

**ADDITIONAL DEDICATORY INSTRUMENT**  
*for*  
**GULF MEADOW COUNCIL OF CO-OWNERS, INC.**

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Archambault, who, being by me first duly sworn, states on oath the following:

“My name is Christopher Archambault, 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 stated herein:

I am the attorney for **GULF MEADOW COUNCIL OF CO-OWNERS, INC.** Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records.

- 1. Rules & Regulations For Each Unit

Dated this 27th day of November, 2024.

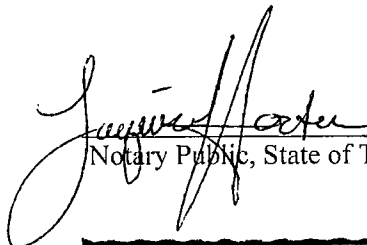
**GULF MEADOW COUNCIL OF  
CO-OWNERS, INC.**

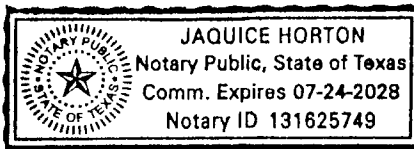


\_\_\_\_\_  
Christopher Archambault,  
Attorney for **Gulf Meadow Council of Co-Owners, Inc.**

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 27th day of November, 2024, by Christopher Archambault, on behalf of **GULF MEADOW COUNCIL OF CO-OWNERS, INC.**, a Texas non-profit corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



RP-2024-449881



**GULF MEADOW**  
TOWNHOME ASSOCIATION

# Rules & Regulations For Each Unit

RP-2024-449881



✉ [gulfmeadowstownhomes@gmail.com](mailto:gulfmeadowstownhomes@gmail.com)

🌐 P.O. Box 751921 Houston, TX 77275

## 1. Landscaping

There are to be no flowerbeds in the lawns or along the walkway.

Flowerboxes, planters and hanging baskets must be only on the front steps, porches, decks and balcony floors. Brackets for hanging baskets may be affixed to as to create a hazard or increase the rate of insurance of the buildings or the contents thereof beyond the rates applicable for residential units.

No change in the grade of any portion of the landscaping, including but not limited to lawns and flowerbeds, may be made without prior consent of the Executive Board.

## 2. Motor Vehicles

Motor Vehicles, except commercial motor vehicles, shall be parked in Unit Owner's carport area.

No unregistered or inoperable vehicles shall be moved onto or kept on Association property.

No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs and body work. Under no circumstances may cars be left unattended while on jacks or blocks.

No vehicle shall be parked in such a manner as to impede or prevent ready access to fire lanes, driveway, or other common or private areas.

Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas without prior consent of the HOA. The Unit owner shall be responsible for the expense of restoring the landscaping or common area to its original condition if any damage occurs.

Vehicles in violation of this section may be towed at the owner's expense.

No tent, camper trailer, automobile trailer or other movable or portable structure shall be used or permitted on the premises; and any such vehicles or structures, as well as boat trailers. No commercial vehicles shall be kept upon or in front of said premises except in connection with the servicing and maintenance of said premises.

## 3. Pets



✉ [gulfmeadowstownhomes@gmail.com](mailto:gulfmeadowstownhomes@gmail.com)

🌐 P.O. Box 751921 Houston, TX 77275

Only household pets are allowed in Gulf Meadow Townhome Assoc. Animals, livestock or poultry of any kind shall not be raised, bred, or kept on any Lot. "Household pets" shall refer to dogs, domestic cats, domestic birds, rodents, rabbits, turtles, snakes and fish. Household pets shall not be kept, bred, or maintained for any commercial purpose, and shall not be permitted to become a nuisance or annoyance to any other Owner.

A pet shall not be permitted outside its Owner's Lot unless on a leash that is no longer than six feet (6') in length. In no event shall a pet owner permit their pet to enter onto another Owner's Lot without that Owner's permission, even if on a leash.

Any permitted pets must, always, be accompanied and under the full control of their owners in any portion of the common areas. Remove and properly dispose of animal feces on your property, including patio, as it becomes offensive to your neighbors and causes unsanitary conditions.

Any permitted dogs must always be leashed.

Animals must be curbed away from Association property; owners must not allow pets to relieve themselves on Association property. However, if an animal accidentally defecates on Association property, the pet owner shall immediately clean up after it.

