

**SECRETARY'S CERTIFICATE OF
BRIARPOINT CONDOMINIUM
OWNERS' ASSOCIATION, INC.**
(CONDOMINIUM POLICIES/RULES AND REGULATIONS)

The undersigned, being the duly elected, qualified, and acting Secretary of Briarpoint Condominium Owners' Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Declaration of Condominium Regime (for) Briarpoint Condominiums Phase I" recorded in Volume 146, Page 72, et seq. of the Condominium Records of Harris County, Texas, together with all amendments thereto (said recorded document and all exhibits and amendments thereto being referred to as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors of the Association held on April 10, 2023, with at least a majority of the Board of Directors being present, the "Condominium Policies" attached hereto as Exhibit "A" were adopted and approved by the Board of Directors.

The "Condominium Policies" adopted and approved by the Board incorporate and include the terms and provisions of those certain "Pet Rules and Regulations" that were recorded on July 2, 2015, under Harris County Clerk's File No. 20150290716. Therefore, said "Pet Rules and Regulations" have been revoked and withdrawn in their entirety by a majority vote of the Board of Directors at the duly called and constituted meeting held on April 10, 2023. The "Pet Rules and Regulations" recorded under Harris County Clerk's File No. 20150290716 shall be of no further force and effect, and are not a dedicatory instrument of the Association.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston,
Texas, this 10 day of April, 2023.

**BRIARPOINT CONDOMINIUM OWNERS' ASSOCIATION,
INC.,** a Texas non-profit corporation

By: *CL Paratte*
CL Paratte, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 10 day of
April 2023, by *CL Paratte*, Secretary of
Briarpoint Condominium Owners' Association, Inc., a Texas non-profit corporation, on
behalf of said corporation.



Kelly Futral
Notary Public - State of Texas

RP-2023-137427

EXHIBIT "A"

**WELCOME
TO
BRIARPOINT CONDOMINIUMS**

CONDOMINIUM POLICIES

Condominium living requires consideration by all for all to enjoy.

No offense is intended in the following policies.

This information is offered as helpful to all.

Presented as a service by:

The Board of Directors for
Briarpoint Condominiums
(April 2023)

BRIARPOINT CONDOMINIUMS ASSOCIATION, INC.

Updated Resident Policies for all Owners and Tenants

Briarpoint Condominiums

Is governed by the laws of the community on which it is located and by the "Condominium Declaration and By-Laws" filed with Harris County by its original developers and accepted by homeowners upon purchase. Copies of these documents in full are available by contacting the Association's Management Company for a nominal copy cost.

Is an individually owned homeowners association, not apartments. Common area definition is any exterior area which no additions, alterations, or removal can be made without prior written submission to the Board of Directors via the Management Company. These requests may be submitted by **owners only**. These additions and alterations consist of exterior balcony items, front landing items and planting of any items within the common area.

Any complaints or deviations regarding these Rules and Regulations, violations, etc. will be acknowledged from an **owner only**. If you are a tenant, please advise your landlord of your concerns.

The Rules and Regulations apply to owners, residents, lessees, contractors and guests of owners, residents and lessees.

Living in close proximity to one another.....

The Homeowners Association is dedicated to protecting common interests and investments.

The Board of Directors of the Homeowner's Association has approved the following policies to be an addition to local laws and to be a brief summarization of the "Declaration and By-Laws."

The Association's contracted Management Company has the Association's authority to enforce these policies, as well as the Declaration and By-Laws. Continued non-compliance by any owner or tenant may result in the Homeowner's Association levying escalating fines.

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ALTERATION OF PROPERTY

To the public view, nothing shall be altered or constructed in, or removed from, the original elements without prior written consent of the Association's Board of Directors including, but not limited to,

- Placement of any advertising material in any form
- Drying, hanging or airing clothing or household fabrics
- Addition of outside canopies, shades or blinds
- Placement of additional numbering on any element
- Removal or alteration of patio fences or balcony walls
- Replacement of windows
- Replacement of doors
- Installation of storm doors
- Modification to patio, balcony or landing concrete
- Modification of patio light fixtures

Any interior modifications, which may affect the structural integrity of a unit or building, must be approved by the Board of Directors in advance, in writing.

POOL RULES

Briarpoint Condominiums is a private residential community. Owners and tenants should warn neighborhood children, teenagers and adults that the pool is private property. Residents are reminded that only adults may invite guests, as all guests must be accompanied by an adult owner or tenant. Authoritative control will be taken against trespassers.

Pool rules are as follows.

