

FOURTH SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
WOODSTONE HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Woodstone Homeowners' Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc.", "First Supplemental Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc.", "Second Supplemental Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc." and "Third Supplemental Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc." recorded in the Official Public Records of Harris County, Texas under Clerk's File Nos. V442917, X828277, 20120130424 and 20120289966 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in the Notice, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Harris County, Texas:
 - a. Documents:
 - (1) Woodstone Homeowners' Association, Inc. Violation Enforcement Policy.
 - (2) Woodstone Homeowners' Association, Inc. General Restrictions and Rules.
 - (3) Woodstone Homeowners' Association, Inc. General Restrictions and Rules.
 - (4) Revision of Woodstone III Architectural Control Committee Rule on Input and Consent of Neighboring Owners before Additions and Changes are Approved by the Committee.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. 20110384655.
 - (2) Harris County Clerk's File No. 20110384656.
 - (3) Harris County Clerk's File No. 20120512487.
 - (4) Harris County Clerk's File No. 20150508613.
2. Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified above and in this Fourth Supplement Notice, the following document is a Dedicatory Instrument governing the Association.

RP-2018-555985

- a. Amended and Restated Vehicle Guidelines for Woodstone, Section Three.

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

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

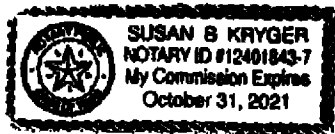
Executed on this 12th day of December, 2018.

WOODSTONE HOMEOWNERS'
ASSOCIATION, INC.

By: 
Jane Janecek, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 12th day of December, 2018 personally appeared Jane Janecek, authorized representative of Woodstone Homeowners' Association, Inc., 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

RP-2018-555985

AMENDED AND RESTATED VEHICLE GUIDELINES
for
WOODSTONE, SECTION THREE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Tectonic Corporation, as Declarant, caused that certain instrument entitled Restrictions of Woodstone, Section Three to be recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk’s File No. D526438 (“Restrictions”), which instrument imposes certain covenants, conditions, and restrictions upon the use and occupancy of the following real property:

All of the certain subdivision known as Woodstone, Section Three, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 180, Page 38 of the Map Records of Harris County, Texas, excluding Lot “A” as shown thereon; and

WHEREAS, paragraph 8 of the Restrictions, Article II, Section 1(b) of the Bylaws of Woodstone Homeowners’ Association, Inc (“Bylaws”) and Section 204.010 of the Texas Property Code together give the Board of Directors of the Association authority to adopt rules and regulations and enforce decisions and ruling applicable to the Woodstone, Section Three subdivision; and

WHEREAS, paragraph 12 of the Restrictions provides:

No vehicles other than private passenger cars (as defined by Woodstone) shall be parked on any building site or common property either temporarily or permanently, it being the intent of this restriction to prohibit the parking, temporarily or permanently, of the following, which are listed as examples and not in limitation: trucks, camper trucks or buses, boats and boat trailers. However, this restriction is not intended to prevent delivery, repair or maintenance vehicles operating in the ordinary course of business;

and,

WHEREAS, the Board of Directors of the Association recognizes that certain types of sport utility vehicles and pick-up trucks which are used as private passenger vehicles may be referred to as trucks, thereby creating confusion as to the types of vehicles paragraph 12 of the Restrictions prohibits from being parked within Woodstone; and

WHEREAS, Amended Vehicle Guidelines for Woodstone, Section Three were previously adopted by the Board of Directors and recorded under Clerk’s File No. RP-2016-313985 of the Official Public Records of Harris County, Texas; and

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WHEREAS, General Restrictions and Rules for Woodstone Homeowners' Association, Inc., were previously adopted by the Board of Directors and recorded under Clerk's File No. RP-2016-476035 of the Official Public Records of Harris County, Texas, which includes a section entitled "Vehicles, Parking and Use of Streets" that includes definitions of "private passenger cars" and "trucks"; and

WHEREAS, in accordance with the express authority granted to it under paragraph 12 of the Restrictions to define "private passenger cars," the Association, acting through its Board of Directors desires to clarify the definitions of the terms "private passenger cars" and "trucks" to avoid confusion and to define which vehicles may or may not be parked within Woodstone, Section Three.

NOW, THEREFORE, the Board of Directors of the Association hereby adopts the following definitions and rules relating to vehicles which may be parked in Woodstone, Section Three, pursuant to paragraph 12 of the Restrictions:

The term "private passenger cars," as used in paragraph 12 of the Restrictions, includes any vehicle that is marketed or sold as a passenger car, crossover utility vehicle, sport utility vehicle, pick-up truck of $\frac{3}{4}$ ton capacity or less, or van with rear-side windows designed to carry passengers. A "private passenger car" must be used exclusively as a family or passenger vehicle, not for commercial purposes, and bear no commercial markings. "Private passenger cars" as defined herein are permitted to be parked in Woodstone in accordance with paragraph 12 of the Restrictions.

The term "trucks," as used in paragraph 12 of the Restrictions, includes a pick-up truck of greater than $\frac{3}{4}$ ton capacity, a pick-up truck that is not used exclusively as a family or passenger vehicle, or a commercial truck of any size or form, regardless of the type of registration offered by any state. "Trucks" as defined herein are not permitted to be parked in Woodstone in accordance with paragraph 12 of the Restrictions.

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 other than private passenger cars (as defined by Woodstone) are not 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 is not the intent to prevent delivery, repair, maintenance, or construction

vehicles from operating in Woodstone in the ordinary course of business.

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

These Amended and Restated Vehicle Guidelines for Woodstone, Section Three replace and supersede (1) the Amended Vehicle Guidelines for Woodstone, Section Three recorded under Clerk's File No. RP-2016-313985 of the Official Public Records of Harris County, Texas, (2) the definitions and requirements for "private passenger cars" and "trucks" stated in the section entitled, "Vehicles, Parking and Use of Streets" of the "General Restrictions and Rules for Woodstone Homeowners' Association, Inc.," recorded under Clerk's File No. RP-2016-476035 of the Official Public Records of Harris County, Texas; and (3) the provisions of any other earlier-dated policy that address the vehicle definitions and rules stated herein.

CERTIFICATE

I, the undersigned, do hereby certify:

That I am the Secretary of the Woodstone Homeowners Association, Inc., a Texas non-profit corporation;

That the foregoing Amended and Restated Vehicle Guidelines were approved by a majority of the Board at a duly called and held meeting of the of the Board on the 19 day of November, 2018, with at least a quorum of the Board members being present and remaining throughout.

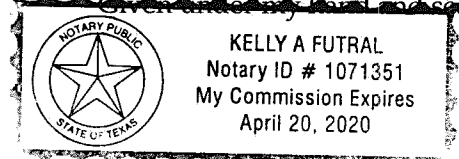
IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 19 day of November, 2018.

By: Rebecca Otieno
Name: Rebecca Otieno
Title: Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, on this day personally appeared Rebecca Otieno, Secretary of the Woodstone Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 19 day of November, 2018.



Kelly Futral
Notary Public - State of Texas

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Pages 6
12/12/2018 12:48 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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