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NOTICE
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**SECOND SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS FOR
IDLEWOOD CONDOMINIUM ASSOCIATION**

STATE OF TEXAS

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COUNTY OF HARRIS

The undersigned, being the authorized representative of Idlewood Condominium Association, a property owner's association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Idlewood Condominium Association" ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on October 14, 2011 under Clerk's File No. 20110434890, and the "First Supplemental Notice of Dedicatory Instruments for Idlewood Condominium Association" ("First Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on February 7, 2012 under Clerk's File No. 20120053324 which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice and the First Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Idlewood Condominiums Rules and Regulations**

This Second Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Second Supplemental Notice is true and correct and the document attached to this Second Supplemental Notice is the original.



Eric B. Tonsul, authorized representative of
Idlewood Condominium Association

THE STATE OF TEXAS

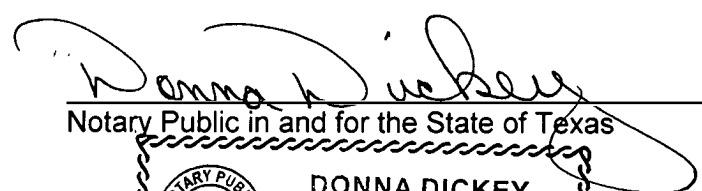
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COUNTY OF HARRIS

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

SUBSCRIBED AND SWORN TO BEFORE ME on this the 16th day of July, 2013, to certify which witness my hand and official seal.

Return to ✓
BUTLER HAILEY
Mr. Rick S. Butler
8901 Gaylord Drive, Suite 100
Houston, Texas 77024
240712


Notary Public in and for the State of Texas



DONNA DICKEY

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

MARCH 17, 2014

IDLEWOOD CONDOMINIUMS
RULES AND REGULATIONS

Exhibit

REVISED / UPDATED July 8, 2013

Idlewood is managed by KRJ Management. Collins Oakley, Manager, may be contacted at 713-783-4640. Collins handles problems, issuance of key cards, pool and pedestrian keys, as well as door, paint and globe specifications.

The courtesy patrol number is 713-823-6962, when they are on duty. After hours emergency maintenance phone number is 281-583-3800. 911 should be contacted for emergency situations.

In order to ensure that all of our owners, tenants and guests enjoy their home and time spent on the property, the following rules and regulations have been adopted by your Board of Directors.

If the rules and regulations are not followed, the board is responsible for enforcing violations, and there is a standard fine per violation, with repeated fines if there is no correction of the problem, within a reasonable amount of time. The fine will be increased per violation, after three months of non-compliance.

We strongly suggest that you, as owners, make it clear that you will hold tenants and their guests responsible for any fines you may incur through their violations.

Parents are responsible for damages and violations by their children. We urge parents to closely monitor their children in all cases, since Idlewood was designed as an adult community, therefore, there are limited places deemed safe for children.

NOISE

Owners, tenants and guests may not make or permit loud, disturbing or objectionable noise. Stereos, TVs and radios must be played at a volume so as not to disturb other occupants of the building. This extends to car radios and pool areas, as well as parties.

There is a Houston curfew for children under the age of 18. Idlewood follows the City of Houston ordinance curfew, which is 10:00 pm. This city ordinance applies to private property, and therefore, Idlewood. Our courtesy patrol personnel have been requested to escort any juvenile that is in violation of this ordinance to their unit and remind the parent of this ordinance.

PARKING AND CARS

No parking in areas designated as "NO PARKING". Vehicles will be towed at owner's expense. These areas must be kept clear for the use of emergency vehicles.

Any large vehicle that cannot fit into a carport, must park on the South fence line.

Prolonged parking of boats, trailers, campers and other over-sized vehicles within the property is prohibited.

Residents have reserved covered parking. Management can give you the number of your assigned carport. Please do not park in another resident's assigned space.

All vehicles parked on the property must be kept in "running condition", and street legal. This means that inspection and registration stickers must be current as well as tires inflated, etc. Any vehicle that appears to be "abandoned", will have a notice put on it notifying the owner that the vehicle will be towed at their expense if he/she does not contact the management company.

Do not dispose of or allow oil to leak on premises. It is a health hazard and expensive to clean. In general, no mechanical work is allowed.

There is a one way entrance gate, as well as a one way exit gate. Do not enter the exit gate.

Speed limit inside the property is 15 mph.

SWIMMING POOLS

Idlewood has three pools. The family pool is located at the front of the property by the clubhouse. Children under the age of 12 are forbidden to be in the pool area unless supervised by an adult. There are two adult only pools. One is located on the entrance drive and the other on the exit drive. No children are allowed in either adult pool.

No pets are allowed in the fenced pool area. If a pool has to be drained and cleaned in accordance with City Health Codes because a pet is found in the restricted pool area, the owner of the pet will be responsible.

Pool rules are posted at each pool. 911 telephone units are available at each pool.

Swimming is at your own risk. A "shepherd's hook" and life ring is placed in each pool area. These are for emergency use only and children should be discouraged from playing with them.