- Pool hours are 10:00 a.m. to 9:00 p.m. daily.
- Gates must be kept locked at all times. Owners and residents are responsible for ensuring that the gates are fully closed and locked when leaving the pool area.
- Swim at your own risk. Lifeguards are not employed by Briarpoint Condominiums.
- All guests must be accompanied by an adult owner or resident at all times when in the pool area.
- Residents 16 years of age and over may have no more than two (2) guests at a time in the pool area.
- Children under the age of fifteen (15) years are not permitted in the pool area without adult supervision.
- If posted, restricted "Adults Only, No Children" hours must be observed.
- Keep noise to a minimum. No loud noises or an activity constituting a nuisance is permitted at any hour. Use individual ear phones to enjoy music.
- No drunkenness or obscene or boisterous language is permitted.
- Glass objects are not permitted in the pool area. Please bring plastic containers with you when in the pool area.

- Pets are not permitted in the pool area. City of Houston health regulations prohibit pets within the fenced pool area.
- Be safe. No running, horseplay or diving.
- Proper swim wear is required. No cutoffs or infants in diapers are allowed in the pool water.
- Keep the pool area neat and clean.
- Food and drinks should be kept at least four feet (4') from the edge of the pool.
- Return furniture to its original position after use. Lower all umbrellas after use.
- Dispose of trash by using the trash receptacles and cigarette urns.
- Pool keys are available from the Management Company for a minimum cost.

NOISE

All Briarpoint Condominiums owners and residents shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such a manner as may disturb or tend to disturb other owners or residents. No unit shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment of other residents, nor shall any nuisance, immoral or illegal activity be committed or permitted to occur at Briarpoint.

PETS

Rules regarding pets are as follows.

- Common household pets are permitted.
- Pets are not allowed in the common areas unless on a secured leash and under control of the owner.
- No food or water shall be placed outside of a unit for the purposes of feeding or watering any animal.
- Dogs should be taken off the property for "relief".
- It is the absolute duty of each pet owner to clean up after any animal which has used any common area to "relieve" itself. "Scoop the Poop".
- Pets are not to be left unattended on patios or balconies.
- Cats are not allowed to roam in the common area.
- Household pets are allowed provided they are not kept, bred or maintained for commercial purposes.
- No more than two (2) household pets per Unit are permitted.
- There is a fifty (50) pound weight limit per household pet.
- Owners will be held responsible for any damage to persons or property caused by their pet.
- No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept in any Unit or the Common Elements.
- The Association has the right to prohibit any pet which constitutes, in the opinion of the Board of Directors, a nuisance to any other unit owner.

TRASH SERVICE

All trash is to be disposed of in one of the dumpsters located on the property. Trash is not to be placed outside of the dumpster.

Heavy trash is to be disposed of at a location outside of Briarpoint Condominiums.

DAMAGE TO COMMON PROPERTY

Owners and residents are responsible to make restitution of damages to the Homeowner's Association for any destruction or damage of common property by themselves, their guest(s), or household resident(s), to include incidental use of seasonal decorations.

LANDSCAPING

No planting, transplanting or gardening is permitted on common property by residents without written consent of the Board of Directors. Suggestions for beautifying the common area should be directed to any Association board member or the Management Company for consideration.

Overgrowth of vines on the fences and buildings is not permitted.

Landscaping on the patios must be kept trimmed such that the plants are contained within the air space of the patio. Plants must be kept trimmed such that they do not touch the upstairs balcony or patio fence.

INSURANCE

The Association carries insurance on the common areas, including the buildings. Owners and tenants are strongly encouraged to consult with their insurance agents regarding coverage, the cost of which is the owner's or tenant's sole responsibility.

ASSOCIATION/OWNER MAINTENANCE RESPONSIBILITY

A chart showing Association vs. owner maintenance responsibility is enclosed with these Rules and Regulations.

DOORS AND WINDOWS

All windows must have proper window dressing that does not detract from the general appearance of the property. Foil, film, paper, towels, sheets and similar items in windows are prohibited.

All draperies and blinds that are visible outside a townhouse must be white or off-white in color.

Burglar bars must be approved by the Board of Directors in writing prior to installation.

Broken windows are the responsibility of the owner or resident and must be replaced immediately.

Window fans and window air conditioners are prohibited.

Window screens must be maintained and replaced when torn, damaged and missing.

OUTDOOR COOKING/GRILLING

Rules regarding outdoor cooking are as follows.

- Cooking with charcoal and gas grills is regulated by City of Houston Fire Code.
- Charcoal or gas grills must be a minimum of ten feet (10') from a building or structure.
- Remember charcoal and gas grills remain hot and can cause a fire several hours after use.
- The City of Houston Fire Code only applies to the use of outdoor grills in which there is an open flame. Grills in which there is NOT an open flame, such as electric grills, can be used within ten feet (10') of a building or structure.

