

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
GLENDOWER COURT PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the President of Glendower Court Property Owners' Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements the instruments entitled "Declarations of Covenants, Conditions and Restrictions for Glendower Court", Houston, Harris County, Texas recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. RP-2022-467501(the "Notice") which were filed of record on September 19, 2022, 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.

• **Glendower Court Architectural and Construction Guidelines.**

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

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.

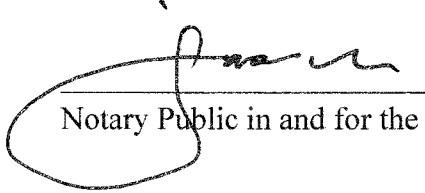
Executed on this 23rd day of October, 2024.

**GLENDOWER COURT PROPERTY OWNERS'
ASSOCIATION**

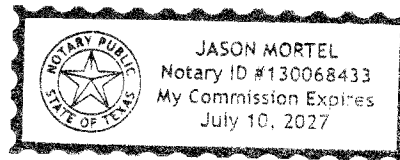
By: Kathryn Ketelsen, President
Kathryn Ketelsen, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 29th day of October, 2024, personally appeared Kathryn Ketelsen, President 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 she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



Appendix A

GLENDOWER COURT PROPERTY OWNERS' ASSOCIATION

Architectural and Construction Guidelines

Duly Adopted
October 15, 2024

RP-2024-395869

**Resolution of the Board of Directors
of Glendower Court Property Owners' Association**

WHEREAS the Declarations of Covenants, Conditions and Restrictions for Glendower Court Subdivision, Houston, Harris County, Texas ("Restrictions") were duly adopted pursuant to the terms, procedures and requirements of Chapter 201 of the Texas Property Code and filed in the official records of the Harris County Clerk on September 19, 2022;

WHEREAS the Restrictions were adopted for the purpose of enhancing and protecting the value, desirability, and attractiveness of the properties in Glendower Court, and for the safety, welfare and benefit of the owners of properties in Glendower Court;

WHEREAS, the Restrictions are applicable to any existing and proposed residential dwelling, garage, outbuilding, or other real property improvement located on any lot or tract of land within the subdivision;

WHEREAS the Restrictions directed that the Board shall appoint an Architectural Control Committee at its discretion and be separate from the Board;

WHEREAS the Restrictions state that the purpose of the Architectural Control Committee (ACC) of the Glendower Court Property Owners' Association (GCPOA) shall be to preserve the architectural and aesthetic appearance of the properties in Glendower Court;

WHEREAS the Restrictions state, in part, that:

1. The powers of the ACC shall include reviewing the site plans and final working plans and specifications for construction activities submitted to the ACC.
2. The powers of the ACC shall include the right to specify architectural and aesthetic requirements for properties, the location, height, and extent of fences, walls, or other screening devices, the orientation of structures with respect to streets, walks, paths and structures on adjacent properties and the right to limit the number of acceptable exterior materials, colors, and finishes that may be utilized in construction or repair of Improvements, in order to maintain a reasonable degree of conformity among the improvements in the Subdivision, while permitting reasonable innovation and individuality.
3. The powers of the ACC shall include the full power and authority to reject any site plan or final working plans and specifications that do not comply with the Restrictions or that do not meet its minimum construction or architectural design requirements or that will not be compatible with the overall character and aesthetics of the properties.
4. The powers of the ACC shall include the right and power to request submission of additional information related to construction-related submissions.

5. The powers of the ACC shall include the right to adopt a set of architectural requirements known as Architectural Guidelines which may be changed from time to time by the ACC, with the approval of the Board of the Association.

6. Any such requirements promulgated by the ACC in the Architectural Guidelines shall have a similar legal force and effect as if they were originally promulgated by the Restrictions.

7. The ACC and the Association shall have full authority and the power to enforce the Architectural Guidelines requirements so promulgated in a similar manner as any provision of the Restrictions.

WHEREAS, the Board analyzed the Restrictions and prior construction guidelines and determined that, in the best interest of the subdivision, the prior construction guidelines should be amended and the ACC should promulgate revised standards, and the prior guidelines are hereby replaced in its entirety by the following "Glendower Court Architectural and construction Guidelines" (hereafter "Guidelines").

