

OCT 28 2016

WOODSTONE HOMEOWNERS' ASSOCIATION, INC.

GENERAL RESTRICTIONS AND RULES

Resolution Amending General Restrictions and Rules

STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

RP-2016-476035  
10/21/2016 RP2 \$72.00

The Woodstone Homeowners' Association, Inc. ("Association") Board of Directors ("Board"), upon careful consideration and deliberation, with all motions being correctly proposed and seconded, adopted the following General Restrictions and Rules at a duly called Board meeting.

WHEREAS, Paragraph 8 of the Restrictions of Woodstone, Section Three ("Restrictions"), Article II, Section 1(b) of the By-Laws of Woodstone Homeowners' Association, Inc. ("By-Laws"), and Section 204.010 of the Texas Property Code together clearly support the authority of the Board to adopt rules and regulations and enforce decisions and rulings applicable to the Woodstone, Section Three subdivision ("Woodstone") located at 201 Vanderpool Lane, Houston, Texas 77024;

WHEREAS, every Woodstone homeowner receives a copy of the Restrictions, By-Laws, and all existing Rules for Woodstone before or at (closing) settlement, it is the Board's intent to adopt and file these General Restrictions and Rules as required by Section 202.006 of the Texas Property Code;

RESOLVED, these General Restrictions and Rules ("Rules") are a combination of (1) abbreviations of the official recorded Restrictions, and (2) rules and regulations adopted by the Board. Copies of the official recorded Restrictions may be obtained by calling the Woodstone property manager or from the Woodstone website;

RESOLVED, that the following Rules are established for the use of the property comprising Woodstone in order to create and carry out a uniform plan for the improvement, maintenance and use of the property for the benefit of present and future owners;

RESOLVED, Woodstone homeowners who rent or lease their property are responsible for reviewing the Rules with the residents and providing them with a copy, either personally or through their agent and the homeowner will be personally responsible for the prompt eviction of any residents deemed undesirable by the Board as a result of other homeowner complaints;

RESOLVED, that these Rules apply to homeowners, renters, lessees, and visitors, as well as contractors. Homeowners, renters and lessees are responsible for ensuring that their guests and contractors comply with applicable Restrictions and Rules including, but not limited to, those related to speed limits, parking of trucks and other vehicles, common property, use of the clubhouse, pool and tennis court; and

RESOLVED, enforcement of the Restrictions and Rules shall be by procedures outlined in the Woodstone Violations Enforcement Policy.

## **Maintenance and Use of Homeowner's Property**

1. A building site shall not be used for any purpose except residential purposes. The term "residential purposes" as used herein shall be held and construed to exclude commercial and professional uses, hospitals, duplex-houses and apartment houses, which are expressly prohibited.
2. Carports are for parking cars and should not be used for general storage for any items other than vehicles, bicycles neatly arranged or hung, garden hoses neatly stored on holders or in hose boxes, ladders discreetly hung, potted plants, covered barbeque grills and neatly stacked firewood. All other items including, but not limited to, vehicle parts and recreational or sports equipment should be stored elsewhere, away from public view. Any deviation from the above must be approved by the Board.
3. If residents have more than two vehicles, two vehicles must be parked in the carport before any vehicles are parked in Visitor Parking spaces.
4. The mounting or placing of basketball hoops or other paraphernalia for sports and games is prohibited.
5. Trash containers should be kept at all times in a closed, unlocked, carport closet or other enclosure designed for that purpose, which is separate from the storage or water heater closet. Trash removal personnel are to remove trash containers from and return trash containers to this closet or other enclosure. Trash containers should not be visible from the street at any time. Only on the day of trash pickup may residents neatly place garbage bags at the edge of their carport to be removed by trash personnel.
6. Automotive mechanical repairs and oil changes are prohibited in Woodstone.
7. Homeowners are responsible for the original and replacement landscaping on their property. However, the Woodstone groundskeepers will perform periodic trimming, raking and weeding in front of the homes. Homeowners are required to obtain prior approval from the Landscape Committee before making major landscaping changes, including removing trees.
8. Homeowners are responsible for providing and maintaining the exterior lighting of their homes.
9. Homeowners are responsible for maintaining the exterior of their homes. This may include repair or replacement of wood, brick, roofs, fences, maintenance of gutters and screens, refinishing of doors, painting of siding and trim\*, pressure cleaning, and general sweeping and cleaning. \*Approved exterior paint colors are available from the Architectural Control Committee.
10. Contractors, construction and/or landscaping crews may be admitted on Monday through Saturday no earlier than 8:00 a.m. and must depart by 7:00 p.m. April through September and depart by 6:00 p.m. October through March. No contractors, construction and/or landscaping crews may be admitted on Sundays or holidays. The only exception is for emergencies. Noise level must be kept down to zero on Sundays, holidays and after the hours noted above, including the use of blowers and power washers. The use of blowers and powers washers and other noise generating devices is also prohibited on Sundays and holidays. Woodstone recognizes as holidays the day of national observance for: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Homeowners are responsible for informing workmen of these rules.

