

- b. threatens the public health or safety;
 - c. violates a law other than a law prohibiting the display of religious speech;
 - d. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
2. No Owner may display or affix a religious item on property owned or maintained by the Association.
 3. No Owner may display or affix a religious item in violation of any applicable building line, right-of-way, setback, or easement.
 4. No Owner may display or affix a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

CERTIFICATION

“I, the undersigned, being a Director of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Rosewood Hill Homeowners Association, Inc.’s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present.”

By: 

Print name: Cody Herring

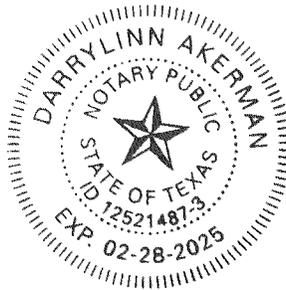
Title: President

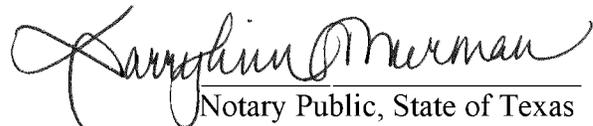
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 8th day of December, 2022.




 Notary Public, State of Texas

PREPARED AND E-RECORDED BY:
 HOLT TOLLETT, PC
 9821 Katy Freeway, Ste. 350
 Houston, Texas 77024

RP-2023-25841

RP-2023-25841
Pages 3
01/25/2023 09:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2023-25841

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.
LARGE CONTRACT BID SOLICITATION POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the “Association”), is the governing entity for Rosewood Hill, Sections 1, 2, 3, 4, 5, and 6, unrecorded subdivisions in Harris County, Texas, as described in the instrument recorded under Clerk’s File No. RP-2022-515718, and any additional property made subject to the jurisdiction of the Association now and in the future, (the “Subdivision”); and

WHEREAS, this Large Contract Bid Solicitation Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 209.0052 of the Texas Property Code was amended to require that property owners associations establish a bid process for any proposed contract for services that will cost more than \$50,000.00;

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this Policy controls over such provision. To the extent any existing governing document or dedicatory instrument does not conflict with this policy, such provision remains in full force and effect; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

If the Association proposes to contract for services that will cost more than \$50,000.00, it shall solicit bids or proposals for such services contract as provided below. If a bid or proposal is from a board member or related person or entity as defined by Texas Property Code 209.0052, the additional procedures provided by Property Code 209.0052 will be applicable.

1. The following criteria apply to determine whether a services contract will cost more than \$50,000.00:

RP-2023-25840

- a. The bid process is applicable to service contracts which upon execution of the agreement obligates the Association to pay more than \$50,000.00 during the term of the contract.
 - b. The ability of the Association to terminate a services contract without cause prior to incurring costs in excess of \$50,000.00, does not relieve the Association of the obligation to follow the bid process of this policy if the contract is for a stated term and the total cost of the contract during that initial term is greater than \$50,000.00.
 - c. Amounts under a services contract that are contingent are not included in determining the amount the contract will cost. Costs under a services contract which are unfixed, but certain, shall be estimated to the best of the Association's ability.
 - d. Amounts that may be incurred in the future under a services contract such as would occur upon the renewal of the contract are not to be included in determining the amount the contract will cost. The renewal of an existing contract is not subject to this policy.
2. A proposed services contract that will cost more than \$50,000.00 shall be awarded using the following process:
- a. The Association shall attempt to obtain a total of three bids or proposals from contractors for the services desired;
 - b. Contractors providing bids or proposals should be insured against liability, have experience providing the desired services, and licensed where required by law;
 - c. If after diligent attempts are made to obtain the three bids or proposals, the Association is unable to obtain three bids or proposals from contractors, the Board may consider the proposals obtained and award the contract;
 - d. The Association may determine on a case by case basis the specific steps it will use to contact potential contractors and solicit bids or proposals. However, in all cases at least three contractors shall be contacted and bids or proposals solicited. In the event there are not three qualified contractors for a particular service in the market area, the association may limit the process to those contractors that are qualified.
 - e. In the case of emergencies, the Association may employ a contractor to best resolve the emergency without following the bid/proposal process.
 - f. The Board is not obligated to award contracts to the low bidder but must use due diligence in considering all relevant factors regarding the contractor and their proposal.

