

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
RIVER OAKS COUNCIL OF CO-OWNERS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Authorized Representative of River Oaks Council of Co-Owners ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements those certain instruments entitled "Notice of Dedicatory Instruments for River Oaks Council of Co-Owners", "Supplemental Notice of Dedicatory Instruments for River Oaks Council of Co-Owners", "Supplemental Notice of Dedicatory Instruments for River Oaks Council of Co-Owners", "Supplemental Notice of Dedicatory Instruments for River Oaks Council of Co-Owners" and "Supplemental Notice of Dedicatory Instruments for River Oaks Council of Co-Owners", respectively filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. U878011, 20120209015, 20120437907, 20140582709 and 2017-252825 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

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

Certificate of Secretary of River Oaks Council of Co-Owners regarding Amendments to Rules of River Oaks Council of Co-Owners.

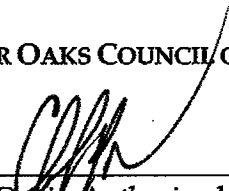
A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

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

Executed on this 31st day of July, 2017.

RIVER OAKS COUNCIL OF CO-OWNERS

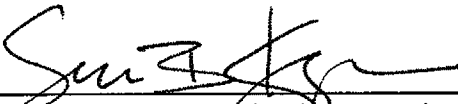
By:


Cliff Davis, Authorized Representative

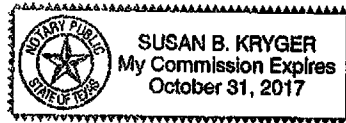
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THE STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 31st day of July, 2017 personally appeared Cliff Davis, Authorized Representative of River Oaks Council of Co-Owners, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



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CERTIFICATE OF SECRETARY
of
RIVER OAKS COUNCIL OF CO-OWNERS
regarding
AMENDMENTS
to
RULES OF RIVER OAKS COUNCIL OF CO-OWNERS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Kathleen Mundy, Secretary of River Oaks Council of Co-Owners (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 20th day of July, 2017, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, the Board adopted the "Rules of River Oaks Council of Co-Owners" (the "Rules") and recorded the Rules in the Official Public Records of Real Property of Harris County, Texas on December 31, 2014 under Clerk's File No. 20140582709; and

WHEREAS, Section 82.102(a)(7) of the Texas Uniform Condominium Act provides that the board of directors of a condominium association, unless otherwise provided in the association's declaration, has the power to adopt and amend rules relating to the use, occupancy, leasing or sale, maintenance, repair, modification, and appearance of units and common elements; and

WHEREAS, the River Oaks Declaration of Condominium, recorded in Volume 76, Page 91, *et seq.*, of the Condominium Records of Harris County, Texas, (the "Declaration") does not provide otherwise;

WHEREAS, the Board has determined that it is in the best interest of the Association to amend the Rules.

NOW THEREFORE, BE IT RESOLVED, the Rules are amended as follows:

1. The second sentence of Section 1, on Page 1, of the Rules, under the title "General Rules", is amended and restated to read as follows:

Except for leasing or rental of a Unit for a period of at least six (6) months in accordance with Article VIII, Section 8.04 of the Declaration, no Unit may be used for any commercial, business or professional purpose including, by way of example and not in limitation, retail or warehousing operations,

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maintaining a professional library or keeping professional records or accounts.

2. Section 9, on Page 4, of the Rules, under the title "Outside Appearance", is amended to add the following sentence to read as follows:

The exterior color of any window, glass door or patio door, drapes/blinds, shades or other window coverings must be white or an acceptable neutral color as determined by the Board of Directors.

3. Section 11, on Page 5, of the Rules, under the title "Outside Appearance", is amended to add the following sentence to read as follows:

Decorative white landscape lighting may, with prior approval from the Board, be used on patios or balconies.

4. The following Section 13 is hereby added to Page 10, under the title "Outside Appearance" to read as follows:

13. A Resident must maintain, repair and replace the enclosed patio area of the Unit including, but not limited to, storage sheds, and their doors, located within the enclosed patio area and/or servicing only the Resident's Unit in accordance with the standards deemed appropriate by the Board of Directors in its sole discretion. A storage shed, and its door, located within the enclosed patio area and servicing more than one (1) Unit will be maintained by the Association.