## **Other General Restrictions and Rules**

1. Obnoxious or offensive activity shall be prohibited upon any building site, and nothing shall be done thereon which may be or become an annoyance or nuisance to the neighborhood. What constitutes obnoxious or offensive activity shall be in the sole discretion of the Board.
2. Residents are responsible for ensuring appropriate behavior of their children and guests, and of compliance with all Restrictions and Rules.

Bike riding and sport skating are allowed in the streets only. The Association assumes no liability for activities in the street.

Children are to be restricted from playing in the vicinity of the gates and guardhouse and from climbing on roofs, fences, and trees.

3. It is recommended that residents who have installed audible security alarm systems for home or vehicle give turn-off instructions to neighbors of their choice.
4. Any sign, banner or flag not specifically allowed under Texas Property Code is prohibited from being displayed on any building site or common property until such sign, banner or flag has been approved by the Board.
5. A United States Flag, a Texas State Flag and/or a replica flag of any branch of the United States Armed Forces are allowed in Woodstone under Texas Property Code, which also gives Associations control in the placement and size of the flags and flagpoles. The following rules apply to flags displayed within Woodstone: 1) they must be displayed in accordance with United States and Texas flag code; 2) any flagpole (freestanding or attached to a dwelling) must be constructed of permanent, long-lasting materials, with an appropriate finish that is harmonious with the dwelling; 3) the flag(s) and flagpole must be maintained in good condition and any deteriorated flag or structurally unsafe flagpole be repaired, replaced or removed; 4) only one freestanding flagpole per residence is allowed behind the setback distance; 5) flagpole halyards and hardware must not create a noise nuisance; 6) flags must not be larger than 3 feet by 5 feet; 7) any illumination on flags must be soft landscape lighting which does not migrate onto adjacent properties; and 8) owners are not allowed to locate flags or flagpoles on common property or common elements.
6. Religious displays are allowed as long they conform to the Texas Property Code and they do not: 1) threaten public health or safety; 2) violate the law; and 3) contain language, graphics or other display that is patently offensive to a passerby.
7. Soliciting and door-to-door delivery of advertising material are prohibited.
8. Garage (carport) sales are prohibited.
9. Residents may move in or out using moving vans, rental vans and/or trailers Monday through Saturday between 8:00 a.m. and 7:00 p.m. No moving vans, rental vans and/or trailers may be used to move household goods in or out on Sundays or holidays.

## Vehicles, Parking and Use of Streets

1. Any vehicles other than private passenger cars (as defined by Woodstone) are not to be parked overnight (between 1:00 a.m. and 5:00 a.m.) on any building site or common property, either temporarily or permanently, it being the intent to prohibit the parking of the following, which are listed as examples and not in limitation: trucks, camper trucks or buses, boats and boat trailers. However, it is not the intent to prevent delivery, repair or maintenance or construction vehicles operating in the ordinary course of business.

The term "private passenger cars", as used in paragraph 12 of the Restrictions, includes any vehicle which is marketed or sold as a passenger car, crossover utility vehicle, sport utility vehicle, or van with rear-side windows designed to carry passengers, used exclusively as a family or passenger vehicle, not used for commercial purposes.

The term "trucks", as used in paragraph 12 of the Restrictions, includes any vehicle, which is marketed and sold as either a personal or a commercial truck in any form, regardless of the registration offered by any state. For further clarification, a pickup truck has a bed (open or covered) and a Woodstone-compliant sport utility vehicle does not.

Expressly excluded from the definition of "private passenger cars" are motorcycles and mopeds (as defined by the Texas Department of Public Safety), meaning that these vehicles are not permitted to be parked on any building site or common property within Woodstone, Section Three, either temporarily or permanently.