CERTIFICATION

“I, the undersigned, being a Director of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Rosewood Hill Homeowners Association, Inc.’s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present.”

By: 

Print name: Cody Herring

Title: President

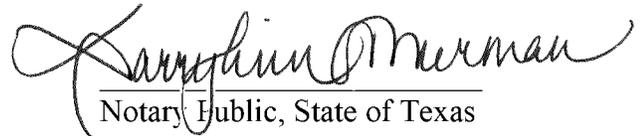
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 8th day of December, 2022.




Notary Public, State of Texas

PREPARED AND E-RECORDED BY:
HOLT TOLLETT, PC
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

RP-2023-25840

RP-2023-25840
Pages 4
01/25/2023 09:28 AM
e-Filed & e-Recorded in the
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HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM
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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-2023-25840

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.
DEED RESTRICTION VIOLATION HEARING POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the “Association”), is the governing entity for Rosewood Hill, Sections 1, 2, 3, 4, 5, and 6, unrecorded subdivisions in Harris County, Texas, as described in the instrument recorded under Clerk’s File No. RP-2022-515718, and any additional property made subject to the jurisdiction of the Association now and in the future, (the “Subdivision”); and

WHEREAS, this Deed Restriction Violation Hearing Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 209.007 of the Texas Property Code was amended to provide additional hearing procedures that a property owners association must follow when enforcing deed restriction violations for which an owner is entitled to an opportunity to cure the violation;

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this Policy controls over such provision. To the extent any existing governing document or dedicatory instrument does not conflict with this policy, such provision remains in full force and effect; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

1. If an owner is entitled to an opportunity to cure a violation, the owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before the board of the property owners' association.
2. An owner desiring a hearing must request a hearing on or before the 30th day after the date the notice of violation and right to a hearing was mailed to the owner. Any owner that does not request a hearing within thirty (30) days of receiving certified notice of owner’s deed restriction violation will not be entitled to a hearing.

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3. An owner shall request such a hearing in writing, either by mail, electronic mail or hand delivery. Such request must be delivered to the Association's address or electronic mail address provided on the most recently filed management certificate.
4. The association shall hold a hearing under this section not later than the 30th day after the date the board receives the owner's request for a hearing.
5. The Association shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing.
6. The board or the owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
7. The owner or the association may make an audio recording of the meeting.
8. The notice and hearing provisions of this policy do not apply if the association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action.
9. The notice and hearing provisions of this policy do not apply to a temporary suspension of a person's right to use common areas if the temporary suspension is the result of a violation that occurred in a common area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the board makes a final determination on the suspension action after following the procedures prescribed by this policy.
10. Not later than 10 days before the association holds a hearing under this section, the association shall provide to an owner a packet containing all documents, photographs, and communications (not to include any attorney-client privileged communications) relating to the matter the association intends to introduce at the hearing.
11. If an association does not provide a packet within the designated period, an owner is entitled to an automatic 15-day postponement of the hearing.
12. During a hearing, a member of the board or the association's designated representative shall first present the association's case against the owner. An owner or the owner's designated representative is entitled to present the owner's information and issues relevant to the appeal or dispute.
13. All hearings will be held in private.
14. After the hearing is concluded, the owner and their designated representative will leave the hearing so the Board may discuss and consider the information presented.
15. The Association will provide the owner with a written notice with their decision regarding the matter of the hearing.

CERTIFICATION

“I, the undersigned, being a Director of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Rosewood Hill Homeowners Association, Inc.’s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present.”

By: 

Print name: Cody Herring

Title: President

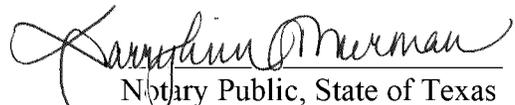
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 8th day of December, 2022.




Notary Public, State of Texas

PREPARED AND E-RECORDED BY:
HOLTTOLLETT, PC
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

RP-2023-25839

RP-2023-25839
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TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM
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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
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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-2023-25839

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.

