

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS  
*for*  
SPRING SHADOWS CIVIC ASSOCIATION

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The undersigned, being the authorized representative of Spring Shadows Civic Association, a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements instruments entitled "Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instrument for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instrument for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association" and "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association" respectively recorded in the Official Public Records of Harris County, Texas under Clerk's File Nos. U171810, 20080031621, 20090087751, 20120254638, RP-2016-23752 and RP-2019-541649 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

- **Political Sign Policy for Spring Shadows Civic Association.**

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

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 28<sup>th</sup> day of August, 2020.

SPRING SHADOWS CIVIC ASSOCIATION

By: \_\_\_\_\_

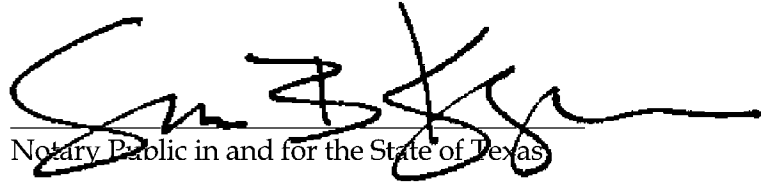


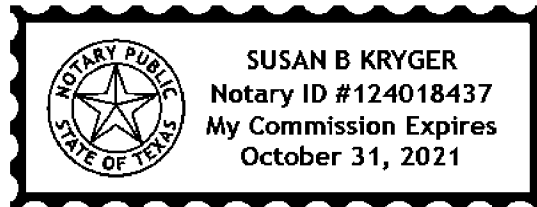
Cliff Davis, authorized representative

RP-2020-401541

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 28<sup>th</sup> day of August, 2020 personally appeared Cliff Davis, authorized representative of Spring Shadows Civic Association, 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



RP-2020-401541

**POLITICAL SIGN POLICY**  
*for*  
**SPRING SHADOWS CIVIC ASSOCIATION**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

I, Susan Boone, Secretary of Spring Shadows Civic Association (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association (the "Board") duly called and held on the 17<sup>th</sup> day of August, 2020, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Political Sign Policy was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. Article II, Section 7 of the Spring Shadows Amended Restrictions [applicable to Spring Shadows, Sections One (1), Two (2), Three (3), Four (4), Five (5), Seven (7), Eight (8), Ten (10), Twelve (12), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19)] and the Spring Shadows Amended Restrictions [applicable to Spring Shadows, Sections Nine (9), Eleven (11), Thirteen (13), and Fourteen (14)] recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. H762143 and H810211, respectively, as it may be amended (the "Restrictions") states in relevant part that, "No sign or billboard of any kind shall be displayed to the public view on any residential lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period."

2. Section 259.002 of the Texas Election Code requires property owners' associations to allow owners to display certain political signs on their property and authorizes the Association to regulate such signs and the display thereof as allowed by the statute.

3. The sign probation in Article II, Section 7 of the Restrictions is more restrictive than is permitted by Section 259.002(b)(1) of the Texas Election Code.

4. The Board of Directors of the Association desires to adopt a political sign policy consistent with the provisions of Section 259.002 of the Texas Election Code.

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5. This Political Sign Policy replaces and supersedes any previous political sign policy, if any, adopted by the Association.

6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Restrictions.

### SPRING SHADOWS CIVIC ASSOCIATION POLITICAL SIGN POLICY

An owner or resident of a lot under the jurisdiction of the Spring Shadows Civic Association may place ground mounted signs on their lot, which advertise a candidate or measure for an election ("**Political Signs**"), provided the following criteria are met:

1. No Political Sign may be placed on an owner's lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an owner's lot after the tenth (10th) day after the election date.
2. No more than one (1) Political Sign is allowed per political candidate or ballot item.
3. Political Signs may be displayed only on an owner's lot, and may not be located on, nor encroach on, another lot, common area, or any property owned or maintained by the Association.
4. No Political Sign may:
  - (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
  - (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
  - (c) include the painting of architectural surfaces;
  - (d) threaten the public health or safety;
  - (e) be larger than four feet by six feet (4' x 6');
  - (f) violate a law;
  - (g) contain language, graphics, or any display that would be offensive to the ordinary person; or

- (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.
- 5. Political Signs must be ground mounted. Political-themed flags or banners, whether mounted on a permanent standalone flagpole, or mounted to a tree or structure, are not allowed.

The Association may remove a Political Sign displayed in violation of this Policy.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Political Sign Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

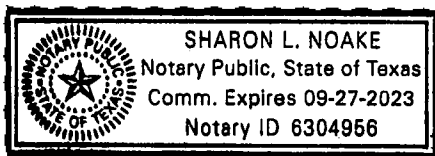
**SPRING SHADOWS CIVIC ASSOCIATION**

By: Susan Boone

Printed: Susan Boone  
Its: Secretary

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 28<sup>th</sup> day of August, 2020, personally appeared SUSAN BOONE, as Secretary of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Sharon Noake  
Notary Public in and for the State of Texas

RP-2020-401541

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# Pages 6  
08/28/2020 03:23 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
CHRIS HOLLINS  
COUNTY CLERK  
Fees \$34.00

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.



COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2020-401541