Vehicles prohibited from entering Woodstone include, but are not limited to the following: motorcycles, mopeds, all-terrain vehicles, golf carts, camper vehicles in any form, buses, boats and boat trailers. Vehicles prohibited from overnight parking within Woodstone include, but are not limited to the following: trucks, panel vans, and utility trailers.

All vehicles entering Woodstone shall be properly registered and licensed for use on public streets within Harris County, Texas.

The above restriction prohibiting vehicles other than passenger cars applies to all residents (whether owners, tenants or lessees) and visitors.

2. Parking in the Woodstone common area Visitor Parking areas ("Visitor Parking") shall comply with the following Rules:
  - a. Parking in the Visitor Parking areas is primarily for guests of residents. Visitor Parking areas are not intended for long term parking or storage of vehicles by residents.
  - b. Vehicles parked in common areas must display current vehicle registration and state inspection stickers, and be in full operable condition. For purposes of this provision "current registration and inspection" shall mean within 90 days of the date expiration date on those respective stickers or plates.
  - c. A vehicle may not be parked in the Visitor Parking areas for more than 48 consecutive hours without leaving and re-entering into Woodstone. Vehicles in violation of this policy will be issued three notices, the last being notification of towing. Repeat offenders within a six-month period will only receive a notification of towing.
  - d. Vehicles may not be repaired or maintained in the Visitor Parking areas.
  - e. If residents have two or more vehicles, two vehicles shall be parked in the carport before any vehicles are parked in Visitor Parking spaces.
3. Parking is restricted to concrete areas only and no vehicle shall be parked as to obstruct residents' driveways or the usual flow of traffic in the streets and the sidewalks.

4. The fire gates at the Tunbridge Lane and Gessner Road corners of the property, and at the main entrance, shall remain free of obstruction by parked vehicles at all times. Due to public safety concerns, vehicles parked in front of the fire gates may be towed immediately without notice to the owner.
5. Overnight street parking by residents, visitors or contractors is prohibited. "Overnight" parking is anytime between 1:00 a.m. and 5:00 a.m. "Street parking" refers to any portion of sidewalks and/or streets and vehicles that overhang the sidewalk or street. Vehicles in violation of this policy will be issued three notices, the last being notification of towing. Repeat offenders within a six-month period will only receive a notification of towing.
6. The vehicle speed limit not to exceed 15 mph shall be adhered to by residents and guests at all times within Woodstone.
7. Motorcycles are prohibited on Woodstone property.
8. In the event of a hardship or unusual circumstances, as determined by the Board, the Board may grant variances to these Parking Rules and Regulations on an individual case basis according to the sole discretion of the Board. Any variance must be in writing from the Board.
9. Towing of vehicles which are in violation of these policies may, at the discretion of the Board, be enforced after proper notice is given, except for vehicles parked in front of a fire gate which may be towed without notice. It is not the intent of these policies to allow towing of vehicles which are parked on an individual's building site.

#### **Architectural Control Restrictions and Rules**

No residence shall be created, nor shall any exterior alteration be made to an existing residence, until the construction plans, specifications, and a plan showing the location of the structure or alteration have been submitted to, and approved in writing by, the Woodstone Architectural Control Committee.

All exterior changes and remodels must be approved prior to starting, except when repainting with a color previously approved. Failure to comply may result in a stop work notice from the Board, or a civil court injunctive action with the homeowner being charged for attorney's fees.

Approval Process. Two copies of Builder's Plans must be presented to the Architectural Control Committee for approval. Plans must be accompanied by a Request for Architectural Committee Approval form, signed by the builder or architect with all requested information completed. Call a member of the Committee to arrange a meeting to discuss specs and plans. Copies of specs and guidelines shall be kept on file by the Committee as a reference for the architect, designer or builder in the event exterior improvements are planned in the future. Any modifications from the originally submitted plan must be resubmitted. Approval requires the signatures of two Architectural Control Committee members. Following plan approval, the names of all builders and subcontractors must be submitted to the Architectural Control Committee and to the Courtesy Guards. Courtesy Guards will authorize entry of the listed contractors to Woodstone premises. Contractors without such approval will be denied entry. Any unapproved work may be stopped by the Board. The Architectural Control Committee may require the homeowner to obtain a City of Houston building permit.

Although the Architectural Control Committee will judge each application on a case-by-case basis, all homeowners should be aware of the following guidelines. Adherence to these guidelines will ensure the continuing design integrity and the general open and pleasant feel of Woodstone.