SECURITY MEASURES POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the “Association”), is the governing entity for Rosewood Hill, Sections 1, 2, 3, 4, 5, and 6, unrecorded subdivisions in Harris County, Texas, as described in the instrument recorded under Clerk’s File No. RP-2022-515718, and any additional property made subject to the jurisdiction of the Association now and in the future, (the “Subdivision”); and

WHEREAS, this Security Measures Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 202.023 of the Texas Property Code was amended to establish the right of property owners whose property is subject to restrictive covenants to install and maintain certain types of security measures; and

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this policy controls by virtue of such contrary provision being pre-empted by State law; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.022 of the Texas Property Code, such provision remains in full force and effect, including requirements that application for and approval of improvements be obtained prior to installation; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

Pursuant to Section 202.023 of the Texas Property Code, a property owner may install security measures, including but not limited to, a security camera, motion detector, or perimeter fence, to the extent such measure complies with the regulations set forth below.

1. An owner is prohibited from installing a security measure in a place other than on the property owner’s private property.

RP-2023-25842

2. No Owner may install a security measure that is visible from any street in the Subdivision until they have submitted a written application to, and received written approval from, the Association's Architectural Control Committee (the "ACC").
3. All security measures shall be kept in good condition and repair at all times or shall be subject to removal.
4. No security measure shall, by light, sound, odor, or otherwise, create a nuisance or annoyance to surrounding residents of ordinary sensibilities, or create a threat to public health or safety.
5. Fencing surrounding the entirety of a lot ("perimeter fencing") shall be limited to three (3) rail corral type fencing with four foot (4') rails, may have galvanized grid/varmint wire, shall be located on or within the building property line, or the property line if no building line is applicable, and shall be subject to advance ACC approval. No fence is permitted forward of any building line.
6. Gates at the driveway entrance shall be limited to matte black wrought iron, shall not exceed six feet (6') in height, with vertical iron rods spaced 4 inches (4") apart, shall be located on the building property line, and shall be subject to advance ACC approval. No other gates are permitted as a part of any perimeter fence constructed in the Subdivision.
7. Except as provided for herein, no other fencing shall be permitted within the Subdivision, except that one (1) interior fence located within the perimeter of the lot and within any applicable building property line shall be permitted. Any such interior fencing shall be limited to three (3) rail corral type fencing with four foot (4') rails, and shall be subject to advance ACC approval.
8. No fencing may block a drainage easement or reserve, or interfere with the property rights of others. No privacy or picket fences are permitted in the subdivision.
9. An owner is prohibited from installing a security camera in a place other than on the property owner's private property. Cameras shall only be installed on the exterior of the primary residence structure, shall be compact in size, and shall not be placed on free-standing poles, fences or similar items. Camera wires must be out of view of any street in the Subdivision.
10. Security lighting shall not shine onto other lots, shall utilize motion sensors, and shall not create a nuisance or annoyance to surrounding residents. Security lighting shall be installed only on the exterior of the primary residence structure and shall not be placed on free-standing poles, fences or similar items, or at ground level.
11. Door gates are limited to matte black wrought iron and shall be subject to advance ACC approval. No vegetation shall be permitted to grow on such items, nor shall any adornment, design, or other material be incorporated into or placed upon such items.

12. Security measures not referenced herein remain subject to advance ACC approval, as well as the material provisions of this Policy.

CERTIFICATION

“I, the undersigned, being a Director of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Rosewood Hill Homeowners Association, Inc.’s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present.”

By: 

Print name: Cody Herring

Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 8th day of December, 2022.




Notary Public, State of Texas

PREPARED AND E-RECORDED BY:
HOLTOLLETT, PC
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

RP-2023-25842

RP-2023-25842
Pages 4
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HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2023-25842

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.
SWIMMING POOL ENCLOSURE POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the “Association”), is the governing entity for Rosewood Hill, Sections 1, 2, 3, 4, 5, and 6, unrecorded subdivisions in Harris County, Texas, as described in the instrument recorded under Clerk’s File No. RP-2022-515718, and any additional property made subject to the jurisdiction of the Association now and in the future, (the “Subdivision”); and

WHEREAS, this Swimming Pool Enclosure Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS Section 202.022 of the Texas Property Code was amended to establish the right of property owners whose property is subject to restrictive covenants to install and maintain certain types of pool enclosures; and

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this policy controls by virtue of such contrary provision being pre-empted by State law; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.022 of the Texas Property Code, such provision remains in full force and effect, including requirements that application for and approval of improvements be obtained prior to installation; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

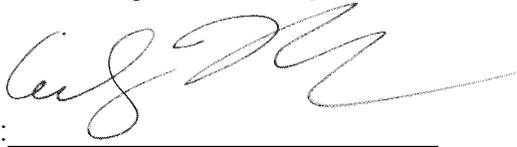
Pursuant to Section 202.022 of the Texas Property Code, a property owner may install and maintain a swimming pool enclosure on their property to the extent it satisfies the criteria in paragraph one below and complies with the regulations set forth in paragraphs two through six below.

RP-2023-25838

1. "Swimming Pool Enclosure" shall mean a fence that:
 - a. surrounds a water feature, including a swimming pool or spa;
 - b. consists of transparent mesh or clear panels set in metal frames;
 - c. is not more than six feet in height; and
 - d. is designed to not be climbable.
2. All Swimming Pool Enclosures must conform to applicable state and local safety requirements.
3. No Owner may install a Swimming Pool Enclosure prior to submitting a written application to, and receiving written approval from, the Association.
4. All Swimming Pool Enclosures in the Subdivision must completely surround the relevant water feature.
5. All Swimming Pool Enclosures must consist of black transparent mesh set in black metal frames, or clear panels set in black metal frames. However, alternative materials and styles of Swimming Pool Enclosures may be considered by the Association on a case by case basis if in harmony with surrounding structures and compatible with the architectural design and appearance of the subdivision
6. All Swimming Pool Enclosures, and all Swimming Pool Enclosure components, must be maintained in a state of good repair. Any Swimming Pool Enclosure, and/or any component of any Swimming Pool Enclosure, that deteriorates, becomes rusted, becomes discolored, and/or becomes unsafe, must be immediately replaced and/or repaired.

CERTIFICATION

"I, the undersigned, being a Director of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Rosewood Hill Homeowners Association, Inc.'s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present."

By:  _____

Print name: Cody Herring

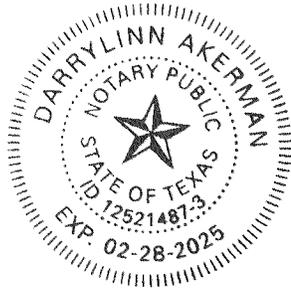
Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 8th day of December, 2022.



Darryl Linn Akerman
Notary Public, State of Texas

PREPARED AND E-RECORDED BY:
HOLT TOLLETT, PC
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

RP-2023-25838

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Fees \$26.00

RECORDERS MEMORANDUM
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THE STATE OF TEXAS
COUNTY OF HARRIS

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Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-25838

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS FOR SIGNS INCLUDING POLITICAL SIGNS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Rosewood Hill, Sections I-VI, unrecorded additions in Harris County, Texas, as set forth in Exhibit "A", attached hereto (the "Subdivision"); and

WHEREAS, each section of the Subdivision is subject to Deed Restrictions, which prohibit signs from being maintained on property within the Subdivision, except for "For Sale" or "For Rent" signs; and

WHEREAS, Chapter 259 of the Texas Elections Code supersedes the Deed Restrictions and prevents the Association from prohibiting an owner from maintaining certain political signage on their property during certain time periods; and

WHEREAS Section 204.010(a)(6) of the Texas Property Code authorizes the Association, by and through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification and appearance of the Subdivision; and

WHEREAS, the Association, through its Board of Directors, desires to regulate the use, modification and appearance of the Subdivision as it relates to signage in the Subdivision generally and specifically for political signage; and

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et. Seq. and the Board of Directors shall have and may exercise discretionary authority concerning these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing, the Board of Directors of the Association hereby adopts the following rules and regulations signs, and imposes on the Subdivision the following:

POLITICAL SIGN RULES AND REGULATIONS:

1. Owners in the Subdivision may post or display one (1) sign advertising a candidate or measure for an election from: ninety (90) days prior to the date of the election to which the sign relates to ten (10) days following the date of the election to which the sign relates.

- a. "advertising a candidate" means promoting a candidate that is on a ballot for an election being held by a political subdivision in which members of the Association may cast a vote; it does not include signs which make statements against a candidate.

RP-2022-515744

- b. “advertising a measure” means promoting a proposition or other measure that is on a ballot for an election being held by a political subdivision in which members of the Association may cast a vote.
- c. Signs advertising a candidate or measure must be ground mounted.
- d. Only one (1) sign is permitted on each Owner’s property advertising each candidate or measure.
- e. Signs advertising a candidate or measure may not contain:
 - i. roofing material; and/or,
 - ii. Siding; and/or,
 - iii. paving materials; and/or,
 - iv. flora; and/or,
 - v. balloons; and/or,
 - vi. lights of any kind; and/or,
 - vii. any other similar building, landscaping, or nonstandard decorative component.
- f. Signs advertising a candidate or measure may not be attached in any way to:
 - i. any traffic control device; and/or,
 - ii. any plant material; and/or
 - iii. any light fixture; and/or,
 - iv. any trailer; and/or,
 - v. any vehicle; and/or,
 - vi. any other structure or object.
- g. Signs advertising a candidate or measure may not:
 - i. include the painting of architectural surfaces; and/or,
 - ii. threaten the public health or safety; and/or,
 - iii. be larger than four feet by six feet; and/or,
 - iv. contain language, graphics, or any display that would be offensive to the ordinary person; and/or,
 - v. be accompanied by music, streamers, or any other sounds, or otherwise be distracting to motorists.

- 2. The Association and/or its managing agent may remove any signs displayed in violation of these rules and regulations.
- 3. These Rules and Regulations shall be applied uniformly and without preference or prejudice for or against any political viewpoint, opinion, affiliation, and/or candidate or ballot item.

GENERAL SIGN RULES AND REGULATIONS:

1. Owners in the Subdivision may post or display signs showing support for an elementary, middle school, high school, or college sports or other activity, provided:
 - a. Signs are limited to one (1) per participant of said sport or activity residing on the property;
 - b. No sign shall exceed 24 inches in width and 48 inches in height or be supported by more than one stake; and
 - c. Each sign shall be located at or near the front facade of the residence.
2. Owners in the Subdivision may post or display one (1) sign advertising a security system on the property, provided:
 - a. The sign must be one that is provided to the Owner by the security company, and not a homemade sign;
 - b. No sign shall exceed 12 inches in width by 12 inches in height or be supported by more than one stake; and
 - c. The sign shall be located at or near the front facade of the residence.
3. Owners in the Subdivision may post or display one (1) sign advertising the property for sale or for lease, provided:
 - a. The sign shall be one provided by a realtor or real estate company, or if the owner is selling or leasing the property without a realtor or agent, then the sign cannot be hand-written;
 - b. The sign shall be ground mounted and shall not exceed 36 inches in width by 36 inches in height; and
 - c. The sign shall be maintained in a neat and presentable condition and appearance.
4. Except with the advanced written permission by the Association, no other sign may be displayed on any property in the Subdivision except as provided in these Rules and Regulations.

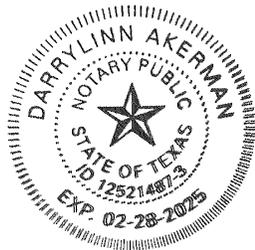
CERTIFICATION

“I, the undersigned, being a Director and President of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing Rules and Regulations were approved by at least a majority of the Association Board of Directors at an open meeting of the Board, properly noticed to the members, at which a quorum of the Board was present.”

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

[Signature] BEFORE ME, the undersigned authority, on this day personally appeared _____, President of Rosewood Hill Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was executed for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19 day of October, 2022.



[Signature]
Notary Public, State of Texas

RP-2022-515744

FIELD NOTES

Being 40.0000 acres of land in the Solomon Brown League, Abstract 7, Harris County, Texas, more particularly described as follows:

BEGINNING at an iron rod in the East line of Tract No. 1 an acre-land in that certain deed dated March 16, 1955, from H.F. Culver and wife, Winifred Culver, to Sweeney J. Roehring, recorded in Volume 2920, Page 671 of the Harris County Deed Records at its intersection with the North Line of F.M. 2920;

THENCE South 83 degrees 30 minutes 18 seconds West 7.33 feet along the North line of F.M. 2920 to a fence corner;

THENCE North 46 degrees 00 minutes 17 seconds West 108.51 feet along the North line of F.M. 2920 to an iron pipe;

THENCE North 84 degrees 50 minutes 59 seconds West 715.62 feet to an iron pipe at the Southeast corner of the 0.74 acre Re ad tract, recorded in Volume 1817, Page 376;

THENCE North 2188.23 feet;

THENCE East 777.26 feet;

THENCE South 00 degrees 20 minutes 41 seconds West 667.30 feet to an iron rod;

THENCE South 00 degrees 51 minutes 25 seconds East 1859.91 feet to the PLACE OF BEGINNING and containing 40.0000 acres of land.

