

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 ("The 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 2024 Property Maintenance Guidelines.

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.

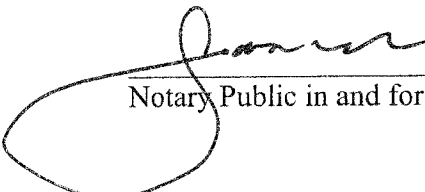
Executed on this 23rd day of October, 2024.

**GLENDOWER COURT PROPERTY OWNERS'
ASSOCIATION**

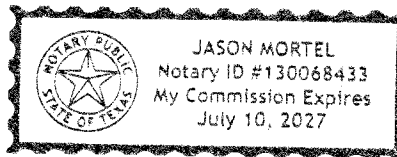
By: Kathryn Ketelsen, President
Kathryn Ketelsen, President

THE STATE OF TEXAS §
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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.



Notary Public in and for the State of Texas



GLENDOWER COURT PROPERTY OWNERS' ASSOCIATION

2024

Property Maintenance Guidelines

Duly Adopted
October 15, 2024

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; and

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; and

WHEREAS, the Board analyzed the Restrictions and determined that, in the best interest of the subdivision, the Board should promulgate property maintenance guidelines, "Glendower Court 2024 Property Maintenance Guidelines" (hereafter "Guidelines").

NOW, THEREFORE, the Board of the Glendower Court Property Owners' Association (GCPOA) adopts the following 2024 Property Maintenance Guidelines:

2024 Property Maintenance Guidelines

1. Each owner of a property in Glendower Court shall at all times be obligated to maintain his or her property and all improvements thereupon, together with grass and other vegetation located thereon, so as to keep same in a clean, attractive, and safe condition, and to conform with any specific standards which the Board or Architectural Control Committee may adopt by resolution and publish per applicable law for the Properties.
2. Overgrown weeds, shrubs, grass, and vegetation are fire and safety hazards. The property owner/occupant is responsible for maintaining weeds and grass at 9 inches or less and brush and shrubbery at 7 feet or less.
3. An owner's maintenance obligation shall include, but not be limited to, the maintenance of all visible exterior surfaces of all buildings and other improvements on their property, as well as the prompt removal of all paper, debris and refuse, the removal and replacement of dead and diseased trees and plantings, the repair, replacement, cleaning and revamping of all lighting fixtures, the mowing, watering, fertilizing, weeding, replanting and replacing of all landscaping on their property.
4. Except as stated in the Declaration of Restrictions Section 2.6, no property may be used primarily as a driveway and/or parking facility. Vehicles shall be parked only in the street, a driveway or an enclosed garage (either attached or detached to the home). Vehicles may not be parked on a lawn, sidewalk or vacant property. No bus, large truck, recreational vehicle

(RV), boat or trailer shall be left parked in the street in front of any property more than over one night, except for temporary purposes of construction, repair or maintenance of a Residence in Glendower Court. No recreational vehicle (RV), bus, large trucks, boat or trailer shall be left parked in the driveway or any portion of a property where it is visible from the street.

5. No animals, hogs, horses, cattle, swine, sheep, goats, poultry, reptiles, or livestock of any kind shall be raised, bred, located or kept on any property at any time, except for "Permitted Pets" which are dogs, house cats and other usual and customary household pets of a reasonable kind, other than pigs, ordinarily kept in residential subdivisions. No Permitted Pets may be raised, bred, kept or maintained for commercial purposes, nor shall they be allowed to run at large within the subdivision. If a pet becomes an annoyance or nuisance to the subdivision, in the opinion of the Board, it must be removed from the subdivision.
6. All Permitted Pets must be kept on a leash and must be under the control of their owner when outside the owner's property or when not maintained in an enclosed yard from which the Permitted Pet cannot escape. Outside house cats are exempted from this restriction, although the city law requiring animals to be under the direct control of a human being via a leash prevails.
7. Each person in control of a Permitted Pet shall promptly remove and dispose of, in a sanitary manner, feces left by such Permitted Pet. No dog runs, animal pens or similar devices shall be visible from any street in the subdivision.
8. No noxious or offensive trade or activity shall be carried on within the subdivision or upon any property, nor shall anything be done thereon, which may be or become an annoyance or nuisance to residents in the subdivision.
9. It is the continuing responsibility of each owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition of such owner's property. No property may be used, in whole or in part, for the storage of any property or thing that will cause such property to appear to be in an unclean or untidy condition, or that will be obnoxious to the eye.
10. No substance, thing or material may be kept upon any property that will emit foul or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property.
11. No obnoxious noise including, but not limited to, outdoor or vehicle audio systems which produce or are caused to produce sound or bass rhythms which may disturb the peace and quiet of the occupants of surrounding properties shall be permitted in the subdivision.
12. The discharge of firearms (except for emergency self-defense) and the storage or discharge of fireworks and rocket propelled devices in the subdivision are strictly prohibited at all times and under all circumstances, including any celebration of any holiday such as the Fourth of July. The term "firearms" includes without limitation "B-B" guns, pellet guns, paint ball

guns, or similar, and any small or large firearm of any and all types which emits a projectile. The term "fireworks" includes any device which utilized any chemical or other material for any explosive reaction of any kind.

13. All clotheslines, equipment, garbage cans, service yards, wood piles and storage piles shall be kept screened from view of the neighboring properties and streets, except that garbage and recycle cans /bins may be placed curbside the night before and the day of garbage collection.
14. Lawn maintenance work and landscaping work is permitted only as follows:
 - a. Monday through Friday between 8:00 a.m. and 5 p.m.
 - b. Saturdays between 9:00 a.m. and 1:00 p.m.
15. Lawn maintenance work and landscaping work performed by any person who is not the owner of the property is not permitted at any time on a Sunday.
16. Lawn maintenance work and landscaping work is not permitted at any time on any of the following listed holidays: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY (JULY 4th), LABOR DAY, THANKSGIVING DAY, and CHRISTMAS DAY.
17. Property owners shall take all steps necessary to ensure that they or their landscape workers do not use blowers in any manner other than to gather debris for removal by them. Blowers cannot be used to blow debris or any other material into the street or to another resident's property. All lawn maintenance debris shall be removed at the time the maintenance is performed.
18. Residents who will be away from their properties should arrange for their properties and yards to be maintained at regular intervals.
19. No structure of a temporary character, trailer, or trailer built as a modular home, motor home, mobile home, manufactured home, basement, tent, shack, shed, pod, storage unit, storage container, garage, barn or other outbuilding shall be permitted, placed or erected on any property or used on any property at any time as a Residence, either temporarily or permanently. No used existing building or structure of any kind and no part of a used existing building or structure shall be moved onto, placed on, or permitted to remain on any property. The only exception shall be a contractor's job-site office structure, which shall be removed immediately upon completion of a construction project.
20. No trash, rubbish, garbage, manure, debris, waste, or offensive material of any kind shall be kept or allowed to remain on any property, nor shall any property be used or maintained as a dumping ground for such materials. All such matter shall be placed in sanitary refuse containers with tight fitting sanitary covers or lids and placed in an area adequately screened from view of other properties by planting or fencing. Equipment used for the temporary storage and/or disposal of such material prior to removal shall be kept in a clean and sanitary condition and shall comply with all current laws and regulations and those which may be promulgated in the future by any federal, state, county, municipal or other governmental body with regard to environmental quality and waste disposal. In a manner consistent with

good housekeeping, the Owner of each property shall remove such prohibited matter from his or her property at regular intervals at his or her expense. Incinerators or other outdoor burning of trash, leaves, debris or other materials is prohibited, other than in the process of cooking of food or utilizing outdoor fireplaces and/or fire pits for human warmth or recreation.

21. No gasoline, motor oil, paint, paint thinner, pesticide or other product considered to be a contaminant or a hazardous substance under applicable federal or state laws and regulations shall be disposed of on any property nor shall any such material be deposited into a storm sewer, sanitary sewer, manhole, drainage ditch, channel or detention pond within the Properties, but rather all such materials shall be handled and disposed of in compliance with all applicable laws and regulations and the recommendations of the manufacturer of the applicable product or a governmental entity with jurisdiction. No person shall perform any activity or do any act or thing or maintain or permit any condition in violation of applicable environmental, toxic or hazardous waste or similar laws, rules or regulations. Storage of gasoline, heating or other fuels, or of any hazardous or toxic materials anywhere in the Subdivision is strictly prohibited; except that up to twenty (20) gallons of fuel (including propane) may be stored upon a property for emergency purposes, for operation of lawn mowers and similar tools or equipment, for landscape Maintenance and for cooking equipment, if properly kept and stored in a safe and non-hazardous manner. The foregoing does not place any obligation or liability upon the Association, any management company retained by the Association, and/or any person who is an officer, director or employee of such entities, for enforcement of any applicable environmental, toxic or hazardous waste or similar law, rule or regulation.
22. Unless otherwise approved by the Board, no property shall be used for the storage of any materials whatsoever, except that material used in the construction of Improvements erected upon any property may be placed upon such property during construction. Sidewalks shall be maintained and kept clean, free of mud, and unobstructed except during active construction of a new sidewalk. It is the Owner's responsibility to have sidewalks which are damaged during construction promptly repaired or replaced. Building materials may remain on property for a reasonable time, so long as the construction progresses without undue delay, after which time these materials shall be removed from the property. Under no circumstances shall building materials be placed or stored on the streets, sidewalks or rights-of-way.
23. Connections that discharge sewage from the building to the public sewer systems must be maintained in good condition.
24. Junk vehicles must be screened by completely enclosing the vehicle in a building. Car covers, tarps, bamboo shades and other types of materials are not acceptable screening. A junk motor vehicle is any vehicle, visible from a public place or public right-of-way, that is:
 - a. wrecked, dismantled, discarded, or
 - b. is inoperable and remains inoperable for a continuous period of more than 30 days on private property, or
 - c. displays expired registration or no registration.

25. Property owners must not store trash, junk, or building or other materials in plain view. These materials include dead trees, tires, refuse, glass, building materials, appliances, inoperable boats, and junk vehicles. Junk, trash, litter and rubbish cannot be deposited or allowed to accumulate on a lot or on the street. This includes junked auto parts, appliances, furniture, building materials, tires, discarded paper, tree trimmings, cardboard, plastics, fallen tree limbs and other offensive or objectionable materials.
26. All fences and accessory structures, including detached garages and sheds, must be maintained in structurally sound condition and in good repair.
27. Windows, doors and other openings on vacant buildings and structures must be kept locked and covered to prevent unauthorized entry. A property owner may be required to board up a building/structure if it becomes vacant and is not secured. Storage sheds and garages must also be secured.
28. These Guidelines apply to all properties, including those that are vacant, for sale, or which are undergoing remodeling.
29. If any property owner fails to observe any covenant, condition or restriction contained in the Restrictions, or fails to maintain or repair their property and the improvements situated thereon either in accordance with the provisions of the Restrictions and/or in a manner satisfactory to the Board of the Association, and such default continues unresolved for ten (10) days after written notice thereof is mailed to the last known address of the owner involved (without the requirement of certification or certified mail), the Association, through the Board, or any employee, agent or contractor of the Association (authorized by the Board) shall have the right (but not the obligation), through its agents or employees to enter upon said property and cause to be cut any such weeds and grass, or remove or cause to be removed such garbage, trash and rubbish, or may do any other reasonable thing necessary to maintain compliance with the Restrictions so as to place said property in a neat, attractive, healthful, safe, and sanitary condition. The Association may render a statement of charge to the owner of such property for the cost of such work. The owner agrees by the ownership of the property and membership in the Association to pay such statement immediately upon receipt. In the event of the failure to pay such statement, the cost of such work, plus interest thereon at the maximum rate permitted under the laws of the State of Texas, shall become a part of the Assessment payable by said owner and payment thereof shall be secured by the lien on the property in the same manner as such assessment created pursuant to the Restrictions. The Association, the Board, the ACC, and their agents and employees shall not be liable, and are hereby expressly relieved from any liability, for trespass or other tort or allegation thereof in connection with the performance of the maintenance and other work authorized herein.
30. The words used herein shall 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.

RP-2024-395833
Pages 9
10/25/2024 08:08 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$53.00

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-2024-395833