## **Satellite Dishes, Rain Barrels and Solar Panels**

1. Satellite dishes are allowed for usage in Woodstone under Federal Law, which also gives Associations latitude in the placement of satellite dishes. Residents desiring to install satellite dishes must make a written application to the Architectural Control Committee of the location of where the dish will be placed on the property. Satellite Dishes which are mounted below a fence line and are not visible are considered as being in an acceptable location and do not require written approval. Elsewhere on the exterior of townhouses, the recommended location for the dish is the rear roofline, with the dish turned such that it is not obtrusive. Exterior cables should be attached in a neat fashion, as far from view as necessity allows.
2. Rain barrels or rainwater harvesting systems are allowed for usage in Woodstone under Texas Property Code, which also gives Associations control in the placement, color and size of rain barrels or rainwater harvesting systems. The following rules apply to rain barrels or rainwater harvesting systems within Woodstone: 1) the barrels or system must be of a color consistent with the color scheme of the owner's townhouse; 2) the barrels or system cannot be located between the front of the owner's townhouse and the street (front of townhouse); 3) the barrels or system must not display any language or other content that is not typically included on the item when it is manufactured; and 4) the barrels or system must not be visible from the street, another lot or common area.
3. Solar panels are allowed for usage in Woodstone under Texas Property Code, which also gives Associations latitude in the placement of solar panels. Residents desiring to install solar panels must make a written application to the Architectural Control Committee of the location of where the solar panels will be placed on the property. Every townhouse exposure is different. The Architectural Control Committee will work with residents to achieve their needs through a mutually agreed list of placement preferences.

## **Building and Building Site Specifications**

- 1 The owner and/or builder of each townhome are responsible for all sewer and water connections. The owner is responsible for all repairs from the house side of the front shutoff valve into the residence. All utility lines are underground.
- 2 All building sites backing or siding on Gessner Road, Vanderpool Lane, or Tunbridge Lane shall be denied gate and driveway access through the perimeter fence to these streets.
- 3 Nothing is allowed to be placed on top of or hung on the perimeter fence which is visible from Gessner Road, Vanderpool Lane, or Tunbridge Lane.
- 4 All townhomes must have a minimum of 1,600 square feet with two stories only. Third stories are permitted only within the framework of a normal roofline. Basements are prohibited.
- 5 Exteriors must be at least 50% brick with brick and mortar matching that of the existing homes. (The best matched brick is Lad Reynosa Mexico or San Felipe, Buff Natural).
- 6 Homes must have a two-car carport; no single or three-car carports or garage doors are allowed. Floors are to be concrete, washed aggregate or an Architectural Control Committee approved surface only.
- 7 Townhome roofs must be earth tone composition. Shingles must match the aesthetics of the property surrounding the owner's property and closely resemble shingles used in Woodstone. Wind and hail resistant shingles, shingles of equal or greater quality and durability to those in Woodstone and shingles with solar generation capabilities are in compliance with the Texas Property code. Materials such as tile, slate, and wood shingles are prohibited.

- 8 Maximum height of roofs is 32 feet, exclusive of fire walls (measured from the finished grade to ridge of roof). No part of the second floor may be nearer than 7 feet to the front structural wall of the carport. Builders should avoid high walls and gables directly on the front building line greater than 23 feet high.
- 9 All homes must have at least 3-foot setback from the rear property line. However, setbacks must be great enough to ensure that no air conditioning units, decks, or structures will be on Common Property. Setbacks from the street must be in line with adjacent homes. The deeper carport setbacks on lots 1 through 116 of approximately 12 feet must be retained.

Variations to these general height and setback restrictions may be required to assure that a particular new building or remodel will blend approximately with adjacent and nearby existing or approved structures; however, any variations require approval of the Architectural Control Committee.