NOW, THEREFORE, the Board adopts the following Architectural and Construction Guidelines promulgated by the ACC:

Architectural and Construction Guidelines

1. Any and all development of properties in Glendower Court, including the construction or renovation of any building, fence, wall or other improvement, must adhere to the requirements for such activity set forth in the Restrictions and in these Guidelines.
2. Property owners are responsible for ensuring that the Restrictions and these Construction Guidelines are followed.
3. The ACC shall have the authority to reasonably interpret the provisions of the Restrictions so as to be consistent with the general interests and purposes of the Restrictions, subject to review by the Board and judicial review. The ACC and the Board shall also have the power to and may allow reasonable variances and adjustments to the Restrictions on a per property basis, in order to overcome practical difficulties and to prevent unnecessary hardships in the application of the Restrictions. If the Architectural Control Committee, or the Board, allows a variance from or otherwise adjusts, this Declaration's Restrictions in a particular instance, the person who otherwise would be violating these Restrictions shall be deemed in compliance with the Restrictions and these Guidelines to the extent of the variance or adjustment.
4. The ACC may require the submission of such documents and items as it shall deem appropriate in connection with its consideration of a request for a variance. If the ACC approves such request for a variance, it shall evidence such approval, and grant its permission for such variance, only by written instrument addressed to the Owner of the Lot relative to which such variance has been requested, describing the applicable

Restriction(s) and the particular variance requested, expressing the decision of the ACC to permit the variance, and describing (when applicable) the conditions on which the variance has been approved. Any request for a variance shall be deemed to have been disapproved in the event of either (a) written notice of disapproval from the ACC or (b) failure by the ACC to respond to the request for variance.

5. All variances must be evidenced by written instrument in recordable form and may be signed by a majority of the members of the Board. The granting of a variance will not operate to waive or amend any of the terms or provisions of this Declaration applicable to the Lots for any purpose except as to the particular Lot and the particular instance covered by the variance, and a variance will not be considered to establish a precedent or future waiver, modification, or amendment of the terms and provisions of this Declaration.
6. The ACC and the Board have no liability or obligation whatsoever in connection with reviewing, approving or rejecting any plans and specifications and no responsibility for the adequacy thereof or for the construction of any Improvements contemplated by any such plans and specifications. The ACC has no duty to inspect any Improvements, and, if the ACC should choose to inspect any Improvements, it shall have no liability or obligation to any party arising out of such inspection. The ACC and the Board expressly shall have no liability or responsibility for defects in or omissions from any plans and specifications or for defects in or omissions from the construction of any Improvements.
7. Notwithstanding any covenant, condition or term contained in this Declaration or provision of the Bylaws of the Association to the contrary, neither the ACC, the Board nor the Association shall have any liability to any Owner arising or resulting from any act, omission or delay of the ACC and/or the Board taken or omitted pursuant to this Declaration or the Bylaws of the Association. To the maximum extent permitted by law, each Owner by accepting a conveyance of any Lot or of any portion of the Properties conclusively shall be deemed to have unconditionally and irrevocably waived all claims against the ACC, the Board and/or the Association arising or resulting from acts or omissions pursuant to this Declaration or the Bylaws of the Association.
8. Property owners shall make the arrangements necessary to provide the supervision needed on their construction sites to assure compliance with the Restrictions, City of Houston ordinances, and these Guidelines.
9. No building, fence, wall or other improvement shall be commenced, erected or maintained upon the Lots, nor shall any exterior addition to, or change or alteration thereon, nor shall any change in paint color be attempted, until a complete set of construction plans and specifications showing the nature, kind, shape, height, color of all exterior paints and materials and location of the same shall have been submitted to and approved in writing by the ACC as to the harmony of external design, with existing structures and improvements, compliance with these covenants conditions, and restrictions, and location in relation to surrounding structures and topography. Such plans shall show the color, landscape plan, if available, floor plan and square

footage, materials and location of the project. On corner lots, the ACC will approve which street the planned construction will face. Unanimous approval by the ACC shall not be required and approval by a majority of the members thereof shall be sufficient. To obtain approval, the property owner must submit the following to the ACC:

- a. GCPOA's Application for Plan Review (attached as Attachment B).
- b. A survey of conditions (including trees having a diameter of 4 inches or greater) of the Owner's lot existing before any construction or preconstruction activities have begun, including without limitation, demolition and/or site work, signed and sealed by an engineer or surveyor currently licensed and registered in the State of Texas ("Existing Condition Survey").
- c. A certificate of the natural grade of the owner's property, signed and sealed by an engineer or surveyor currently licensed and registered in the State of Texas to perform such work (the "Natural Grade Certificate"). The owner shall use the GCPOA Natural Grade Certificate in the form as Attachment C, and as the same may be amended from time to time.
- d. If, under any circumstances, the soil has already been disturbed, or if issuance of the Natural Grade Certificate is somehow not feasible, the ACC may require the Owner to determine natural grade in an alternative fashion, which process shall be determined in the sole discretion of the ACC based upon circumstances presented at such time
- e. While the deadline for submitting the Natural Grade Certificate is before any construction or pre-construction activities begin, the ACC recommends that the owner submit the Natural Grade Certificate as early as possible in the design process because the preliminary review process may result in disapproval.
- f. A site plan, signed and sealed by an engineer or surveyor currently licensed and registered in the State of Texas to perform such work, showing all proposed improvements.
- g. Complete set of construction drawings and plans and specifications
- h. Completed and signed affidavits from the owner, architect and builder as set forth in Attachment D.

10. All submissions to the ACC shall be sent electronically to ACC@GlendowerCourt.org and to info@GlendowerCourt.org.

11. If approved, the approval will be noted in writing (including electronic communications) and returned to the applicant. If the plans and specifications are not approved, reasons will be detailed in writing (including electronic communications) and delivered to applicant and their plans returned. Any decision of the ACC may be appealed to the Board by any property owner. The Board's decision will be final.

12. Notwithstanding the foregoing, no ACC approval is needed for repair and maintenance which does not alter the exterior appearance of the improvement.

13. Any modification or change to the approved set of plans and specifications which differs from these Restrictions must be approved by the ACC and in the event such plans and specifications are not approved, or in the event construction is not in conformity with the approved plans and specifications, the Owner and the contractor agree and covenant to conform such construction to the requirements of these Restrictions and the ACC.
14. No approval of plans and specifications and no publication of minimum construction standards shall be construed as representing that such plans and specifications or standards will, if followed, result in a properly designed Residence. Such approvals and standards shall in no event be construed as representing or guaranteeing any residence will be built in a good, "workman like" or "habitable" manner.
15. The ACC will not review, consider, or approve any submittal for a lot or tract until all GCPOA assessments and fines thereon are paid in full.
16. 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.
17. Start of construction activity for new construction and major or minor improvements includes land preparation, such as clearing, grading and filling, excavation, the installation of temporary or accessory buildings, receiving a building or other permit from the City of Houston, demolition work, or the delivery of construction materials to the site.
18. Demolition Activities
- a. Prior to any demolition activities, the property owner shall submit to the ACC at least thirty (30) days prior to beginning demolition the following:
 - i. A completed GCPOA Demolition Application in the form as Attachment E.
 - ii. All plans, dates and contractor information
 - iii. An executed affidavit agreeing to collect and dispose of all hazardous materials, including asbestos, in compliance with all applicable City of Houston, state and federal laws, ordinances and regulations, in the form as Attachment F; and
 - iv. A certificate of insurance in amounts and coverages acceptable to the ACC.
 - b. Prior to demolition, the owner shall determine whether there are pests, vermin or wildlife on the property. If there are pests, vermin or wildlife present the owner shall submit to the ACC the pest control company's contact information and licensing information at least ten (10) days prior to remediation. Pest remediation must be performed prior to any other demolition activities. Signage shall be posted on the property no fewer than five (5) days prior to

remediation stating the name and contact information of the pest control company so that neighboring residents receive prior notification of remediation.

