

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.”, “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. RP-2017-143054, RP-2017-196171, RP-2017-210268, RP-2017-250748, RP-2017-322849, RP-2018-45171, RP-2018-210375, RP-2018-287665, RP-2019-99717 and RP-2019-103819, respectively (collectively the “**Notice**”) which 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.

- **Amendment to the Balmoral Design Guidelines.**

[The attached document was properly adopted in the open session of the September 28, 2021 meeting of the Association Board of Directors.]


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.

RP-2021-601592

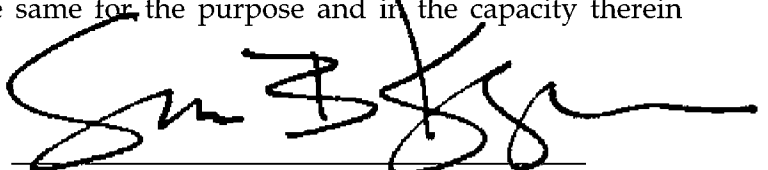
Executed on this 18th day of October, 2021.

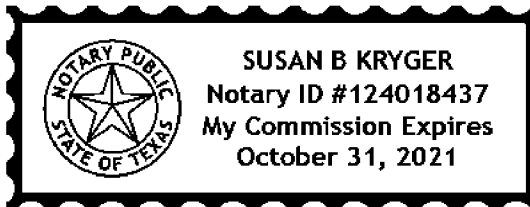
PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.

By: 
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 18th day of October, 2021 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



RP-2021-601592

AMENDMENT
to the
BALMORAL DESIGN GUIDELINES

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, being all of the members of the Architectural Control Committee (“Committee”) of Property Owners Association of Balmoral, Inc., a Texas non-profit corporation (the “Association”), joined by the Developer and the Association’s Board of Directors, do by this writing approve the following amendment to the Balmoral Design Guidelines:

RECITALS:

1. The Committee previously adopted the “Balmoral Design Guidelines”, which guidelines are attached to the “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 No. RP-2017-143054 (“Design Guidelines”).

2. Per Article, I, Section 1.10 of the Declaration of Covenants, Conditions and Restrictions for Balmoral, the Design Guidelines may be amended by the Developer during the Developer Control Period.

3. Pursuant to Article I, Section 1.4C.2 of the Design Guidelines, the Developer or Committee may amend or supplement the Design Guidelines at any time.

4. The Committee previously amended the Design Guidelines by instruments entitled “Resolution Adopted by Unanimous Written Consent of the Architectural Control Committee of Property Owners Association of Balmoral, Inc. regarding Amendments to Balmoral Design Guidelines” attached to the Supplemental Notices 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. RP-2017-250748, RP-2017-322849 and RP-2018-210375, respectively (the Design Guidelines, as amended, still being referred to as “Design Guidelines”).

5. The Committee, Developer and Board previously further amended the Design Guidelines by instrument entitled “Amendment to the Balmoral Design Guidelines” attached to the 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 No. RP-2019-103819 (the Design Guidelines, as amended, still being referred to as “Design Guidelines”).

7. The Committee desires to amend the Design Guidelines Section 2.4.9 regarding hot tubs, spas, saunas, and whirlpools as indicated below. The Developer and Board of Directors join in the adoption hereof to evidence its agreement with same.

RP-2021-601592

WITNESSETH:

The Committee of the Association hereby amends Section 2.4.9 of the Design Guidelines by amending the first paragraph of Section 2.4.9 to read as follows:

Pools, hot tubs, spas, saunas, whirlpools, and appurtenances designs must be approved in writing by the Committee prior to construction. Hot tubs, spas, saunas, whirlpools, and appurtenances must be screened from view from an adjacent Lot, a street, and/or Common Area. Above ground pools are prohibited. Hot tubs, spas, saunas, whirlpools may be installed that are not more than twenty-four inches (24") above ground level. Hot tubs, spas, saunas, whirlpools that are more than twenty-four inches (24") above ground level are prohibited. An Owner may not add dirt/soil or take other measures to raise the ground level when installing a hot tub, spa, sauna, or whirlpool. In the event of a dispute over what constitutes ground level for the purposes of determining if a hot tub, spa, sauna, or whirlpool violates this provision, the ACC shall have the sole and absolute discretion to determine what constitutes "ground level." The factors to be reviewed by the ACC when making this determination shall include, but are not limited to: (a) whether or not the Owner has, or proposes to, raise the ground level to install the hot tub, spa, sauna, or whirlpool; and/or (b) the ground level of the Owner's property surrounding the area in which the hot tub, spa, sauna, or whirlpool was or is to be installed.

All other terms and provisions of Section 2.4.9 remain in full force and effect.

All other provisions of the Design Guidelines of the Association, as amended, remain in full force and effect.


This Amendment may be executed in multiple counterparts on different dates, which, when placed together, will constitute the fully executed original instrument.

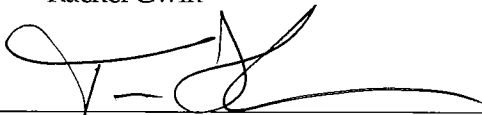
This Amendment to the Design Guidelines will be effective as of the date it is recorded in the Official Public Records of Real Property of Harris County, Texas.

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

ARCHITECTURAL CONTROL COMMITTEE

By: 
Rachel Gwin

By: 
Tim Johnson

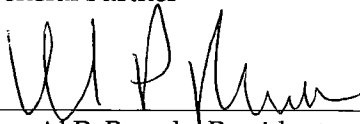
By: *Daniella Franco*
Daniella Franco

DEVELOPER:

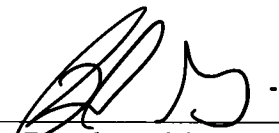
BALMORAL LT, LLC,
a Texas limited liability company

By: L.T. Partnership, Ltd.,
a Texas limited partnership,
its Manager

By: L.T. Management, Inc.,
a Nevada corporation,
its General Partner

By: 
Al P. Brende, President

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


As President of the Association

RP-2021-601592

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Pages 6
10/19/2021 11:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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

RP-2021-601592