- 10 Party Walls (firewalls) must extend 2½ feet above the roof and must be at least 8 inches thick and constructed of brick or block. No block or stucco finish may be exposed.
- 11 Exterior siding must be wood or HardiPlank or equivalent; aluminum siding is prohibited. Authorized paint colors are those specifically approved by the Architectural Control Committee. The color of the siding and trim must match. Wood deck balustrades, railings, and all exterior wood except rear fences must be painted the same color as the siding. Natural wood finish is not permitted, except on the entry doors. Wrought iron railings must be painted black. Outdoor paint must be well maintained by the homeowner. Any new or replacement exterior balustrades, railings or fences must be approved by the Architectural Control Committee as to design, materials and color prior to installation
- 12 Cable TV has been installed in common areas and easements to provide service to all townhouses.
- 13 Each building site owner is required to provide exterior lighting as directed by the Architectural Control Committee. Expenses for installation and maintenance of light fixtures are the responsibility of the homeowner. At least one light is required on the front of each home. The globe lights must be of the same size and style as the lights on existing homes. Globe fixtures must utilize white translucent light or equivalent. Carriage fixtures must utilize clear glass. The street front fixtures must be light sensor-operated and must remain on from dusk to dawn.
- 14 Seasonal lights (colored or white) are permitted only from the first week of December through the first week of January. Such lights on townhouses do not require approval. Lights on adjacent common areas require approval of the Landscape Committee and the Board. Neighbors' line-of-sight concerns will be taken into consideration before granting approvals.
- 15 To retain the nighttime beauty of Woodstone, only Mercury Vapor tree lights of the same type and style as existing lights or equivalent LED lights may be used. The installation of all tree lights requires the approval of the Landscape Committee and the Board. The builder or homeowner installs such fixtures and the Association pays the electricity cost. The lights should be connected to a Woodstone electric circuit and not be on the homeowner's electric meter. No utility/security type vapor fixtures or amber-tone vapor lights are permitted.
- 16 Builders must install a landscaping sprinkler system in front of each home. This system is to be hooked up to the main water line with all code approved shutoffs. They must be connected to timers installed in each area. Consult the Landscape Committee for further details.
- 17 Drainage in front of, upon and from each lot is the responsibility of the owner or builder. Where there may be standing water, including at the front of the driveway, street, sidewalk line, this must be corrected by the builder/lot owner at the time of construction by providing adequate drainage. Changes may not allow water to flow onto neighboring lots.

- 18 House numbers must resemble the present black or brass simple Roman or Gothic numerals. The use of multi-color or stick-on plastic window numerals is specifically prohibited.
- 19 Wrought iron fences and gates must be painted black. They should be of the same style as on current homes. Decorative wrought iron or wrought iron on windows that may be seen from the street or public areas is not permitted. Likewise, no awnings visible from the street are permitted. Others must be specifically approved.
- 20 Mounting or placing basketball goals or other paraphernalia for games on homeowner's property is prohibited.
- 21 Additions and remodeling must follow the design theme and character of the current Woodstone structures. They should not appear as obvious add-ons. They should not affect the existing line of sight or view presently available to neighboring homes. Open side yards must remain open, and all original party walls must remain. Present elevations cannot be modified in a manner that will change the overall open appearance of Woodstone.
- 22 Additions should not be higher than the finished second floors of the adjacent structures, so as not to overshadow adjacent homes, or infringe on the privacy of other homeowners.
- 23 No decks on or enclosure of common property will be permitted.
- 24 When proposed exterior construction has the potential to harm the structure, landscaping or line-of-sight view of adjacent homes, the owner proposing the construction must obtain the written permission of the neighbors within 100 feet of proposed change before approval of the architectural and landscape committees can be granted. This approval process applies to all back door decks and patios.

#### **Homeowner and Contractor Responsibilities in New Construction, Additions, Remodeling and Repair**

1. No structure of a temporary character, trailer, tent, construction shack, garage, barn or other outbuilding shall be used on any building site or common property at any time as a temporary residence, or for any other purpose.
2. No vehicles or trailers belonging to a contractor or a subcontractor shall be parked in Woodstone overnight.
3. No waste disposal system (privy, cesspool, septic tank, disposal plant or portable toilets) shall be erected or maintained on any building site, unless written permission is first obtained from the Board.
4. The homeowner or resident is responsible for assuring that construction debris is removed on a daily basis
5. When construction, repairs, or remodeling projects are performed on a resident's property, that homeowner is responsible for assuring that construction debris is removed on a daily basis and construction equipment and vehicles do not interfere with other residents' access to their property. Workmen must clean up debris and trash daily. Contractors must provide a refuse container for each job. Contractors may be admitted on Monday through Saturday no earlier than 8:00 a.m. and must depart by 7:00 p.m. April through September and must depart by 6:00 p.m. October through March. Noise level must be kept down to zero on Sunday, including by homeowners doing their own repairs.