Unit owners shall be responsible for all damages to Association property caused by pets, their children, tenants, or guests own, keep or bring onto Association property.

## 4. Exterior Modifications

No Unit Owner shall make any structural addition, alteration or improvement to any building, nor shall he/she paint or otherwise decorate or change the appearance of any portion of the exterior of any building without prior written consent of the Executive Board, except as provided for in these Rules and Regulations.

Front doors and decks may be repainted their existing color prior to regular scheduled Association maintenance, providing the paint color and type approved by the Executive Board is used.

## 5. Patios & Decks

The Unit Owner shall be responsible for upkeep patios clean from all debris, litter and other objectionable matter and trash. Any violations will be fined. In the event of removal, the property shall be restored to its original condition by the Unit Owner at his own expense.

No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the patio decks.

Barbecue grills and other cooking equipment should be confined to the patio and deck areas of the Unit. Bicycles, toys, boats and other outdoor equipment may not be left in driveways, or lawn areas overnight or at any time.

## 6. Outside Attachment to Building

The Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of any building, except as provided for in these Rules and Regulations, and no signs or awnings, canopies, shutters or radio or TV antennas shall be affixed to or placed on the exterior walls or roofs or any part thereof, without the prior consent of the Executive Board. Including Window Air Conditions that can be seen from the street.

There shall not be kept in any unit any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.

## 7. Change of Address

Remember to notify the Homeowners Association office in writing of mailing and email address changes. If you are leasing your home, the HOA needs to know. The HOA mails important information to the address on record unless notified otherwise.

## 8. Seasonal Decorations

Seasonal decorations, including decorative lights, are permitted on the facade of the units, providing this is done in a manner not to cause damage. Seasonal decorations should be removed promptly after the appropriate holiday.

## 9. Smoke Detectors

Unit Owners shall install and maintain in good operating condition, smoke detectors, and Fire Extinguishers as required by law, in each unit, the Unit Owner shall be responsible for keeping the smoke detector(s) operable at all times. According to the *National Fire Protection Association*, smoke alarms should be placed in every bedroom, outside each sleeping area and on every level of your home. In addition, industry experts recommend having both photoelectric and ionization alarms for optimal protection against flaming and smoldering fires.

## 10. Registered Sex Offenders

Texas Property Code must be reviewed before any owner may lease to Registered Sex Offenders.

## 11. Illegal Dumping

The Board decided that the fine should be \$150 (\$50 administration fee, and \$100 for the trash to be removed). These items include mattresses, sofas, chairs, other furniture, and BBQ grills.

## 12. Short Term Rentals

Short term rentals, including but not limited to Airbnb and Vrbo, are strictly prohibited within the community. Any resident found participating in short term rentals will be subject to fines and other penalties as outlined in the HOA Bylaws.

If a resident is found in violation of hosting an Airbnb, Vrbo, etc., at their property in the HOA, the fines may include:

1. Warning letter for first offense
2. Fine of \$100 for second offense



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3. Fine of \$250 for third offense
4. Fine of \$500 for fourth offense
5. Legal action and possible eviction for repeated violations

It is important to check the specific rules and regulations of the HOA for accurate information on fines and consequences for violating the prohibition of short-term rentals.

## 13. Loud Music

Residents are expected to be considerate of their neighbors and refrain from playing loud music after 10PM. Excessive noise disturbances after this time can result in fines and other disciplinary actions as outlined in the HOA Bylaws.

Second fine: \$100 fine for a second offense of loud music

**Action:** written warning and notice of fine, along with a reminder of the HOA rules regarding noise levels

Third fine: \$200 fine for a third offense of loud music

**Action:** written notice of fine.

## 14. Enforcement of Rules & Regulations

The Executive Board after a Notice and Hearing may fine violators \$25.00 per day from when the violation began until it is corrected.

### Officers

President	Vacant
Treasurer	William Matthews
Asst. Treasurer	Leroy Mills, Jr.

### Members

- Betty Lambert
- Sharon Scott
- Tereva Wright
- Rosa Martinez
- Anne Davison

Revised June 10, 2023

RP-2024-449881  
# Pages 8  
12/03/2024 12:18 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$49.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

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



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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