5. The last sentence of Section 4, on page 5, of the Rules, under the title "Balconies", is amended and restated to read as follows:

Window box planters may be attached to balcony railings with the prior approval from the Board, provided that, window box planters, if approved, must be maintained in good condition. The Board, in its sole discretion, has the authority to determine whether a window box planter is being maintained in good condition, provided further that, window box planters, if approved, may not be kept or placed on staircase railings or steps.

6. Section 5, on Page 7, of the Rules, under the title "Pets", is amended and restated to read as follows:

No pet may exceed eighteen (18) inches in height and may not exceed forty-eight (48) pounds in weight. Provided that, this restriction does not apply to Residents that own pets that exceed eighteen (18) inches in height and (48) pounds in weight and in compliance with the Rules prior to the date these amendments to the Rules become effective by recordation in the Official Public Records of Real Property of Harris

County, Texas. Provided further that, such Residents may not acquire an additional pet that exceeds eighteen (18) inches in height and (48) pounds in weight after these amendments to the Rules become effective.

7. The first sentence of Section 17, on Page 9, under the title "Pool", is amended and restated to read as follows:

Pool hours are from 5:00 a.m. to 10:30 p.m.

8. Section 3, on Page 9, of the Rules, under the title "Parking/Motor Vehicles", is amended to add the following sentence at the end to read as follows:

Provided that, no vehicle may be parked in an unassigned Parking Space for more than seventy-two (72) consecutive hours.

9. Section 5, on Page 10, of the Rules, under the title "Parking/Motor Vehicles", is amended to add the following sentence at the end to read as follows:

No inoperable vehicle may be parked or kept on the Condominium property. For the purposes of these Rules, an "inoperable vehicle" means any vehicle that: (a) is not in operating condition; or (b) does not have current license plates and/or registration stickers; or (c) does not have a current inspection sticker; or (d) is prohibited for any reason from being operated on the streets and highways of the State of Texas.

10. Section 6, on Page 10, of the Rules, under the title "Parking/Motor Vehicles", is amended and restated to read as follows:

No vehicle may be stored anywhere on the Condominium property, including assigned Parking Spaces. For the purposes of this Section 6, a "stored" vehicle means any vehicle that remains parked in the same place for a period of more than thirty (30) consecutive days without prior written approval from the Board. An inoperable vehicle as defined in Section 5, above, may not be parked, kept or stored on the Condominium property for any amount of time.

11. The following Section 14 is hereby added to Page 10, under the title "Parking/Motor Vehicles" to read as follows:

14. Each vehicle parking within the perimeter fence must be muffled and must be maintained and operated to minimize noise, odor and oil emissions. The Board has the sole and absolute discretion to determine if a vehicle is in violation of this Section 14.

12. Section 4, on Page 11, of the Rules, under the title "Construction/Remodeling", is amended and restated to read as follows:

No hard flooring of any kind including, by way of example and not in limitation, wood, tile or laminate, may be installed in any Unit located on the second floor of the Buildings (hereinafter referred to as "Second Floor Units") without the prior written approval of the Board. Eighty percent (80%) of the flooring on the Second Floor Units must be covered by furniture, fixtures and/or area rugs. Residents of Second Floor Units must install soundproof flooring materials for the purpose of reducing the sound leakage to adjacent Units, provided that, Residents of Second Floor Units must receive prior written approval from the Board prior to installing soundproof flooring materials. The Board has the right to adopt a flooring policy related to soundproof flooring materials.

Capitalized terms used herein have the same meaning as that ascribed to them in the Declaration, unless otherwise provided.

All other provisions of the Rules of River Oaks Council of Co-Owners remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Amendments to the Rules of River Oaks Council of Co-Owners were approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association.

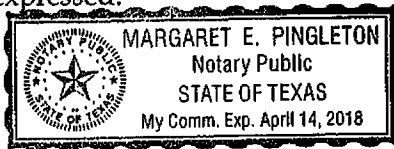
TO CERTIFY which witness my hand this the 20 day of July, 2017.

RIVER OAKS COUNCIL OF CO-OWNERS

By: Kathleen Mundy
Kathleen Mundy, Secretary

STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 20th day of July, 2017 personally appeared Kathleen Mundy, Secretary of River Oaks Council of Co-Owners, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Margaret E. Pingleton
Notary Public in and for the State of Texas

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Pages 7
07/31/2017 01:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$36.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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