

SEVENTH 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.", "Third Supplemental Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc.", "Fourth Supplemental Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc.", "Fifth Supplemental Notice of Dedicatory Instruments for Woodstone Homeowners' Association, Inc." and "Sixth 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, 20120289966, RP-2018-555985, RP-2020-451980 and RP-2021-637180 ("Notice") which Notice was filed of record 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.

- **Woodstone Homeowners' Association, inc. General Restrictions and Rules.**

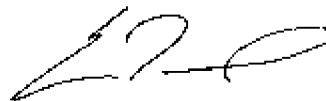
A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

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.

Executed on this 25th day of February, 2025.

WOODSTONE HOMEOWNERS'
ASSOCIATION, INC.

By:

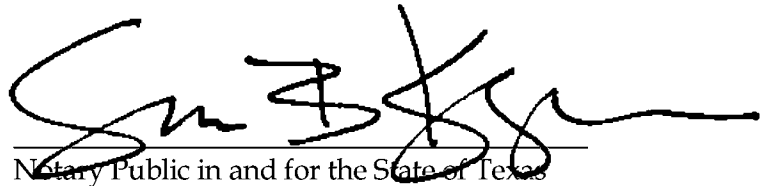


Eric B. Tonsul, authorized representative

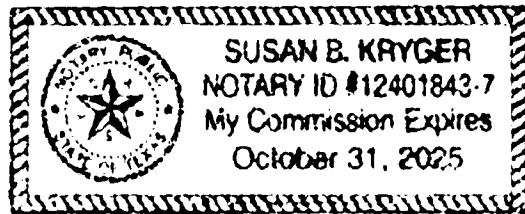
RP-2025-66309

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 25th day of February, 2025 personally appeared Eric B. Tonsul, 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 he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



WOODSTONE HOMEOWNERS' ASSOCIATION, INC.

GENERAL RESTRICTIONS AND RULES

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

RP-2025-66309

WOODSTONE HOMEOWNERS' ASSOCIATION, INC.

GENERAL RESTRICTIONS AND RULES

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Woodstone III
Restrictions and Rules, Dated May 31, 2024

Section 1: 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 shall not be used for general storage for any items other than vehicles, bicycles neatly arranged utilizing a kickstands or bicycle racks, garden hoses neatly stored on holders or in hose boxes, extension ladders (excluding step ladders) discreetly hung, covered barbecue grills and neatly stacked firewood. The above listed and approved items shall be stored at, on, or near the back wall of the carport and not on the side walls perpendicular to the street. All other items including, but not limited to, lumber and building materials, vehicle parts, and recreational or sports equipment shall be stored out of public view. Storage containers larger than those used for garden hoses should be approved by the Architectural Control Committee. Any deviation from the above must be approved by the Board.
3. Decks, patios, and all building site areas visible from the street, common areas, and adjoining building sites shall not be used for the general storage of any items other than patio furniture currently in use, potted plants, garden hoses neatly stored on holders or in hose boxes, covered barbecue grills and neatly stacked firewood. All other items including, but not limited to, lumber and building materials, vehicle parts, and recreational or sports equipment shall be stored out of public view. Any deviation from the above must be approved by the Board.
4. Potted plants, patio seating and other furniture pieces are allowed in carports, as long as they do not prevent parking of the owner's vehicles. Storage containers larger than those used for garden hoses must be approved by the Architectural Control Committee.
5. Trash containers shall be kept at all times in a closed, unlocked carport closet not used as a water heater location, or other enclosure designed for trash containers and should not be visible from the street at any time. Trash removal personnel are to remove trash containers from and return trash containers to this closet or other enclosure. 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. Recycling containers shall be stored out of view of the street or adjacent building sites and placed under the inclement weather protection of carport roofs on the day of collection and returned to proper out of sight storage by the end of the day.
7. Automotive mechanical repairs and oil changes are prohibited.
8. Homeowners are responsible for the original and replacement landscaping on their property. However, the Woodstone III 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 and adding or changing existing retaining walls. No artificial plants are permitted that are visible from the street.

