

NOTICE OF DEDICATORY INSTRUMENTS
for
GLENDOWER COURT PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Glendower Court Property Owners' Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. **Property:** The Property to which the Notice applies is described as follows:
 - a. Glendower Court, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 572, Page 261 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

2. **Restrictive Covenants:** The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - (1) Amendment and Restatement of Declaration of Protective & Restrictive Covenants for Glendower Court.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. X748521.

3. **Other Dedicatory Instruments:** In addition to the Restrictive Covenants identified in Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Harris County, Texas:
 - a. Document:
 - (1) Instrument to Record Dedicatory Instruments.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. 20110547765.

RP-2018-481229

4. Dedictory Instruments: In addition to the Dedictory Instrument identified in Paragraph 3 above, the following document is a Dedictory Instrument governing the Association:

- a. Revisions to the Rules and Regulations of the Glendower Court Property Owner's Association Architectural Control Committee.

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

This 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 Notice is true and correct and that the copy of the Dedictory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 22nd day of October, 2018.

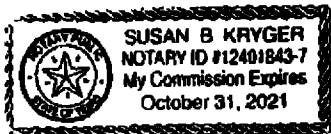
GLENDOWER COURT PROPERTY OWNERS' ASSOCIATION

By: _____

Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 22nd day of October, 2018 personally appeared Cliff Davis, authorized representative of Glendower Court Property Owners' 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.



Notary Public in and for the State of Texas

RP-2018-481229

The Glendower Court Property Owner's Association
Post Office Box 541346
Houston, Texas 77254-1346


REVISIONS TO THE RULES AND REGULATIONS
Of The GLENDOWER COURT PROPERTY OWNER'S ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
Art. 4 of Amended And Restated Declaration Of Protective & Restrictive Covenants

Architectural Plan Review Policy – Side Setbacks. The side setbacks for all (1) new construction and (2) existing structure remodel construction shall be a minimum of three (3) feet from the side property lines, as required by the Houston Building Code, unless the property owner first provides the adjacent side property owner(s) ten (10) business days prior written notice of the proposal to construct the structure less than the three feet side setbacks, and the adjacent side property owner(s) fails to object to, or to accept, such proposal within such ten (10) business day period. In the event that the side adjacent property owner(s) fails to object to or accept the proposal within this time period, the property owner shall, before construction commences, enter into a maintenance agreement with the adjacent side property owner(s) for the maintenance of the exterior adjacent side walls of their structures and of any space in between. This side setback requirement is in keeping with the City of Houston's residential "Code Word" interpretation of setbacks from side property lines.

Demolition Policy. Using the most recent Demolition Application promulgated by Glendower Court Property Owner's Association Architectural Control Committee ("ACC"), the property owner/builder shall submit all plans, dates and company contact information to the ACC at least ten (10) days in advance of any demolition activity so that neighboring residents can be notified of the demolition. The demolition company must execute and provide to the ACC, on a form promulgated by the ACC, an affidavit agreeing to dispose of all hazardous materials, including asbestos, in compliance with all City of Houston, state and federal laws, ordinances and/or regulations applicable to hazardous waste, and also provide to the ACC a certificate of insurance covering the proposed demolition in amounts and coverages acceptable to the ACC. If appropriate, in the opinion of the ACC, the demolition company shall also provide an asbestos remediation plan to the ACC.

Passed by unanimous vote of the Board of Glendower Court Property Owners Association -
April, 24, 2018.

Glendower Court Home Owners Association


Pamela Earthman
Its: President

This document is being recorded as
a COURTESY ONLY by Roberts
Markel Weinberg Butler Hailey PC,
without review and without liability,
expressed or implied.

STATE OF TEXAS
COUNT OF HARRIS

BEFORE ME, the undersigned Notary, on this 22 day of October, 2018, personally appeared PAMELA EARTHMAN, in her capacity as President of GLENDOWER COURT PROPERTY OWNER'S ASSOCIATION, known to me to be a credible person and of lawful age, who being by me first duly sworn, on her oath, deposes and says:

1. I am the duly elected President of Glendower Property Owner's Association and am authorized to sign this REVISION TO THE RULES AND REGULATIONS of the GLENDOWER COURT PROPERTY OWNER'S ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE.
2. This REVISION TO THE RULES AND REGULATIONS of the GLENDOWER COURT PROPERTY OWNER'S ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE was passed by unanimous vote of the Board of Glendower Court Property Owners Association on April, 24, 2018.

Glendower Court Property Owner's Association

Pamela Earthman
Pamela Earthman

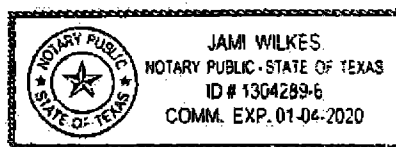
Its: President

SUBSCRIBED AND SWORN to before me by the said PAMELA EARTHMAN, in her capacity as President of GLENDOWER COURT PROPERTY OWNER'S ASSOCIATION, this 22 day of October, 2018.

J. Wilkes
(signature of Notary)

Jami Wilkes
(printed name of Notary)

My commission expires: 01.04.2020



RP-2018-481229
Pages 5
10/22/2018 01:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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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