W. B. Burtlin
W. B. BURTLIN
Registered Engineer
Reg. No. 8491

REPRODUCED FROM ORIGINAL RECORDS
THIS REPRODUCTION IS NOT VALID UNLESS THE ORIGINAL RECORDS ARE ON FILE IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, AT THE TIME OF REPRODUCTION. ALL OTHER COPIES, OF ANY KIND, ARE VOID AND INVALID.

EXHIBIT "A"

(6 pgs.)

Records Production Policy

RP-2022-515744

FIELD NOTES

Being 10,699 acres of land out of that portion of the Jack Frey Property, Inc., 245,991 acre tract of land in the Salomon Brown Survey, Abstract 7, Harris County, Texas; said 10,699 acres being more particularly described as follows:

COMMENCING at an iron rod in the East line of Tract No. 1 as described in that certain deed dated March 16, 1945, from H. F. Culver and wife, Winifred Culver, to Summey J. Doehring, and recorded in Volume 2920, Page 691 of the Harris County Deed Records at its intersection with the North line of F. M. Row No. 2970;

THENCE North 1717.71 feet and West 778.08 feet to an iron rod set marking the Southeast corner and the PLACE OF BEGINNING of the herein described 10,699 acre tract;

THENCE North 89 degrees 40 minutes 17 seconds West 874.38 feet to an iron rod set for corner;

THENCE North 00 degrees 20 minutes 53 seconds East and 24.00 feet passing an iron pipe at a re-entrant corner to the 245,991 acre tract and continuing on along the middle West line of said 245,991 acre tract a total distance of 460.19 feet to an iron rod set for corner;

THENCE South 89 degrees 49 minutes 11 seconds East 792.95 feet to an iron rod set for corner;

THENCE North 00 degrees 19 minutes 49 seconds East 155.88 feet to an iron rod set for corner in a fence line;

THENCE North 88 degrees 45 minutes 42 seconds East 481.15 feet along a fence line to an iron rod set for corner;

THENCE South 00 degrees 00 minutes 36 seconds East 20.85 feet to an iron rod marking the Northwest corner of Rowland Hill, Section One, an unrecorded subdivision;

THENCE South 602.30 feet to the PLACE OF BEGINNING and containing 10,699 acres of land,

W. B. Bunelin
 W. B. BUNELIN
 REGISTERED ENGINEER
 REG. NO. 8491

RECORDED & RETURNED TO THE
 THE INSTRUMENT IS NOT VALID UNLESS IT IS RECORDED
 WITHIN THE TIME PERIOD SET FORTH IN THIS ACT. THE
 INSTRUMENT IS NOT VALID UNLESS IT IS RECORDED
 WITHIN THE TIME PERIOD SET FORTH IN THIS ACT.

RP-2022-515744

FIELD NOTES

Being 30.8212 acres of land out of that portion of the Jack Frey
Estate, Inc., 245,991 acre tract of land in the Salomon Brown
Survey, Abstract 7, Harris County, Texas; said 30.8212 acres being
more particularly described as follows:

BEGINNING at an iron rod in the East line of Tract No. 1, as described in that certain deed dated March 16, 1955, from H. E. Culver and wife, Mildred Culver, to Shuway J. Donohue, and recorded in Volume 2920, Page 671 of the Harris County Deed Records at its intersection with the North line of E. B. Road No. 2020;

THENCE North 29°07.85' East 790.00 feet to an iron rod not marking the Southeast corner and the PLACE OF BEGINNING of the herein described 30.8212 acre tract;

THENCE South 88 degrees 45 minutes 42 seconds West 401.15 feet along a fence line to an iron rod not for corner;

THENCE South 00 degrees 10 minutes 49 seconds West 155.00 feet to an iron rod not for corner;

THENCE North 89 degrees 49 minutes 11 seconds West 349.95 feet to an iron rod not for corner in the middle West line of said 245,991 acre tract;

THENCE North 00 degrees 20 minutes 53 seconds East 50.00 feet to an iron rod and North 00 degrees 09 minutes 17 seconds East 1658.18 feet along the middle West line of said 245,991 acre tract to an iron pipe marking the middle Northwest corner of said 245,991 acre tract;

THENCE South 89 degrees 25 minutes 29 seconds East 826.46 feet to an iron pipe marking the most Northerly re-entrant corner of said 245,991 acre tract;

THENCE South 00 degrees 00 minutes 30 seconds West 1551.29 feet to the PLACE OF BEGINNING and containing 30.8212 acres of land,

W. B. Burkin
W. B. BURKIN
REGISTERED ENGINEER
No. 10, 8491

BLINDERS MICHIGAN
This instrument is not subject to the provisions of the
Recording Act in Michigan. It is subject to the provisions of the
Recording Act in Michigan. It is subject to the provisions of the
Recording Act in Michigan. It is subject to the provisions of the
Recording Act in Michigan.

RP-2022-515744

ROSEWOOD HILL SECTION FOUR(4)

A SUBDIVISION OF 181.4455 ACRES OUT OF THE SOLOMON BROWN SURVEY, A-7, HARRIS COUNTY, TEXAS, SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod in the east line of Rosewood Hill Section One, said rod being N00°51'25"W a distance of 381.40 feet as measured along the said east line of Rosewood Hill Section One from the north line of F.M. 2920;

THENCE N00°51'25"W with the east line of Rosewood Hill Section One a distance of 1278.51 feet to a 5/8" iron rod for a point;

THENCE N00°20'41"E still with the east line of Rosewood Hill Section One a distance of 667.30 feet to a 1/2" iron rod for a corner;

THENCE West a distance of 777.26 feet to a 1/2" iron rod for a corner in the west line of Rosewood Trail;

THENCE N00°00'48"W a distance of 1572.14 feet to a 1" iron pipe for a point;

THENCE N00°07'56"E a distance of 3862.42 feet to a point in the center of Spring Creek;

THENCE along the center of Spring Creek the following twenty courses and distances, viz:

N40°30'44"E-109.87 feet, N04°33'36"E-163.52 feet, N65°24'54"E-168.25 feet, N42°30'38"E-97.67 feet, N01°12'02"W-143.03 feet, N57°42'34"E-170.34 feet, N41°33'46"E-68.05 feet, N65°16'22"E-83.67 feet, S86°25'25"E-48.09 feet, N71°51'43"E-61.03 feet, S68°29'15"E-32.04 feet, S72°41'24"E-115.88 feet, S44°44'10"E-215.25 feet, S58°22'43"E-179.14 feet, N72°24'57"E-159.80 feet, S85°56'25"E-182.15 feet, N73°01'11"E-231.67 feet, N47°04'58"E-172.74 feet, N66°58'22"E-620.07 feet, and N61°21'32"E-83.51 feet;

THENCE S00°53'26"E leaving the center of Spring Creek, a distance of 958.53 feet to a point for a corner;

THENCE S71°00'00"W a distance of 1188.43 feet to a point for a corner;

THENCE S00°06'19"W a distance of 3730.00 feet to a 5/8" iron rod for a corner;

THENCE S89°14'27"W a distance of 132.85 feet to a 5/8" iron rod for a corner;

THENCE S00°42'09"E a distance of 2142.76 feet to a 5/8" iron rod for a point;

THENCE S00°36'59"E a distance of 1011.77 feet to a 5/8" iron rod for a corner, said rod being 356.94 feet from the north line of F.M. 2920;

THENCE S00°51'40"W a distance of 202.37 feet to the Point of Beginning and containing 181.4455 Acres of land, more or less.

RECORDERS MEMORANDUM

At the time of recording, this instrument was found to be reproducible for the best photographic reproduction because of illegibility, carbon or photo was developed paper, etc. All block-out, additions and changes were shown at the time the instrument was filed and recorded.



RP-2022-515744

FIELD NOTES
Rosewood Hill, Sec. 5

Being 10.2211 acres of land out of a 245.991 acre tract of land and being known as Rosewood Hill, Section 5, an unrecorded subdivision of 10.2211 acres in the Solomon Brown Survey, Abstract 7, Harris County, Texas and being out of that certain 245.991 acres of land as described in deed to Jack Frey Properties, Inc., and recorded under File Number F144342 of the Real Property Records of Harris County, Texas; said Rosewood Hill, Section 5 being more particularly described as follows:

COMMENCING at the Southwest corner of Rosewood Hill, Section 1, an unrecorded subdivision of 40.0000 acres out of said 245.991 acres and being in the North line of F. M. Road No. 2920;

THENCE North 654.09 feet and West 798.08 feet to an iron rod marking the Southeast corner and the PLACE OF BEGINNING of the herein described 10.2211 acre tract;

THENCE West 502.28 feet to an iron rod for corner;

THENCE North 00 degrees 08 minutes 31 seconds West 469.92 feet to an iron rod for corner;

THENCE East 178.84 feet to an iron rod for corner;

THENCE North 595.41 feet to an iron rod for corner;

THENCE South 89 degrees 40 minutes 17 seconds East 324.51 feet to an iron rod for corner in the West line of Rosewood Trail (60 feet wide);

THENCE South 518.93 feet along the West line of said Rosewood Trail to the P. C. of a curve to the left;

THENCE Southeasterly 250.97 feet along said curve to P. T., having a radius of 303.46 feet, and a central angle of 47 degrees 23 minutes 09 seconds;

THENCE South 47 degrees 23 minutes 09 seconds East 49.71 feet along the Southeast line of said Rosewood Trail to corner;

THENCE South 60 degrees 00 minutes 00 seconds West 155.40 feet to corner;

THENCE South 210.00 feet to the PLACE OF BEGINNING and containing 10.2211 acres of land.


W. B. BURKLIN
REGISTERED ENGINEER
REG. NO. 8491

EASLEY SURVEYING CO.

P.O. BOX 13
TOMBALL, TEXAS 77375
(713) 351-1946
February 27, 1979

FIELD NOTES

ROSEWOOD HILL

SECTION SIX

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 103.5934 ACRES AND SHOWN AS SECTION SIX ON A PLAT OF ROSEWOOD HILL, AN UNRECORDED SUBDIVISION IN THE SOLOMON BROWN SURVEY, A-7, HARRIS COUNTY, TEXAS, SAID SECTION SIX BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southeast corner of Rosewood Hill Section Six, said point also being the southeast corner of a 172.5776 acre tract in the Solomon Brown Survey, A-7, Harris County, Texas, said 172.5776 acre tract being that certain tract shown on a plat by W. B. Burklin, Registered Engineer, dated December 9, 1977:

THENCE S 89° 09' 25" W along the south line of said 172.5776 acre tract, a distance of 1190.05 feet to a point;

THENCE N 00° 09' 19" E a distance of 2325.08 feet to a point;

THENCE N 00° 06' 19" E a distance of 1404.74 feet to a point;

THENCE N 71° 00' 00" E a distance of 1177.51 feet to a point in the east line of said 172.5775 acre tract;

THENCE S 00° 54' 36" E along the east line of said 172.5776 acre tract, a distance of 160.22 feet to a point;

THENCE S 00° 59' 25" E along the east line of said 172.5776 acre tract, a distance of 1531.41 feet to a point;

THENCE S 00° 55' 17" E along the east line of said 172.5776 acre tract, a distance of 2404.58 feet to the POINT OF BEGINNING and containing 103.5934 acres of land.



B. E. Easley
B. E. Easley
Registered Public Surveyor
Texas Registration No. 1844

RECORDER'S MEMORANDUM
AT THE TIME OF REGISTRATION, THIS INSTRUMENT WAS FOUND BY INADEQUATE TO THE PUBLIC RECORDS REPRODUCTION E. I. OF RECORDS, OR THIS OR PHOTO COPY, DISCOLORED PAPER, ETC.

RP-2022-515744

RP-2022-515744
Pages 11
10/19/2022 03:09 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$54.00

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-2022-515744