9. Homeowners are responsible for providing and maintaining the exterior lighting of their homes. Colored bulbs are permitted seasonally as outlined in Section 5:14.
10. Homeowners are responsible for maintaining the exterior of their homes. This includes:
 - Repair or replacement of wood, brick, roofs, fences, and windows. Replacements must be consistent with the last dated HOA approved change or original style and materials unless new style or materials have been approved by the Architectural Control Committee. (See Section 4: Architectural Control Restrictions and Rules). No wood fence is permitted to exceed seven (7) feet in height.
 - Maintenance of gutters and screens.
 - Refinishing of doors, painting of siding and trim in an approved exterior color.
 - Pressure washing of exterior siding and brick (including firewalls), driveways and walkways.
 - General sweeping and cleaning.
11. 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. 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.
12. Temporary or disposal window coverings such as reflective materials, newspapers, cardboard, shower curtains, fabric not sewn into finished curtains or draperies, or other materials not expressly made for or commonly used for window coverings is not permitted after (3) months of occupancy.

Section 2: General Restrictions and Rules

1. Obnoxious or offensive activity shall be prohibited upon any building site or common area within Woodstone III which may be or may become an annoyance or nuisance to the neighborhood. What constitutes obnoxious or offensive activity shall be 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. This includes:
 - Proper observation of all safety signage within Woodstone III.
 - Bike riding, sport skating, and use of all motorized vehicles are allowed in the streets only with proper observation of safety signage. Motorized vehicles include, but are not limited to battery powered hoverboards, ride-on child cars, and scooters. Parents are responsible for insuring their child's safe operation while riding. The Association assumes no liability for activities in the street. No vehicles may be ridden on the walking paths.
 - Children are prohibited 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 homes 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 on 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 large 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 as they conform to the Texas Property Code and they do not: 1) threaten public health or safety; 2) violate the law; or 3) contain language, graphics or other display that is patently offensive to a passerby.
7. Soliciting and door-to-door delivery of advertising material is 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. The Courtesy Guard may restrict access of moving vans deemed too large to safely maneuver the streets within Woodstone III. Residents should discuss this limitation with their moving company before contracting services.
10. Guidelines may be established from time to time addressing the display of signs including but not limited to posters, school activities, political signs, security signs/stickers, and advertising devices within Woodstone III.
11. Display of political signs are allowed under the following provisions:
- Residents may display on their property one (1) political advertising sign 90 days before an election supporting a candidate, party, or measure up for a vote.
 - Political advertising signs must be removed ten (10) days after the election date.
 - Signs shall not have balloons, streamers, lights, or other attractants and may not be accompanied by music or other sounds that may distract drivers.
 - Signs may not contain language, graphics or any display that would be offensive to the ordinary person.
 - Signs may not be placed on Woodstone III common property.
 - Signs may not be larger than 4' by 6'.
 - Any sign that does not comply with the Woodstone III rules for such signs will be removed.

Section 3: Vehicles, Parking and Use of Streets

1. No vehicle other than a private car (as defined by Woodstone) may be parked temporarily or permanently anywhere in Woodstone, 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 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.
 - 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 anywhere within Woodstone III either temporarily or permanently.
 - Motorcycles, mopeds, all-terrain vehicles, golf carts, camper vehicles in any form, buses, boats, and boat trailers will not be admitted into Woodstone III at any time.
 - Trucks, panel vans, and utility trailers are prohibited from parking overnight whether in Visitor Parking on the street or in a Resident’s carport.
 - All vehicles entering Woodstone must 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:
- Parking in Visitor Parking is primarily for guests of residents. Visitor Parking areas are not intended for long term parking or storage of vehicles by residents.
 - Vehicles parked in Visitor Parking, or any common area must display current vehicle registration and state inspection stickers, and be in full operable condition. For purposes of the provision "current registration and inspection" shall mean within 90 days of the date expiration date on those respective stickers or plates.
 - A resident's or guest's vehicle may not be parked in the Visitor Parking areas for more than 48 consecutive hours without leaving and re-entering Woodstone. Vehicles in violation of this policy will be issued three notices placed upon the offending vehicle's window (one per day for each day past 48 hours). After three notices, The Association may tow an offending vehicle without further notice. The vehicle's owner may contact the guard gate for information pertaining to the towed vehicle.
 - Vehicles may not be repaired or maintained in the Visitor Parking areas.
 - If a resident has two or more vehicles, two vehicles must be parked in the Resident's carport before any other vehicle may be parked in Visitor Parking. If residents have a pickup truck, it shall be parked in their carport, not Visitor Parking.
 - There shall be five (5) parking spaces (the "Spaces") in Woodstone III that shall be restricted to the parking of smaller vehicles only. Vehicles, including but not limited to, pickup trucks, Minivans, or full-sized SUVs shall not be permitted to park in the Spaces. The Board shall have the sole discretion to determine whether a vehicle meets the criteria for being permitted to park in the Spaces. There shall be towing signage posted in each of the Spaces. Any vehicles that are parked in the Spaces in violation of these rules shall be subject to towing as well as any other remedies that may be available to the Association. The Spaces are identified as follows:
 - The two (2) parking spaces located on either end of the parking area located on the western portion of Woodstone III.
 - The two (2) parking spaces located in front of Unit 128.
 - The one (1) parking space located directly across from the mailroom
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. As such:
- Clubhouse parking is limited to the west side of the street between the bridge and Unit 117 with due observance of the Handicapped Parking space.
4. Vehicles must avoid parking that does not allow for acceptable street access for emergency, delivery, and trash collection vehicles. This includes vehicles parked parallel to but on opposite sides of the street which creates a narrow right of way. Residents and Visitors must comply with a request by a Guard to move the vehicle. Same side of street parking is suggested when possible.