MISCELLANEOUS

- No part of the property may be used for purposes other than housing.
- All units shall be used and occupied as private residences for single families or individuals.
- No business of any kind may be conducted in any building on any portion of Briarpoint Condominiums.
- Contractor work hours are 9:00 a.m. to 5:00 p.m., Monday thru Saturday. There are no exceptions.
- Soliciting is prohibited.

- Nothing should be stored, parked or kept in/on the common elements including but not limited to boats, trailers, motorhomes, motorcycles and bicycles.
- Patios and balconies are to be kept clean and free of leaves and debris.
- Nothing is to be hung on patio fences and balcony rails.
- Patios and balconies are not to be used for general storage. Permitted items on patios are balconies are outdoor furniture, plants and bicycles. All other items are strictly prohibited.
- Patio light fixtures are to be maintained by the owner and repaired or replaced when damaged or missing. Replacement fixtures must match those installed at the front door.
- Placement of additional numbering on the building or replacement of existing numbering with a different style is strictly prohibited.
- Storage of flammables or explosives is prohibited anywhere on the property. Kerosene heaters are prohibited.
- Use of gas-powered generators is prohibited.
- Owners and residents are encouraged to obtain the services of a qualified professional to inspect and clean the dryer and dryer duct and to verify that the duct vents outdoors.
- Hanging clothes, towels, rugs, bedding or items of a similar nature on patios, balconies and the common area is prohibited.
- Sidewalks must not be obstructed or used for any other purpose other than ingress and egress.
- Littering is not permitted. Pick-up after yourself and your guests.
- Bicycle, scooter or skateboard riding on sidewalks or grass is not permitted.
- Washing vehicles is prohibited.
- The Association does not have an on-staff or hired maintenance person. Residents are responsible for the repair of any appliance failure and the general up-keep of their unit. Outside maintenance may be the responsibility of the Association. Please contact the Management Company for clarification.

- All owners and residents are required to complete and return the Information Sheet provided by the Management Company. The purpose of the Information Sheet is for mutual benefit should an emergency arise.
- Signs, including FOR SALE and FOR LEASE/RENT signs, are prohibited anywhere on the property.
- The foregoing prohibition as to signs is not applicable to political signs as set forth herein. The display of political signs shall be permitted in accordance with Section 202.009 of the Texas Property Code as it currently exists or as same may be amended or modified. The display of political signs advertising a candidate or ballot item for election may be displayed for ninety (90) days before an election or ten (10) days after an election. Political signs cannot be displayed or placed in the Common Elements. Only one (1) sign for each candidate or ballot item is allowed. Political signs that contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component are prohibited. Political signs that are attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object are prohibited. The painting of political sign on an architectural surface is prohibited. Political signs that threaten public health or safety are prohibited. Political signs larger than four feet by six feet are prohibited. Political signs that violate the law are prohibited. Political signs that contain language, graphics, or any display that would be offensive to the ordinary person are prohibited. Political signs accompanied by music or other sounds or by streamers or is otherwise distracting to motorist are prohibited.
- No satellite dishes are allowed within view or attached to the roof, building, exterior surfaces or fences. Approved locations for satellite dishes are at the discretion of the Board of Directors.
- Playing in the parking area, driveways or climb on patios or balconies is prohibited.
- The Association, through the Management Company, shall have the right of access during reasonable hours as may be necessary for maintenance, repair or replacement of common areas and to make any required inspections or repairs as necessary to correct or prevent damage to the unit or other units.
- Any plumbing or air conditioning leaks within a unit, which could result in damage to another unit, must be repaired immediately. Clogged drains may cause damage to another unit and must be repaired immediately.
- Smoke detectors should be installed in each unit and properly maintained.
- Owners and residents are responsible for exterminating the interior, patio and balconies for insects including, but not limited to, roaches, bees and wasps.

In addition to the foregoing, in the event these Rules and Regulations are violated, the Association may bring an action at law for declaratory and/or injunctive relief with any court of competent jurisdiction; or seek any other remedy allowed by law. In any event, the Association shall be entitled to seek and collect reasonable attorney fees, costs, and expenses incurred in the enforcement of these Rules & Regulations.

APPLICATION OF FUNDS

Funds will first pay late fees, violation fines, attorney fees, damage/repairs cost, and/or any other costs, with the exception of maintenance fees, that may be due on the account at the time payment is received. The remaining balance of funds will then be applied to any maintenance assessment that is currently due on an account.

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Pages 13
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$62.00

RECORDERS MEMORANDUM

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

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

THE STATE OF TEXAS
COUNTY OF HARRIS

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



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS