

**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", "Supplemental Notice of Dedicatory Instruments 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", "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, RP-2019-541649, RP-2021-401541, RP-2021-576236 and RP-2021-641357 ("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:

- **Certificate of Secretary of Spring Shadows Civic Association adopting Exterior Maintenance Guidelines/Architectural Control Guidelines.**

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

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

RP-2022-314548

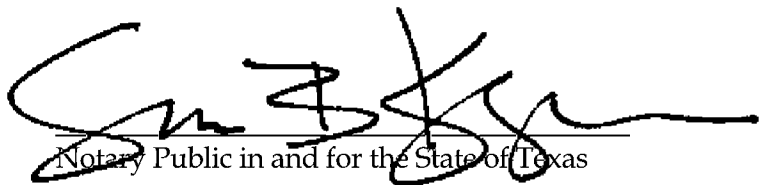
Executed on this 16<sup>th</sup> day of June, 2022.

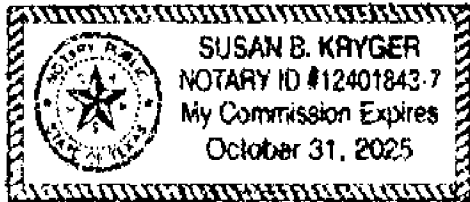
SPRING SHADOWS CIVIC ASSOCIATION

By:   
Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 16<sup>th</sup> day of June, 2022 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-2022-314548

CERTIFICATE OF SECRETARY  
of  
SPRING SHADOWS CIVIC ASSOCIATION  
adopting  
EXTERIOR MAINTENANCE GUIDELINES/ARCHITECTURAL CONTROL GUIDELINES

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Alexis Loving, Secretary of Spring Shadows Civic Association, do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 16<sup>th</sup> day of May, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Exterior Maintenance Guidelines/ Architectural Control Guidelines were duly approved by at least a majority vote of the members of the Board present at the meeting.

**RECITALS**

WHEREAS, Section 204.010(a)(18)(A) of the Texas Property Code empowers the Association, acting through its Board of Directors ("Board"), to implement architectural control guidelines and modify them as the needs of the subdivision change; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code provides that a property owners' association, acting through the Board, may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision";

WHEREAS, pursuant to their power to do so, the Board desires to approve and adopt certain exterior maintenance guidelines/architectural control guidelines governing the administration, management, operation and use of the residential properties under the jurisdiction of the Association; and

NOW, THEREFORE, BE IT RESOLVED, the Exterior Maintenance Guidelines/Architectural Control Guidelines attached hereto and incorporated herein have been approved by the Board and adopted by the Association.

I hereby certify that I am the Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

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SPRING SHADOWS CIVIC ASSOCIATION

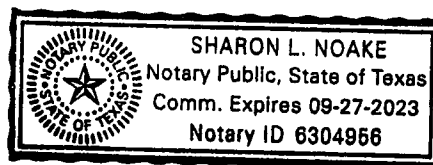
By: Alexis  
Its: Secretary

Name Printed: Alexis Loving

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 16<sup>th</sup> day of May,  
2022, by Alexis Loving, as Secretary of Spring Shadows Civic  
Association, for the consideration and in the capacities stated therein.

Sharon L. Noake  
Notary Public in and for the State of Texas



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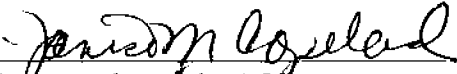
## EXTERIOR MAINTENANCE GUIDELINES/ARCHITECTURAL CONTROL GUIDELINES

1. These Exterior Maintenance Guidelines/Architectural Control Guidelines ("Guidelines") supersede and replace the Exterior Maintenance Guidelines recorded under the Supplemental Notice of Dedicatory Instruments recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20080031621.
2. All improvements on a residential lot including, but not limited to, the single-family residence, the garage and approved outbuildings, if any, shall be maintained in a neat and attractive condition and in a state of good repair. The Association's Board of Directors shall have the sole and absolute discretion to determine if an improvement is not being maintained in a neat and attractive condition and/or in a state of good repair.
3. The exterior of all improvements of any type shall be free of mold, mildew, dirt and/or grime. All improvements shall be power-washed when necessary to keep an improvement free of mold, mildew, dirt and/or grime.
4. All painted surfaces on an improvement shall be clean with no bare areas, chipping paint, or peeling paint. All bare areas, chipping paint, or peeling paint, shall be repainted or repaired when necessary.
5. Gutters shall be kept in good repair and not allowed to sag or hang down from the improvement to which they are affixed. All dented or damaged gutters shall be repaired or replaced as necessary. Plant growth and/or vegetation growth of any type is prohibited in gutters.
6. Roofs shall be maintained in good repair with no missing or curling shingles. All roof patches shall be made with the same or substantially the same shingle type and color.
7. All glass surfaces shall be whole. Any broken or cracked glass on an improvement on a lot shall be repaired or replaced.
8. Garage doors shall be undamaged (without dents that are visible from a public street), kept in good repair, and operational. Any damage to a garage door shall be repaired or replaced.
9. All exterior wood, siding, brick or other exterior covering on an improvement shall be maintained in good condition and repair. Rotting or damaged wood or siding is prohibited. Any hole in or other damage to exterior wood, siding, brick or other exterior covering on an improvement shall be repaired or replaced.
10. Fences and gates shall be kept in good repair. Any fence or portion of a fence that is leaning shall constitute a violation of this provision. Any fence gate that is broken or not operational shall be replaced or repaired. All fence pickets and fence materials of any type must be approved in advance by the Association's Architectural Control Committee.
11. Lawns shall be kept mowed and edged on a regular basis and be maintained in a neat and attractive condition. Grass that is allowed to grow above nine inches (9") shall be in violation

of the requirement to keep such grass in a neat and attractive condition. All yards and flower beds shall be kept weed free. All shrubs and trees shall be trimmed as needed to maintain a neat and attractive appearance. All flower beds on a lot shall be kept free of weeds, leaves, and other debris.

12. Basketball goals shall be kept in good repair. Basketball goals that are in public view shall, at all times, have a properly maintained, backboard, rim, net, and support pole.
13. An owner shall not allow garbage or rubbish to be maintained in public view on a lot.
14. All garbage cans and/or other trash receptacles shall be kept out of public view during non-collection hours. "Non-collection hours" as used in this provision means any time other than after 6:00 p.m. the day before a scheduled trash pickup and after 10:00 p.m. on the day of collection.
15. Walkways, driveways, and curbs shall be in good repair and must be kept free of weeds and grass. Uneven or broken walkways, driveways, and curbs shall be repaired or replaced when necessary.
16. There shall be no storage of household items (unless currently in use) in public view. Barbeque pits, smokers, portable pools, patio furniture and other items deemed to be an eyesore and/or offensive by the Board of Directors shall be kept out of public view.
17. Mailboxes shall be maintained in good repair. "Good repair" includes, but is not limited to: (a) no dented mailboxes; (b) no leaning mailboxes; and (c) free of mold, mildew, dirt, and/or grime.
18. Window air conditioning units (heating units and/or cooling units) that are visible from any public street are prohibited.
19. A violation of these Guidelines constitutes a violation of the dedicatory instruments [as that term is defined in Texas Property Code Section 209.002(4)] governing the residential properties under the jurisdiction of the Association.

TO THE EXTENT, IF ANY, REQUIRED BY THE ASSOCIATION'S GOVERNING DOCUMENTS, THE TERMS AND PROVISIONS OF THESE GUIDELINES ARE ALSO APPROVED BY THE ASSOCIATION'S ARCHITECTURAL CONTROL COMMITTEE ("ACC") AS EVIDENCED BY THE SIGNATURES OF AT LEAST A MAJORITY OF THE MEMBERS OF THE ACC BELOW:

  
As a member of the ACC

5/25/2022  
Date

  
As a member of the ACC

5/25/2022  
Date

  
As a member of the ACC

5/25/2022  
Date

  
As a member of the ACC

5/25/2022  
Date

  
As a member of the ACC

5/25/2022  
Date

  
As a member of the ACC

5/26/2022  
Date

  
As a member of the ACC

05/26/2022  
Date

  
As a member of the ACC

5-26-22  
Date

\_\_\_\_\_  
As a member of the ACC

\_\_\_\_\_  
Date

RP-2022-314548  
# Pages 8  
06/16/2022 01:32 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$42.00

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

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