5. The fire gates at the Tunbridge Lane and Gessner Road corners of the property, and at the main entrance, shall remain free from 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.
6. 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 before the vehicle may be towed. Repeat offenders with a six-month period will only receive one notice before the vehicle may be towed.
7. 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.
8. For reasons of safety, any vehicle parked in front of a fire gate may be towed immediately without notice. Owners of any towed vehicle may contact the guard gate for information on their vehicle.
9. The vehicle speed limit not to exceed 15 mph shall be adhered to by residents and guests at all times within Woodstone. This includes but is not limited to all gas and electric motorized vehicles both street legal and "toy".
10. No vehicles displaying signs or advertising shall be permitted to be parked in public view in Woodstone III other than service vehicles contracted by Owners to perform specific services.

Section 4: Architectural Control Restrictions and Rules

1. 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.
2. 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.
3. 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. Contact 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.
4. 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.
5. 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, what 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.

6. 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.
7. 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.
8. Standby Electric Generators are permitted if properly permitted by the City of Houston and approved by the Architectural Control Committee per Texas Prop Code Sec. 202.019. A "standby electric generator" means a device that converts mechanical energy to electrical energy and is:
- (A) powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
 - (B) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure; or
 - (C) connected to the main electrical panel of a residence by a manual or automatic transfer switch.

Owners are required to screen a standby electric generator if the standby electric generator is:

- (A) visible from the street faced by the dwelling;
- (B) located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the property owners' association; or
- (C) located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the property owners' association.
- (D) Any standby generator, temporary or permanent shall have installed a muffler if permitted by the manufacturer, of the generator.

Section 5: Building and Building Site Specifications

1. The owner and/or builder of each townhome are responsible for all sewer and water connections at the property line. The owner is responsible for all repairs from the house side of the front shutoff water valve at the property line (most of which are buried) and the from the front sewer line connection at the property line 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.
10. Party walls must extend 2 1/2 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. Each building site owner is required to provide exterior lighting as directed by the Architectural Control Committee. Expenses for installation and maintenance for light fixtures are the responsibility of the homeowner. At least one light is required on the front of each home. The street front fixtures must be light sensor-operated and remain on from dusk to dawn.
13. Seasonal lights (colored or white) are permitted 28 days before a nationally recognized holidays and must be removed within 10 days following the recognized holiday. Those holidays include but are not limited to Christmas, Hannukah, and Halloween. 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.
14. 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.
15. 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.
16. 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 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.
17. 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.

18. 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.
19. No awnings visible from the street are permitted.
20. All temporary or permanent basketball hoops or other paraphernalia for sports and games 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. Decks on or over common property are prohibited. The enclosure of common property is likewise not 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.
25. Homeowners are responsible for the maintenance, repair, and replacement of building site fencing including wood, iron, and brick. Repairs and replacements must be equivalent to the existing Architectural Control Committee approved style and material. Any proposed change in style, height, material, or structure must be approved by the Architectural Control Committee. The Woodstone III perimeter fencing along Gessner Road, Vanderpool Lane, and Tunbridge Lane is owned and maintained by The Association.
26. Gates between properties or common spaces are allowed, but do not constitute a right of passage. A Resident may restrict access to their property through such a gate but may not remove it without the consent of the adjacent property owner. Fire lanes between townhouses must be immediately accessible by Police and Fire Crews.
27. Fences between properties are the shared responsibility of the property owners. Maintenance and replacement should meet all Architectural Control Committee approvals. In the case of a lack of agreement between owners as to if a repair or replacement is necessary, the ACC may be contacted for an evaluation. However, if it is determined that the fence does not meet with the standards of the community due to deterioration it is not the ACCs responsibility to negotiate between owners.