19. All grants of approvals for improvements will expire six (6) months after issuance, if actual construction has not commenced. An extension may be obtained if a written request is submitted confirming there have been no changes to the original approved plans. Otherwise, new plans shall be submitted.
20. Construction must commence promptly after the issuance of the written approval to begin construction. The construction of all improvements must be completed within twenty-four (24) months, including, without limitation, all landscaping, driveways, and sidewalks, unless the ACC grants an extension. The ACC will consider granting up to 2 consecutive extensions of six (6) months each. Any request for an extension must be in writing, and must state the basis for the request, and be made at least 30 days before the expiration of the 24-month deadline. If the planned schedule for the final completion of all improvements exceeds 24 months because of the difficult or extensive nature of the improvements, the owner of the property is required to inform the ACC before commencing any construction. The ACC will determine in its sole discretion whether to grant any extensions.
21. Once commenced, the owner may not permit the construction to be stopped, interrupted, or abandoned for any substantial period, and the construction must be diligently and continuously pursued through final completion of all improvements. Periods of inactivity for more than 30 days are not permitted absent circumstances the Board determines constitute an event of *force majeure*.
22. Material changes in the design or construction differing from those reflected in the submittal that received approval are not permitted without prior, written ACC approval. Any such unapproved changes are subject to review, modification or removal, as required by the ACC.
- 23. IF THE OWNER OR OCCUPANT OF A LOT OR TRACT ALLOWS THE PROJECT TO REMAIN INCOMPLETE WITHOUT ONGOING AND MEANINGFUL CONSTRUCTION ACTIVITY, THE BOARD MAY FINISH OR REPAIR THE EXTERIOR OF THE IMPROVEMENTS AND OTHERWISE RESTORE THE PROPERTY TO AN APPROPRIATE CONDITION AT THE OWNER' S EXPENSE, IN ADDITION TO ALL OTHER REMEDIES THE LAW PROVIDES, INCLUDING, WITHOUT LIMITATION, STATUTORY PER DIEM PENALTIES AND ATTORNEYS' FEES.**
24. Trash must be collected from the site placed in a construction refuse container daily. The construction refuse container placed on the lot must be designed and maintained to prevent trash and debris from blowing out. Such construction refuse container must be regularly emptied and maintained and located in the most unobtrusive, accessible location. Trash may never be allowed to overflow from a dumpster or trash container.

25. Sidewalks must always be kept clean and passable. When sidewalks are replaced, construction of new sidewalks shall be constructed immediately after the old one is removed. City of Houston Building Code Section 40-1 1: declares unlawful for any person in any manner to obstruct the use of sidewalks by pedestrians.
26. No vehicles may be parked in other property owners' driveways or parked on the streets in such a manner that interferes with the use of driveways or streets. All illegal parking will be reported, and vehicles may be towed at the owner's expense.
27. Construction sites must always be kept clean and neat. All construction debris and other trash must be contained onsite, and removed from the site at least once per week. No trash should be left exposed that would drift or be carried onto an adjacent property. Under no circumstances should storm sewer inlets be used to discard trash or debris.
28. The streets shall be kept clean of mud, excess concrete (including spillage from concrete trucks) and other materials generated from the construction site. GCPOA shall have the right to have building sites and streets cleaned at the property owner's expense, if necessary.
29. One port-a-can is permitted onsite. The port-a-can (i) may not be onsite more than seven (7) days before construction commences; (ii) must be located as far from the front property line as possible while still enabling regular servicing; (iii) must be screened from view from adjacent streets and neighbors; (iv) must be regularly serviced; and (v) must be removed within 30 days after the date of substantial completion of the project. Contractors must install a flush toilet as soon as plumbing is connected and remove the port-a-can.
30. The owner of the property is responsible for the safety and health of others during construction activities. To that end, temporary construction fencing shall be erected on the property line between adjacent properties and be accompanied by screening material. Construction fencing must be removed from any vacant lot following demolition if commencement of construction does not begin within 2 months. Construction fencing shall be removed no later than the date the certificate of occupancy is issued.
31. Construction sites and vacant lots must always be well-maintained, with grass, weeds, and vegetation mowed and trimmed at regular intervals to maintain the property in a neat and attractive manner. Dead trees, shrubs, vines, and plants must be promptly removed from the lot.
32. Members of the Board and ACC shall have full access to the construction site and construction project once written approval to begin construction has been issued to the owner and ending with the final completion of all improvements.

33. Work hours and Activity

- a) Generally, construction activities are permitted during the following times:
 - i. September 1st through May 31st:
 - a. on weekdays between 7:00 a.m. and dusk, or 7:00 p.m., whichever is earlier, and
 - b. on Saturdays between 9:00 a.m. and dusk, or 6:00 p.m., whichever is earlier.
 - ii. June 1st through August 31st:
 - a. on weekdays between 7:00 a.m. and dusk, and
 - b. on Saturdays between 8:00 a.m. and 6:00 p.m.
- b) Construction activities are not permitted at any time on Sundays or the following listed holidays: NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY (JULY 4th), LABOR DAY, THANKSGIVING DAY, and CHRISTMAS DAY.
- c) The term “construction activities” means both interior and exterior construction or demolition activities. Construction or demolition work includes actual construction work and staging activities including, without limitation, gathering of workmen, parking of delivery vehicles, delivering, loading and unloading materials, consumables, machinery and equipment, or operating any machinery or tools.
- d) Notwithstanding the foregoing, construction work that (1) is not noisy (interior painting, for example) and (2) does not involve noisy staging activity or other exterior activity, is permitted between the hours of 7:00 a.m. and 6:00 p.m. if contained entirely within the interior of a residential dwelling or other improvement on any day on which construction or demolition work is otherwise prohibited.
- e) Workmen may not play radios or any other audio equipment at a volume that can be heard beyond the property under construction.

34. Building materials and other material, trucks, and equipment shall not be placed upon or parked on the easement between the front property line and the street. Any material placed in the easement must be moved the same day. City of Houston Building Code 40-7: declares unlawful any obstructions and encroachments in the city right-of-way.

35. Owners and contractors should preserve as many trees as possible on a lot. The Association encourages placing protective fencing around trees (as close to the edge of the dripline as possible) and notifying all appropriate subcontractors that under no circumstances should any root systems be cut.

36. During construction, food waste must be stored in closed containers and may not be placed within the front building setback line or within five (5) feet of a neighboring

property.

37. Temporary builder signs for new homes shall be limited to one sign of no more than eight (8) square feet in size that contains the builder's name and contact information. Temporary signs for subcontractors, lenders, real estate brokers, for sale or for rent signs, etc., are prohibited.
38. Noncompliance with the Restrictions and these Architectural Guidelines shall result in the imposition of fines as provided in the Glendower Court Property Owners' Association Schedule of Fines.
39. All fencing plans must be submitted for review and written approval prior to any construction. All hedges planned for the front part of the property that are visible from the street, must be submitted for review and written approval prior to planting.
40. The words used herein have the same meaning as set forth in the most current bylaws of Glendower Court Property Owners' Association.

**NOTHING IN THESE GUIDELINES MAY BE CONSTRUED AS A WAIVER OF OR
CONSENT TO VIOLATE ANY OF THE DECLARATION OF RESTRICTIONS.**

The undersigned verifies the above policy was duly adopted on the 15th day of October, 2024.

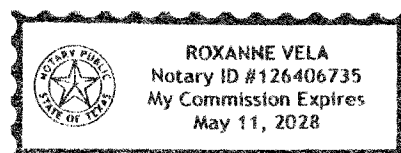
**GLENOWER COURT PROPERTY
OWNERS' ASSOCIATION**

By: Kathryn Ketelsen, President
Kathryn Ketelsen, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 23rd day of October, 2024, personally appeared Kathryn Ketelsen, President 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 she executed the same for the purpose and in the capacity therein expressed.

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



RP-2024-395869

ATTACHMENT B

Attachment B
Glendower Court POA
Plan Review Instructions & Check List

Plan review by the Glendower Court POA Architectural Control Committee (ACC) is required for all new construction of any kind, and for any remodeling project that impacts an exterior wall or building line of a home, garage or outbuilding.

Review is not required for interior remodeling that does not include any exterior changes. However, projects such as window, door and siding replacement, new gates or fences, generators, swimming pools and equipment, solar panels, patio covers, arbors and new roofs, must be submitted for approval under the "Site Feature" category.

Please complete and return the following items to the address listed below to facilitate review of your plans. While we endeavor to review plans within 2 weeks based on the availability of the committee. The review period does not begin until all required items have been received.

Please return your submission via email to info@GlendowerCourt.org.

A. Application/transmittal form

B. Signed Affidavits

C. Your PLANS including these items, if applicable:

1. Survey
2. Site plan (with setbacks dimensioned)
3. Renderings
4. Full set construction plans with height dimensioned
5. Materials list including exterior paint colors -- if not listed on plans

We look forward to receiving your submission. If you have questions, please contact us at 713-807-1787 or send a message to ACC@GlendowerCourt.org or info@GlendowerCourt.org.

RP-2024-395869

ATTACHMENT C

Attachment C
Glendower Court POA
Application for Plan Review

Date: _____

Rec.# _____

Property Owner: _____

Property Address: _____

Mailing Address: _____

Phone Numbers: (w) _____ (h) _____ (cell) _____ (fax) _____

Email Address: _____

Architect: _____

Property Address: _____

Mailing Address: _____

Phone Numbers: (w) _____ (h) _____ (cell) _____ (fax) _____

Email Address: _____

Contractor: _____

Property Address: _____

Mailing Address: _____

Phone Numbers: (w) _____ (h) _____ (cell) _____ (fax) _____

Email Address: _____

Description of project: _____

ABOVE TO BE COMPLETED BY APPLICANT

House faces: _____ N _____ S. _____ E. _____ W. Lot Sq. Ftg. _____

Residence setbacks: _____ feet from front property line; _____ N. _____ S. _____ E. _____ W.

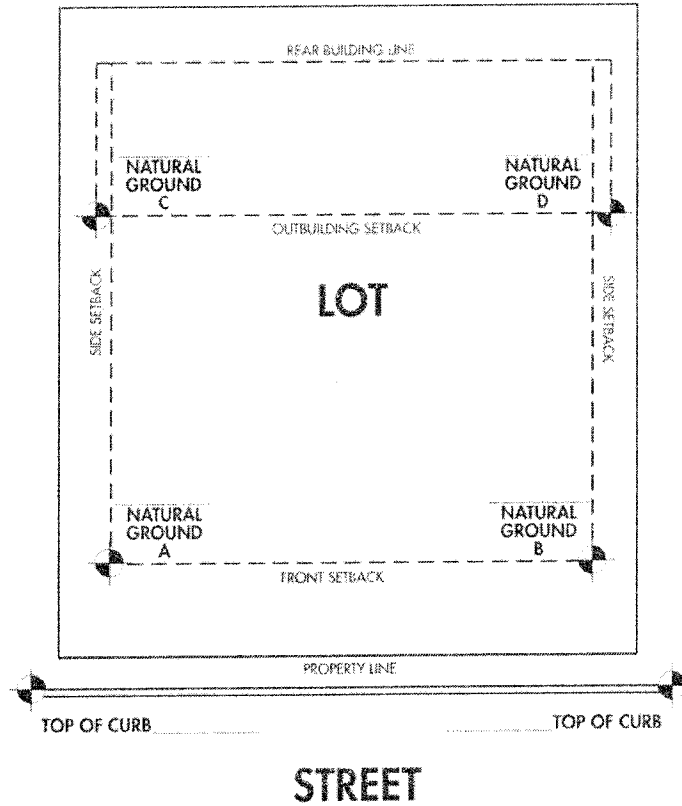
Garage Setbacks: _____ feet from front property line; _____ N. _____ S. _____ E. _____ W.

Restrictions vs. Request: _____

Return completed form to: Glendower Court POA, PO Box 541346, Houston, TX 77254
or info@GglendowerCourt.org

RP-2024-395869

GLENDOWER COURT POA NATURAL GRADE CERTIFICATE



LOCATION OF PROJECT BENCHMARK

- ☐ Top of Curb ☐ Nail on Power Pole
☐ Nail in Fence ☐ Other _____

YOU MUST USE THE SAME PROJECT BENCHMARK FOR

1. HEIGHT CERTIFICATION FOR STRUCTURE
2. SITE PLAN
3. DRAINAGE PLANS

NATURAL GRADE ELEVATION

STRUCTURE

Elevations $A+B/2$ = Natural Grade Elevation _____

Owner(s): _____

Property Address: _____

Lot _____ Block _____ Section _____

Subdivision _____

NOTES:

ORIGINAL ENGINEER OR SURVEYOR SIGNATURE

NAME: _____

COMPANY: _____

JOB #: _____

DATE

RP-2024-395869

ATTACHMENT D

Attachment D

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

GLENDOWER COURT ARCHITECTURAL CONTROL COMMITTEE

AFFIDAVIT OF ARCHITECT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary, _____, on this _____ day of _____, 20____, personally appeared _____, known to me to be a credible person and of lawful age, who being by me first duly sworn, on _____ (his/her) oath, deposes and says:

- 1) I have read the Covenants, Conditions and Restrictions for Glendower Court (the "Restrictions") and agree to abide by them.
- 2) The drawings I have submitted to the Glendower Court Architectural Control Committee (the "Committee") for the proposed construction at _____ (the "Plans") are a) in compliance with the Restrictions, b) accurately reflect the building contemplated, and c) comply with City of Houston setback requirements and codes.
- 3) Any material changes in the Plans shall be re-submitted to the Committee for approval.

(signature of architect)

(typed or printed name of architect)

(address of architect)

Subscribed and sworn to before me, this _____ day of _____, 20____.

[Notary Seal]

(signature of Notary)

(typed or printed name of Notary)

NOTARY PUBLIC

My commission expires: _____, 20____.

RP-2024-395869

The Glendower Court Property Owners' Association

Post Office Box 541346
Houston, Texas 77254-1346

GLENDOWER COURT ARCHITECTURAL CONTROL COMMITTEE

AFFIDAVIT OF BUILDER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary, _____, on this _____ day of _____, 20____, personally appeared _____, known to me to be a credible person and of lawful age, who being by me first duly sworn, on _____(his/her) oath, deposes and says:

- 4) I have read the Declaration of Covenants, Conditions and Restrictions for Glendower Court (the "Restrictions") and agree to abide by them.
- 5) The drawings I have submitted to the Glendower Court Architectural Control Committee (the "Committee") for the proposed construction at _____(the "Plans") are a) in compliance with the Restrictions, b) accurately reflect the building contemplated, and c) comply with City of Houston setback requirements and codes.
- 6) Any material changes in the Plans shall be re-submitted to the Committee for approval.

(signature of builder)

(typed or printed name of builder)

(address of builder)

Subscribed and sworn to before me, this _____ day of _____, 20____.

[Notary Seal]

(signature of Notary)

(typed or printed name of Notary)

NOTARY PUBLIC

My commission expires: _____, 20____.

RP-2024-395869

The Glendower Court Property Owners' Association

Post Office Box 541346
Houston, Texas 77254-3146

GLENDOWER COURT ARCHITECTURAL CONTROL COMMITTEE

AFFIDAVIT OF OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary, _____, on this _____ day of _____, 20____, personally appeared _____, known to me to be a credible person and of lawful age, who being by me first duly sworn, on _____(his/her) oath, deposes and says:

- 7) I have read the Covenants, Conditions and Restrictions for Glendower Court (the "Restrictions") and agree to abide by them.
- 8) The drawings I have submitted to the Glendower Court Architectural Control Committee (the "Committee") for the proposed construction at _____(the "Plans") are a) in compliance with the Restrictions, b) accurately reflect the building contemplated, and c) comply with City of Houston setback requirements and codes.
- 9) Any material changes in the Plans shall be re-submitted to the Committee for approval.

(signature of owner)

(typed or printed name of owner)

(address of owner)

Subscribed and sworn to before me, this _____ day of _____, 20____.

[Notary Seal]

(signature of Notary)

(typed or printed name of Notary)

NOTARY PUBLIC

My commission expires: _____, 20____.

RP-2024-395869

ATTACHMENT E

Attachment E

Glendower Court POA

Demolition Application

Dear Property Owner:

Review of Demolition plans is required for all exterior projects that involve demolition prior to construction. Demolition review is not required for interior remodeling projects that do not include exterior changes.

Notification of the status of applications will be sent within 3 business days after receiving the requested information.

No Fees are assessed for processing demolition applications.

Please submit the attached form to info@GlendowerCourt.org or mail to:

*Glendower Court POA
PO Box 541346
Houston, TX 77254-1346*

If you have not already submitted plans for your new construction or remodeling project, please do so as soon as possible. A separate application is required for Plan Review.

Questions? Call (713) 807-1787 or send a message to info@GlendowerCourt.org.

Glendower Court Property Owners Association

Demolition Application

Date: _____

Rec.# _____
(Office Use only)

Property Owner/Builder: _____

Property Address: _____

Mailing Address: _____

Phone Numbers: (w) _____ (cell) _____ (fax) _____

Email Address: _____

Demolition

Contractor: _____

Mailing Address: _____

Phone Numbers: (w) _____ (cell) _____ (fax) _____

Email Address: _____

Description of area and structures being demolished: _____

Demolition date (expected): _____

Adjacent neighbors/addresses with shared property lines:

East: _____

West: _____

North: _____

South: _____

Have these neighbors been notified of the pending demolition? YES NO

Has CenterPoint certified that the gas been disconnected at the main and the meter removed? YES NO

Does home contain hazardous material that will need to be disposed of in accordance with Texas Hazardous Waste Regulations? (eg Asbestos, lead) YES NO

If YES, what arrangements have been made for such disposal?

Will watering hoses be used at all times during demolition? YES NO

Provide City of Houston Demolition Permit # here: _____

ATTACHMENT F

Attachment F

The Glendower Court Property Owners' Association

Post Office Box 541346
Houston, Texas 77254-1346

GLENDOWER COURT ARCHITECTURAL CONTROL COMMITTEE

AFFIDAVIT OF OWNER FOR DEMOLITION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary, _____, on this _____ day of _____, 20____, personally appeared _____, known to me to be a credible person and of lawful age, who being by me first duly sworn, on _____ (his/her) oath, deposes and says:

- 10) I have read the Declaration of Covenants, Conditions and Restrictions for Glendower Court, recorded September 19, 2022 (the "Restrictions") and agree to abide by them, along with the Rules for Demolition (See attachment E).
- 11) 1The Demolition application that I have submitted to the Glendower Court Architectural Control Committee (the "Committee") for the proposed demolition in compliance with the Restrictions, b) comply with City of Houston rules and codes.
- 12) Any additional structures to be demolished after this application is submitted, shall be resubmitted to the Committee for approval.

(signature of owner)

(typed or printed name of owner)

(address of owner)

Subscribed and sworn to before me, this _____ day of _____, 20____.

[Notary Seal]

(signature of Notary)

(typed or printed name of Notary)

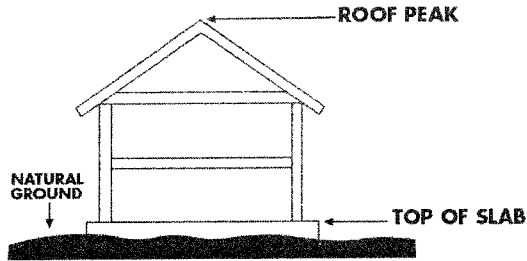
NOTARY PUBLIC

My commission expires: _____, 20____.

RP-2024-395869

GLENDOWER COURT POA
HEIGHT CERTIFICATION
For Structures

Attachment G



PROJECT BENCHMARK _____
(Benchmark must be the same as benchmark used for Natural Grade Certificate)

LOCATION OF PROJECT BENCHMARK

- ☐ Top of Curb ☐ Nail on Power Pole
☐ Nail in Tree ☐ Other _____

STEPS TO DETERMINE THE HEIGHT OF STRUCTURE:

1. From PROJECT BENCHMARK, determine TOP OF SLAB ELEVATION.
2. When framing is complete, and prior to decking, determine distance from TOP OF SLAB to HIGHEST ROOF PEAK.
3. Subtract NATURAL GRADE ELEVATION from HIGHEST ROOF PEAK ELEVATION (or HIGHEST POINT if closer than 10' to any property line) to determine STRUCTURE HEIGHT above natural grade elevation.

TOP OF SLAB ELEVATION		_____
TOP OF SLAB TO HIGHEST ROOF PEAK	+	_____
HIGHEST ROOF PEAK ELEVATION	=	_____
NATURAL GRADE ELEVATION (from natural grade certificate)	-	_____
HEIGHT OF STRUCTURE*	=	_____

*MAX Height = 40 feet above Natural Grade Elevation

Owner(s): _____

Property Address: _____

Lot _____ Block _____ Section _____

Subdivision _____

NOTES:

ORIGINAL ENGINEER OR
SURVEYOR SIGNATURE

NAME: _____

COMPANY: _____

JOB #: _____

DATE

RP-2024-395869

RP-2024-395869
Pages 29
10/25/2024 08:14 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$133.00

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-2024-395869