEPT 5% for Wind/Hail per building
 Crime Deductible: \$1,000

CERTIFICATE HOLDER **CANCELLATION**

For Information Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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