Proper swimming attire only. No shorts, cut-offs or other "street" or play clothing is permitted in the pool.

No glass containers are allowed in the pool areas.

Trash cans are located in each pool area for your convenience.

If you smoke while at the pool, please dispose of cigarette butts properly.

Gates should be kept closed at all times.

TRASH

All garbage should be put in plastic bags and placed in the trash barrels located inside the fenced-in garbage areas.

It is against regulations to place garbage outside doors or under stairwells.

Removal of large and/or bulky items, such as appliances, mattresses, box springs, furniture, etc. is the responsibility of the resident.

There is a trash can at each mailbox area and is to be used only for mailbox material.

Recycle bins are available for newspaper, plastic and cans. They are located on the East and West sides by the storage units.

Garbage pickup is Monday, Wednesday and Friday.

PETS

Pets "dogs and/or cats", are not allowed to run at large within the complex. They must be on a leash.

Pet owners are encouraged to walk their dogs along the perimeter areas (the east, fence, and southeast, and southwest corner). Dog poop must be picked up and disposed in the garbage. Idlewood has posted a sign at each mailbox bulletin board.

The City of Houston Ordinance is quoted as follows:

Section 6-24. - Defecation by dogs or cats.

- (a) *It is the duty of each person in control of a dog or cat to promptly remove and dispose of, in a sanitary manner, feces left by such dog or cat.*
- (b) *It shall be the duty of each person in control of a dog or cat to be in possession of materials to remove feces left by such dog or cat.*
- (c) *It is an affirmative defense to prosecution under this section that the person in control of the dog or cat is the owner of the premises, or the owner's agent of the premises, where the dog or cat deposits feces.*
- (d) *Violation of this section is unlawful and any violation shall be punishable upon conviction by a fine of not less than \$75.00 or more than \$500.00. Each act in contravention of this section is a separate offense..*

(Ord. No. 03-1275 1, 12-17-03)

Pets should not be left unattended on patios or balconies.

Pet owners are responsible for keeping their pets as quiet as possible.

A maximum of two small (25 lb.) dogs or cats, per unit, are allowed.

Effective August 1, 2013, pets already living with their owners are "grandfathered" in. Up to three dogs or cats are allowed.

Stray cats or dogs are prohibited on the property, as well as placing food outside for stray dogs or cats. Food left out draws possums, rats, ants and other animals we do not want on the property. The City of Houston Ordinance is quoted as follows:

Section 6-22 - Congregations of unconfined and unlicensed stray cats and dogs.

It shall be unlawful for any person intentionally to cause, suffer or permit the maintenance of an attractive environment for the assembly of a congregation of unconfined and unlicensed stray cats or dogs by the placement of dog food or cat food. For purposes of this section a "congregation of unconfined and unlicensed stray cats or dogs" means any three or more dogs or cats which:

- (1) *Are not confined in such a manner that they cannot of their own volition enter or*

- leave the lot, tract or parcel of land upon which the food is placed;*
- (2) *Are not wearing valid city license tags issued pursuant to article IV of this chapter, and*
 - (3) *Are not subjected to a trap, neuter, and return program approved by the director.*

For purposes of this section, "cat food" or "dog food" means any commercially prepared cat or dog food or any other food item or product which is subject to consumption by dogs or cats.

(Ord. No. 85-296 12, 3-1-85; Ord. No. 07-1410, 4, 12-5-07)

CLUBHOUSE

The clubhouse is available for parties. There is a usage fee and refundable deposit, if the clubhouse is left clean, un-damaged and the key is returned. Reservations of the clubhouse does not include use of the main (family) swimming pool or tennis courts.

Reservations must be made through Management.

Residents are responsible for checking the legal drinking age.

Residents must furnish any additional furniture necessary for their parties.

The clubhouse must be left in the condition that it was found in regard to cleanliness and order. It must be cleaned by 10:00 am the following day.

The clubhouse may be reserved only by owners or residents who are not delinquent in their association fees.

Private parties are limited to 25 guests.

SATELLITE DISHES

Satellite dishes may not be placed on the roofs or on the common ground. Call Management for the regulations regarding satellite dishes.

PATIOS AND BALCONIES

Patios and balconies must be kept free of clutter and are not to be used for storage of personal and/or household items such as; mops, tools, bikes, laundry, etc. Appropriate furniture and plants only are allowed.

Patio and balcony light fixtures must look like all light fixtures throughout Idlewood for conformity. Call Management if you have any questions.

WINDOWS

White back drapes or blinds are required as window treatment. No foil or cardboard is allowed. No broken or askew blinds are allowed. Fogged up windows are not allowed.

If owner decides to change out existing windows, Management company must be contacted. If owner installs any window that is not acceptable to the Association, you are subject to being fined. No window air conditioners or vent pipes are allowed to protrude through the window.

GARAGE SALES

Garage sales are prohibited in Idlewood.

