

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative for Property Owners Association of Balmoral, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc." and "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. 2017-143054, 2017-196171, 2017-210268, 2017-250748, 2017-322849, 2018-45171, 2018-210375 and 2018-287665, respectively (collectively the "Notice") which was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Property. The following property is a part of the Property:
 - a. Balmoral, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 686162 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Balmoral, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 686165 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Balmoral, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 685839 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Balmoral, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 685570 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Balmoral, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No.

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685843 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Balmoral, Section Thirteen (13), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 686922 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- 2. Restrictive Covenants. In addition to the documents imposing restrictive covenants on the Property contained in the Notice, the following documents likewise impose restrictive covenants on the Property:

- a. Documents:

- (1) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Three (3) a Subdivision in Harris County, Texas.
- (2) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Four (4) a Subdivision in Harris County, Texas.
- (3) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Six (6) a Subdivision in Harris County, Texas.
- (4) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Seven (7) a Subdivision in Harris County, Texas.
- (5) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Eight (8) a Subdivision in Harris County, Texas.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Thirteen (13) a Subdivision in Harris County, Texas.

- b. Recording Information:

- (1) Harris County Clerk's File No. 2018-420854.
- (2) Harris County Clerk's File No. 2018-420913.
- (3) Harris County Clerk's File No. 2018-429227.
- (4) Harris County Clerk's File No. 2018-326742.
- (5) Harris County Clerk's File No. 2018-420879.
- (6) Harris County Clerk's File No. 2019-25245 and re-recorded under Clerk's File No. 2019-32483.

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

- a. Certificate of Secretary of Property Owners Association of Balmoral, Inc. regarding Board Resolution adopting Fining Policy.

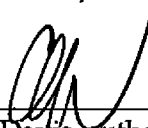
A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

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 Supplemental Notice is a true and correct copy of the original.

Executed on this 14th day of February, 2019.

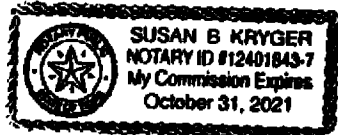
PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.


By:


Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 14th day of February, 2019 personally appeared Cliff Davis, authorized representative of Property Owners Association of Balmoral, Inc., 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
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.
regarding
BOARD RESOLUTION
adopting
FINING POLICY

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, Tim Johnson, Secretary of Property Owners Association of Balmoral, Inc. (the "Association"), do hereby certify that at a meeting of the Association's Board of Directors (the "Board") duly called and held on the 12th day of February, 2019, with at least a quorum of the members of the Board 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:

Article IX, Section 9.21, of the "Declaration of Covenants, Conditions and Restrictions for Balmoral" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 2017-139910 as amended or supplemented (the "Declaration"), provides that the Board shall have the power to impose monetary fines for violations of the Declaration and/or the Association's Dedicatory Instruments.

The Board of Directors wishes to standardize the policies and procedures related to the power of the Board of Directors to levy fines and hereby adopts the "Property Owners Association of Balmoral, Inc. Fining Policy" attached hereto.

This Fining Policy replaces and supersedes any previous fining policy adopted by the Association.

[The remainder of this page was intentionally left blank.]

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 12th day of February, 2019.

**PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.**

By: [Signature]

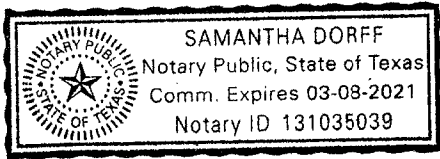
Printed: Tim Johnson

Its: Secretary

THE STATE OF TEXAS §

§
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 12th day of February 2019, 2019 personally appeared Tim Johnson, Secretary of Property Owners Association of Balmoral, Inc., 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.



[Signature]
Notary Public in and for the State of Texas

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**PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.
FINING POLICY**

1. This Fining Policy ("Policy") replaces and supersedes any previous fining policy adopted by the *Property Owners Association of Balmoral, Inc.* (Association).
2. All capitalized terms in this Policy have the same meaning ascribed to them in the *Declaration of Covenants, Conditions and Restrictions for Balmoral* recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 2017-139910, as amended or supplemented ("Declaration") unless otherwise defined in this Policy.
3. Each Owner is responsible for assuring that the Owner and the Owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of the Association's Dedicatory Instruments [as that term is defined by Section 209.002(4) of the *Texas Property Code* or its successor statute] that are applicable to the properties under the jurisdiction of the Association. In the event that an Owner, tenant, occupant, guest or invitee of an Owner violates any of the provisions of the Dedicatory Instruments, the Association's *Board of Directors* (Board) has the authority to impose a fine as described below upon the Owner and/or occupant of a Lot under the jurisdiction of the Association.
4. The Association will, before a fine is imposed, give the Owner of the Lot the notice required by law, if any. The Board may, in its sole and absolute discretion, also provide the notice required by law, if any, to the occupant(s) of the Lot.
5. If the violation continues from day to day without intervening activity (a "Curable Violation") as determined at the sole and absolute discretion of the Board, the Fine Schedule will be as follows:

\$150.00 per day until corrected

5.1 Curable Violations - By way of example and not in limitation, the Texas Property Code lists the following as examples of Curable Violations:

- a. a parking violation;
- b. a maintenance violation; and
- c. an ongoing noise violation such as a barking dog.

6. If the violation consists of single occurrence (an "Uncurable Violation") or separate occurrences (i.e., repeat instances of an Uncurable Violation) as determined at the sole and absolute discretion of the Board, the Fine Schedule will be as follows:

First Violation: \$150.00 per occurrence

Each Additional Similar or Substantially Similar Violation: \$200.00 per occurrence

- 6.1 Uncurable Violation - A violation that has occurred but is not a continuous action or a condition capable of being remedied by affirmative action. By way of example and not

in limitation, the Texas Property Code lists the following as examples of Uncurable Violations:

- a. an act constituting a threat to health or safety;
- b. discharging fireworks;
- c. a noise violation that is not ongoing; and
- d. holding a garage sale or other event prohibited by the Association's Dedicatory Instruments.

7. Notwithstanding any other language in this Policy, the Fine Schedule for a violation of any term or provision of Article II (Architectural Control) of the Declaration will be as follows:

\$200.00 per day until corrected

8. The Board is hereby authorized at its sole and absolute discretion to impose a lesser fine or no fine at all for a violation of the Dedicatory Instruments. Any adjustment to the Fine Schedule by the Board shall not be construed as a waiver of the Fine Schedule or the Dedicatory Instruments.
9. In accordance Article IX, Section 9.21 and Article I, Section 1.1 and of the Declaration, fines are defined as "Assessments" and are secured by the Association's lien established in Article V, Section 5.3 of the Declaration.
10. This Policy is in addition to any other remedy the Association may have to pursue a violation of the Dedicatory Instruments and in no way limits or estops the Association from pursuing any other remedy to enforce the Dedicatory Instruments.

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Pages 8
02/15/2019 10:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$40.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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