Section 6: 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 Woodstone III 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 daily.
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 daily 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.

Section 7: Security Rules

1. Visitors shall have access to Woodstone III 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 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 or any party or gathering should be given to the Courtesy Guard 24 hours prior to the event.

The Woodstone III EZ Tag gate entry system is for the use of residents only. The EZ Tag entry system will work with Harris County Toll Road Authority (HCTRA) and TX Tagss. EZ Tags and license plate tags (for vehicles with high metal oxide content windshields) may be purchased from the Harris County Toll Road Authority. The Courtesy Guards will register your existing tag(s). Courtesy Guards are not expected to routinely open entry gates for residents.

Only property owners of record or those who rent from them (pursuant to a written lease) are authorized to register and use an EZ Tag. EZ Tags will be deactivated upon the sale of a residence, sale of a vehicle, and the expiration of a lease. Upon the purchase of a new vehicle, the owner shall notify the Association to have the EZ Tag on the old vehicle deactivated and shall schedule registration or installation of an EZ Tag in the new vehicle.

2. Security cameras in common areas – storage, review and access (ask attorney for language)
3. Real Estate Agents showing a home for sale or lease in Woodstone III must leave their name, company name, a business card and the house number(s) being shown with the Courtesy Guard.
4. Real Estate Agents showing a home for sale or lease in Woodstone III must receive and sign for receipt of a copy of Woodstone III Rules and Regulations for prospective buyers and/or lessees from the Courtesy Guard. Copies of the Woodstone III Rules and Regulations will be kept on file in the Courtesy Guardhouse for such purpose.
5. 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 the current Woodstone III Management Company, 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 matters are prohibited.
- For security purpose owners need to notify the Courtesy Guard when their home is on the market.

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

7. The SPEED LIMIT within Woodstone III is 15 mph and is posted as such. Infractions are to be reported to the Security Committee chairperson.

8. Any unusual or suspicious activity should be reported to:

- the Courtesy Guard
- a Board member
- and the Security Committee Chairperson

Any life-threatening or criminal activity should be report to

- Houston Police
- a Board member
- the Security Committee Chairperson
- and the Woodstone III property manager.

Section 8: Landscape Rules

1. The Landscape Committee has overall responsibility for landscaping and maintenance of all common areas and oversees approvals for Building Site front and side yard improvements and maintenance. 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.
2. Woodstone groundskeepers perform periodic trimming, raking, and weeding in front of residences and leaf blowing of carports, driveways, sidewalks and streets. Owners that opt out of this service are required to perform this maintenance on their own.
3. 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 III property manager if sprinklers are not functioning.
4. The Tree Light Committee is responsible for the maintenance of tree lights in the common areas. Contact the Woodstone III property manager if tree lights are not functioning.
5. 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 or replacing existing 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 III.
6. If Woodstone III common property trees are threatening homeowner property, the homeowner needs contact the Landscape Committee and provide their property survey.
7. Homeowners may not display artificial plants or flowers in carport, areas, front landscaped areas, or in any area on display to public view. "Artificial plants or flowers" are defined as being made to resemble plants or flowers regardless of function. The only exception is door wreaths and interior decorations.
8. The dumping of trash or tree limbs, clippings or other landscaping debris in common areas is not permitted.
9. Pet owners are responsible for the immediate removal of all pet "litter" from all landscaped areas within Woodstone III, as well as sidewalks and streets.

Section 9: Pet Restrictions, Rules and Ordinances

1. Animals, livestock, rabbits, pigs, poultry or 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 homeowner's 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 III property.