BBQ PITTS

The Houston Fire Department code is quoted as follows:

Barbeque pits shall not be used within ten feet of combustible walls or roofs or other combustible material.

TORCHES

Only "solar" torches are allowed. Fire torches are strictly prohibited.

BICYCLES, TRICYCLES, MOTORCYCLES, GO-CARTS, RECREATIONAL VEHICLES

Go-carts and recreational vehicles, such as three wheelers are prohibited.

Bicycles, tricycles and/or motorcycles are not to be parked, ridden, or left unattended on the grass, sidewalks, stairways or in common areas. In addition, they are not to be stored on patios or balconies.

Children riding bicycles or tricycles should be supervised at all times.

The 15 mph speed limit applies to motorcycles as well.

The above rules are safety related and are enforceable.

SIGNS

Personal signs and notices should be posted on the mailbox bulletin boards. Notices must be kept to a 3" x 5" size and renewed or removed in a timely manner.

A "for sale", "for rent", or realtor sign may be placed in only one window.

No signs, flags or advertisements are allowed on residences or in the common areas.

PLANTING AND GARDENING

Any plants placed in the common grounds must be approved by the board and become the property of the Association and are thereby treated as such. In keeping with appearances in the Idlewood community, black plastic pots should not be used in common areas. No gardening or destruction of common planting is prohibited. Please be considerate of your neighbors and do not take or disturb their plants.

Trees, vines, and/or climbing roses that are planted in the patio or balcony area, and are overhanging on the fence or railing are subject to trimming/cutting by the landscape crew.

Vines are strictly prohibited to be "made" to grow in shrubs or trees. Vines "take over" the shrub or tree.

TENNIS COURTS

Tennis courts are open only to owners and residents. Guests must be accompanied by an owner or resident.

No glass or other breakable containers are allowed on the courts. A trash can is located on the court for convenience. Players are required to pick up after themselves.

Players should wear proper tennis attire.

Small children should not be allowed inside the courts unless accompanied by an adult.

Bicycles, tricycles, skates and/or skateboards are forbidden on the courts.

Pets are not allowed on the courts.

Gates should be locked at all times. Keys are available from the management company.

Residents are asked to please restrict your time on the court, if there are other residents who wish to play. Please work it out with each other.

The courts close at 1:00 am. Please be considerate of the surrounding areas with regard to noise.

UNITS

Units are not to be used for transient hotel purposes, nor for business, professional or commercial use.

Residents are not to use a unit in such a manner as to endanger the health or disturb the reasonable enjoyment of any other resident.

Representatives of the Association have the right to access a unit for maintenance, repairs, or replacement of common elements, or to prevent damage to the common elements of another unit. This is done only in cases of an extreme emergency, i.e.; when a resident is not available and structural damage can occur due to broken water pipes, etc.

Each owner is subject to assessment to maintain or repair any element damaged through the willful or negligent act of an owner, his/her family, or guests or invitees not covered or paid for by insurance.

If you are requested by the Board, or wish to repair/replace damaged doors, windows, globes, etc., the owner should check with the management company before doing so. These items are regulated for the uniformity of the complex and must conform with the rest of the complex. Door numbers are not allowed to be changed. If you do not have a number on your door, please contact the management company.

We urge owners of upstairs units to not install any floor with a hard surface, outside the kitchen and bathrooms that are not carpeted; to avoid potential conflicts with those below them.

Water beds are not allowed in any unit.

UNIT MODIFICATIONS

Both the Condominium Declaration and the By-Laws restrict the owner or occupant from making structural, both interior or exterior, without written permission from the Board of Directors.

A written request, specifying the specific change and describing material to be used should be submitted to the Board of Directors well in advance, to allow time for the decision to be made.

Failure to obtain this permission authorizes the Association to seek removal of such change at the expense of the owner.

INSURANCE

The Board recommends that an owner or resident to take out personal contents insurance. You, as a homeowner, would be responsible for the deductible on a claim for damages caused by items you are responsible for within your unit. Please cut off your water when leaving your unit for an extended length of time.

In closing, your board and neighbors appreciate your understanding and cooperation in following Idlewood's rules, in an attempt to keep the community's appearance and marketability at a higher level.

Sincerely,

Idlewood Board of Directors

TO CERTIFY which witness my hand this 10 day of July, 2013.

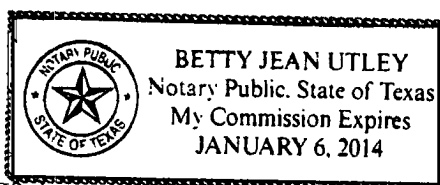
IDLEWOOD CONDOMINIUM ASSOCIATION

BY: Lori McGaughey
Lori McGaughey, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 10th day of July, 2013 personally appeared Lori McGaughey, Secretary of Idlewood Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Betty Jean Utley
Notary Public in and for the State of Texas



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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 blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

2013 JUL 16 PM 2:45

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 Sequenced 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.

JUL 16 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

6562-06-280-TH