## Security Rules

1. Visitors shall have access to Woodstone property only by pre-arranged authorization from a legal owner, renter or lessee or a person representing the owner, providing that such representative shall have been registered with the Courtesy Guard by the legal owner, renter or lessee. The Courtesy Guard will deny access to any unauthorized visitors, either on foot or in a vehicle.

Residents are requested to notify the Courtesy Guard, in advance, of the arrival of a visitor, including his or her name and approximate date and time of arrival.

If a visitor arrives and there is no pre-authorization for admittance, the Courtesy Guard will attempt to contact the resident for authorization. If such approval is not forthcoming or if the resident is not home, the visitor will be denied access.

A specific visitor or visitors may be added to a resident's Permanent Visitor List, which will allow for that visitor to be admitted at any time without advance notice to the Courtesy Guard.

No blanket instruction(s) to admit visitors to a party or gathering will be honored. An attendee list for any party or gathering should be given to Courtesy Guard 24 hours prior to the event.

2. Gate access transmitters are for the use of residents only. Each unit has been issued two (2) access gate transmitters. If a transmitter is lost or stolen, please report it immediately to the Woodstone property manager. It is the responsibility of the homeowner to convey the transmitters to new owners or residents. Additional or replacement transmitters will be issued at a reasonable charge. Each resident is expected to have a gate opener for each vehicle and/or the code programmed into each vehicle. Courtesy Guards are not expected to routinely open entry gates for residents.
3. Real Estate Agents showing a home for sale or lease in Woodstone must leave their name, company name, a business card and the house number(s) being shown with the Courtesy Guard.
4. Realty Open Houses are allowed under the following conditions:

Open Houses are to be held on Saturdays and Sundays only, anytime between the hours of 2:00 p.m. and 5:00 p.m.

The listing Realtor or seller is to call KRJ Management, one week in advance, in order to schedule the Open House.

Realtors should provide a copy of Woodstone's Rules to prospective buyers. The Rules are available from the Courtesy Guards or on Woodstone's Website.

No more than two properties can be scheduled for an Open House on any given day. This will be on a first-come, first-served basis.

The Realtor or seller must notify the Courtesy Guard of the date and time of the Open House and must provide written directions or a map for the Courtesy Guard to distribute to visitors.

The Courtesy Guard will allow a total of four cars at a time to enter the property for the purpose of viewing Open Houses.

Only one sign, consisting of the words "Open House" and/or a simple arrow, may be placed in front of an Open House. Balloons or any other advertising materials are prohibited.

For security purpose owners need to notify the Courtesy Guard when their home is on the market.

5. Children are not permitted to play near the guardhouse or on or around the entry gates.

6. The SPEED LIMIT within Woodstone is 15 mph and is posted as such. Infractions are to be reported to the Security Committee chairperson, or to the Courtesy Guard.
7. Any unusual or suspicious activity should be reported to: 1) the Courtesy Guard; 2) a Board member; and 3) the Security Committee Chairperson. Any life-threatening or criminal activity should be reported to: 1) Police or Harris County Constable; 2) a Board member; 3) the Security Committee Chairperson; and 4) the Woodstone property manager.

### **Landscape Rules**

1. The Landscape Committee has overall responsibility for landscaping and maintenance of all common areas.
2. Residents may not plant or place any object in the common areas. This includes, but is not limited to, pots, furniture, bird feeders, children's playground equipment and other such items or plantings.
3. Woodstone groundskeepers perform periodic trimming, raking, and weeding in front of residences and leaf blowing of carports, driveways, sidewalks and streets.
4. The Landscape Committee is responsible for the maintenance and replacement of sprinkler systems in the common areas and on homeowner front landscaped areas. Contact the Woodstone property manager if sprinklers are not functioning.
5. The Tree Light Committee is responsible for the maintenance of tree lights in the common areas. Refer to Building and Building Site Specifications regarding tree lights and seasonal lights. Contact the Woodstone property manager if tree lights are not functioning.
6. Homeowners are responsible for the original and replacement landscaping on their property. Homeowners are required to obtain prior approval from the Landscape Committee before making major landscaping changes, including heavy trimming or removing trees. Building retaining walls around flowerbeds requires either the Landscape or Architectural Control Committee approval. These procedures will ensure that such landscaping is consistent with the overall appearance of Woodstone. If Woodstone common property trees are threatening homeowner property, the homeowner needs contact the Landscape Committee and provide their property survey.
7. Wood, metal, chain, plastic or wrought iron fencing is prohibited around front landscaped areas.
8. Homeowners may not display artificial plants or flowers in carport areas, front landscaped areas, or in any area on display to public view. The only exception is door wreaths and interior decorations.
9. The dumping of trash or tree limbs, clippings or other landscaping debris in common areas is not permitted.
10. Pet owners are responsible for the immediate removal of all pet "litter" from all landscaped areas within Woodstone, as well as sidewalks and streets.

### **Pets Restrictions, Rules and Ordinances**

1. Animals, livestock, rabbits, pigs, or poultry of any kind shall not be raised, bred, or kept on any building site, except that dogs, cats, and other household pets are allowed, provided they are not maintained for any commercial purposes.
2. Dogs and cats are NOT permitted to run loose; they must be leashed at all times and must not be allowed on other homeowners' property.
3. Pet owners are responsible for the immediate removal of all dog and cat "litter" from the sidewalks, streets, carports and all landscaped areas anywhere within the Woodstone property.

### **Clubhouse Rules**

1. Only residents may reserve the clubhouse. The resident reserving/renting the clubhouse must be in attendance during the entire time of the event.
2. For reservations and information call the Clubhouse Chairperson or the Woodstone property manager. When the reservation is made, the resident must pay a non-refundable usage fee and a refundable damage deposit to the Woodstone property manager and must sign a liability waiver. The usage fee will be returned if the reservation is cancelled at least 10 days prior to the reserved date. The damage deposit will be held until the property is returned in an as rented condition. Deductions will be made for any required cleaning or repair. The chairperson will authorize the Courtesy Guard to give the key to the resident after he or she signs for it.
3. The clubhouse may not be used for commercial or professional purposes.
4. A list of non-resident guests must be provided to the Courtesy Guard 24 hours before the function.
5. Clubhouse guests must park in guest parking or on Vanderpool Lane, not on Woodstone streets. It is the responsibility of the resident host/hostess to ensure that guests park in guest parking areas or on Vanderpool Lane. Except for the handicapped parking space, guests are not permitted to park on Woodstone III streets or on the bridge near the clubhouse.
6. The reserving/renting resident is responsible for the actions of their guests from the time they enter the Woodstone property until they leave. They must ensure that guests do not cause loss of property (tables, chairs, lamps, etc.), cause any damage to clubhouse, nor create noise that disturbs Woodstone residents. Reserving residents are asked to protect the clubhouse with the care they would use to protect their own home.
7. No nails, staples or tape are to be used on the walls or woodwork. Tape may be used to attach decorations to glass ONLY.
8. Parties for children or teenagers must have adequate adult supervision in addition to the presence of resident hosts at all times before, during and after the event.
9. Smoking is not allowed in the clubhouse or on the surrounding streets and grounds.
10. The clubhouse is available for rental during the hours of 7:00 a.m. to 11:00 p.m. The clubhouse must be vacated by 11:00 p.m.

11. After the party/event, it is the responsibility of the resident host to:

- Clean folding tables and chairs and stack in storage room.
- Return any furniture that has been moved to its original position.
- Collect and bag all trash indoors/outdoors and remove from premises.
- Vacuum, sweep and mop floors as appropriate.
- Unplug all appliances except the refrigerator and microwave.
- Check both restrooms: clean sinks and empty trashcans.
- Clean kitchen and replace all kitchen equipment.
- Turn off faucets.
- Return thermostat to preprogrammed mode.
- Turn off all inside lights and lock both sets of outside doors.
- Return keys to Courtesy Guard.

### **Swimming Pool Rules**

1. Use of the pool is limited to residents of Woodstone and up to two guests per household. Advance approval from the Board is required for more than two guests per household.
2. Pool hours are from 6:00 a.m. to 10:00 p.m.
3. Lock the gate after entering the pool area.
4. Children under sixteen (16) years of age are limited to one guest who is to be registered with the Courtesy Guard.
5. Children under sixteen (16) years of age must be supervised by an adult or teenage babysitter.
6. Pets, vehicles, bikes, rafts, balls, Frisbees, skates and skateboards are prohibited in the pool or pool area.
7. Running, pushing, yelling, diving, throwing or batting objects are prohibited in the pool and pool area. All audio and/or video equipment used in the pool area are to be played on LOW volume.
8. Drinks are to be in non-glass containers. Food is to be consumed only on the gazebo deck. Grills are prohibited in the pool area.
9. No smoking is allowed in the pool area.
10. Only pool committee members and the pool service company are permitted to touch pool equipment.
11. Remove trash and lock the gate when leaving the pool area.