Section 10: 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 contact the Courtesy Guard, Clubhouse Chairperson or the Woodstone property manager. When a reservation is made, the resident must pay a non-refundable usage fee and a refundable damage deposit to the Woodstone property manager and 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 to 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. A guest parking exception is made for the handicapped parking space within Woodstone III located outside the Clubhouse for use by Clubhouse visitors.
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. Unsatisfactory cleaning or damages may result in the forfeiture of the security deposit.
7. No nails, staples, to 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 host 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 a party/event, it is the responsibility of the resident host to:
 - a. Clean folding tables and chairs and stack in storage room.
 - b. Return any furniture that has been moved to its original position.
 - c. Collect and bag all trash indoors/outdoors and remove from premises.
 - d. Vacuum, sweep and mop floors as appropriate.
 - e. Unplug all appliances except the refrigerator and microwave.
 - f. Check both restrooms; clean sinks and empty trashcans.
 - g. Clean kitchen and replace all kitchen equipment.
 - h. Turn off faucets.
 - i. Return thermostat to preprogrammed mode.
 - j. Turn off all inside lights and lock both sets of outside doors.
 - k. Return keys to Courtesy Guard.

Section 11: 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. Residents must always accompany their guests.
2. Pool hours are from 6:00 a.m. to 10:00 p.m.
3. Children under sixteen (16) years of age are limited to one guest who is to be registered with the Courtesy Guard.
4. Children under sixteen (16) years of age must be supervised by an adult or teenage babysitter.
5. Pets, vehicles, bikes, bats, balls, Frisbees, skates and skateboards are prohibited in the pool or pool area.
6. Running, pushing, yelling, diving, throwing or batting objects are prohibited in the pool and pool area. Audio and/or video equipment used in the pool area are to be played on LOW volume.
7. 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.
8. No smoking is allowed in the pool area.
9. Only pool committee members and the pool service company are permitted to touch pool equipment.
10. Remove trash and lock the gate when leaving the pool area.
11. **Use of the pool and the pool area is at your own risk.**

Section 12: 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. Court hours are from 8:30 a.m. to 10:00 p.m.
4. All users must wear non-marring athletic shoes that will not cause damage to the court surface.
5. Court is to be used for tennis, pickleball, basketball or activities which will not damage the court or facility. Woodstone will continue to give priority to tennis players. Reservations are recorded by the Courtesy Guard.
6. 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.
7. No children's toys, bikes, skates and skateboards are allowed on the court.
8. Pets are not permitted on the court.

Section 13: Rental Policy

1. Rental of a building site is permitted only after an owner has maintained a residence **as a resident** in good standing of Woodstone III for a minimum of 3 years. Good standing includes but is not limited to a resident who maintains his property within Woodstone III guidelines and has no overdue fines or fees.
2. Lessee must and will receive and sign for receipt of the current Woodstone III Rules and Regulations.
3. Lease agreements between owners and lessees may be for a period of no less than 12 months. If a lease agreement is made and signed between an owner and lessee for a 12-month period and the lessee evacuates the property prior to the 12-month period, said property **may not** be leased to a new lessee before the original 12-month lease period has expired.
4. Owners shall be held liable for any and all community rule and regulation violations committed by their lessee and responsible for any and all fines associated with those violation. Owners will be notified of such infractions by mail to the address provided to the Woodstone III HOA. It is the Owner's responsibility to notify the HOA of address changes for this purpose. Any and all fines incurred by a lessee must be paid before a new lease agreement can be made with a new lessee of the same property.
5. A property may be used as a rental property for **no more than a 15-year period**. At such time a property must be occupied by the Owner of record or sold.
6. No Owner may rent partial space such as but not limited to individual bedrooms within their home.
7. No Lessee may sublet partial space such as but not limited to individual bedrooms within the home.
8. Lessees must register their names, contact information, and vehicles with the Courtesy Guard.
9. Lessees may lose privileges and access to the swimming pool, tennis court, community center, and other community areas in the Woodstone III if the rules and regulations for those spaces are not adhered to. Need to verify this and may need to phrase it as residents vs lessees.

Incorporation by Reference

Rules passed to conform to state law changes passed by the legislature in 2020 are hereby incorporated by reference.

WITNESS MY HAND TO THIS INSTRUMENT, EXECUTED this 18 day of November, 2024

Jane Osborne

Jane Osborne, President
Woodstone Homeowners' Association, Inc.

Date: 11/18/24

STATE OF Texas

§

COUNTY OF Harris

§

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BEFORE ME, the undersigned Notary Public, on this day personally appeared JANE OSBORNE known to me to be the person whose is the President of the Woodstone Homeowners' Association Inc., who, being by me duly sworn on his oath.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of November, 2024

Leshia Leighton

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

My Commission Expires: 4-1-2025



RP-2025-66309

RP-2025-66309
Pages 27
02/25/2025 11:43 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$125.00

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-2025-66309