\*Use of The Pool and The Pool Area Is At Your Own Risk.

## **Tennis Court Rules**

1. Use of the Tennis Court is limited to residents of Woodstone and their guests.
2. Guests must be accompanied by a resident.
3. Reservation times will begin at 8:30 a.m. and end at 10:00 p.m.
4. The court can be reserved for one (1) playing period at a time. A playing period is defined as 1 hour for singles and 1 ½ hours for doubles.
5. Court is forfeited, if not claimed 15 minutes after start of reservation time.
6. Residents may register for court time at the Guardhouse no earlier than 6:00 p.m. of the preceding day. No player may reserve the court in another resident's name.
7. Non-reserved periods are open to residents at any time.
8. The key for the tennis court may be obtained from and signed for with the Courtesy Guard.
9. All users must wear non-marring athletic shoes that will not cause damage to the court surface.
10. Court is to be used for tennis, basketball or activities which will not damage the court or facility. Woodstone will continue to give priority to tennis players.
11. Supervised children under ten (10) years of age are also allowed to use the tennis court to play games that involve activities which will not damage the court or facility.
12. No children's toys, bikes, skates and skateboards are allowed on the court.
13. Pets are not permitted on the court.
14. Remove trash, lock gate, and return key to Courtesy Guard when finished.
15. The Courtesy Guard will maintain a log of who takes the key.
16. Parents must accompany children under ten (10) years of age picking up the key.

These General Restrictions and Rules for Woodstone, Section Three, replace and supersede the General Restrictions and Rules for Woodstone, Section Three, recorded in the Official Public Records of Harris County, Texas on September 13, 2011 under Clerk's File No. 20110384656.

The General Restrictions and Rules shall not be deemed a waiver, modification, or repeal of any of the provisions of the Restrictions.

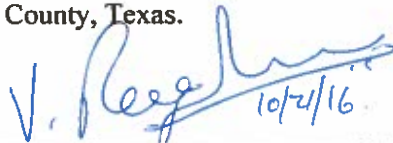
Failure to notify or enforce any of the Rules will not be deemed a waiver of any of the General Restrictions and Rules.

All of the General Restrictions and Rules will be severable, and if one or more are found to be invalid, all others will remain in full force and effect.

Any non-compliance with the General Restrictions and Rules by any owner, renter or guest will be the responsibility of the owner.

Amendment. The Board may amend these General Restrictions and Rules from time to time.

ADOPTED on this the 21<sup>th</sup> day of September 2016, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

  
10/21/16  
\_\_\_\_\_  
Raghu Iyer

  
\_\_\_\_\_  
Gerald Siegmyer

  
\_\_\_\_\_  
Angela Lynch

  
\_\_\_\_\_  
Randy Keller

  
\_\_\_\_\_  
Mike Anderson

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

SUBSCRIBED AND SWORN TO ME by **WOODSTONE HOMEOWNERS' ASSOCIATION, INC.** on this the 21<sup>th</sup> day of September 2016, to certify which witness my hand and official seal.

By: V. Raghun  
Raghu Iyer, President

Margaret McDonald Bilski  
Notary Public – State of Texas  
Margaret McDonald Bilski

By: Gerald Siegmeyer  
Gerald Siegmeyer, Vice President

Margaret McDonald Bilski  
Notary Public – State of Texas  
Margaret McDonald Bilski

By: Angela Lynch  
Angela Lynch, Treasurer

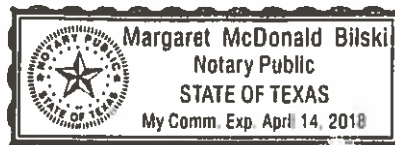
Margaret McDonald Bilski  
Notary Public – State of Texas  
Margaret McDonald Bilski

By: Mike Anderson  
Mike Anderson, Secretary

Margaret McDonald Bilski  
Notary Public – State of Texas  
Margaret McDonald Bilski

By: Randy Keller  
Randy Keller, Director

Margaret McDonald Bilski  
Notary Public – State of Texas  
Margaret McDonald Bilski



Return to:  
KRJ Management, Inc. ✓✓  
Attn: Woodstone III  
1800 Augusta, Suite 200  
Houston, TX 77057

FILED FOR RECORD

10:10:56 AM

Friday, October 21, 2016

*Stan Stewart*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, October 21, 2016



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS