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**FIRST SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS FOR
WOODCHASE VILLAGE OWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Woodchase Village Owners Association, a property owner's association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Woodchase Village Owners Association" ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on October 14, 2011 under Clerk's File No. 20110434883, which Notice was filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:
 - **Guidelines Relating to Rain Barrels and Rain Harvesting Systems Solar Energy Devices, Storm and Energy Efficiency Shingles, Flags, and Religious Items for Woodchase Village Owners Association**

This First 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 First Supplemental Notice is true and correct and the document attached to this First Supplemental Notice is the original.

Rick S. Butler

Rick S. Butler, authorized representative of
Woodchase Village Owners Association

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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Rick S. Butler, authorized representative of Woodchase Village Owners 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 1st day of February, 2012, to certify which witness my hand and official seal.

Return to:
BUTLER | HAILEY
Mr. Rick S. Butler
8901 Gaylord Drive, Suite 100
Houston, Texas 77024
210644

Donna Dickey

Notary Public in and for the State of Texas
DONNA DICKEY
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 17, 2014

**GUIDELINES RELATING TO RAIN BARRELS AND RAIN HARVESTING SYSTEMS,
SOLAR ENERGY DEVICES, STORM AND ENERGY EFFICIENT SHINGLES,
FLAGS, AND RELIGIOUS ITEMS
for
WOODCHASE VILLAGE OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Randall Mitchell, Secretary of Woodchase Village Owners Association (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 18th day of January, 2012, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following "Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items" was duly approved by a majority vote of the members of the Board in attendance:

RECITALS:

1. Chapter 202 of the Texas Property Code was amended to add sections relating to rain barrels and rain harvesting systems, solar energy devices, storm and energy efficient shingles, flags, and religious items.
2. The amendments relating to solar energy devices, storm and energy efficient shingles, flags and religious items became effective on June 17, 2011 and the amendments relating to rain barrels and rain harvesting systems became effective on September 1, 2011.
3. The Board of Directors of the Association desires to adopt guidelines relating to rain barrels and rain harvesting systems, solar energy devices, storm and energy efficient shingles, flags, and religious items consistent with the applicable provisions in Chapter 202 of the Texas Property Code.

GUIDELINES:

Section 1. Definitions. Capitalized terms used in these Guidelines have the following meanings:

- 1.1. **Declaration** - The Condominium Declaration for Woodchase Village Condominiums, recorded in Volume 92, Page 128, et seq. of the Condominium Records of Harris County, Texas.
- 1.2. **Dedictory Instrument (or dedicatory instrument)** - Each document governing the establishment, maintenance or operation of the properties within Woodchase Village Condominiums, as more particularly defined in Section 202.001 of the Texas Property Code.



MP 000-07-1929

- 1.3. **Guidelines** - These Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Woodchase Village Owners Association.
- 1.4. **Woodchase Village Condominiums** - The condominium development located in Harris County, Texas as described, delineated and defined in the Declaration.

Additional capitalized terms used in these Guidelines have the same meanings as that ascribed to them in the Declaration.

Section 2. Rain Barrels and Rain Harvesting Systems. Section 202.007 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing rain barrels or a rain harvesting system on property. However, Section 202.007 of the Texas Property Code further provides that a property owners' association is not required to permit a rain barrel or rainwater harvesting system to be installed on property owned in common by the members of the property owners' association.

Accordingly, a rain barrel or rain harvesting system is not permitted to be installed on, or attached to, any portion of the General Common Elements or Limited Common Elements, as those terms are defined in the Declaration, which includes patio and balcony areas.

Section 3. Solar Energy Devices. Section 202.010 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing a solar energy device except as otherwise provided therein. As used in Section 202.010 of the Texas Property Code, "solar energy device" has the meaning assigned by Section 171.107 of the Tax Code, which defines the term as "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated power". The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. However, Section 202.010 of the Texas Property Code further provides that a property owners' association is not required to permit a solar energy device to be installed on property owned in common by the members of the property owners' association.

Accordingly, a solar energy device is not permitted to be installed on, or attached to, any portion of the General Common Elements or Limited Common Elements, as those terms are defined in the Declaration, which includes patio and balcony areas.

Section 4. Storm and Energy Efficient Shingles. Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property Owner from installing shingles that:

- a. are designed to:
 - (i) be wind and hail resistant;
 - (ii) provide heating and cooling efficiencies greater than those provided by customary composition shingles; or
 - (iii) provide solar generation capabilities; and
- b. when installed:

- (i) resemble the shingles used or otherwise authorized for use on property in the subdivision;
- (ii) are more durable than and are of equal or superior quality to the shingles described below; and
- (iii) match the aesthetics of the property surrounding the Owner's property.

The roofs of the buildings within Woodchase Village Condominiums are General Common Elements and the Association, acting through the Board, is responsible for maintaining, repairing and replacing the roofs. Therefore, no Owner has the right or authority to install storm or energy efficient shingles on the roof of a building within Woodchase Village Condominiums.

Section 5. Flags. Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits, restricts, or has the effect of prohibiting or restricting a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces, except as otherwise provided therein. However, Section 202.011 of the Texas Property Code further provides that a property owners' association is not required to permit flags or flagpoles on property owned in common by the members of the property owners' association.

Accordingly, flags and flagpoles are not permitted to be installed on, or attached to, any portion of the General Common Elements or Limited Common Elements, as those terms are defined in the Declaration, which includes patio and balcony areas, unless otherwise approved in writing by the Board.

Section 6. Religious Items. Section 202.018 of the Texas Property Code provides that a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner or resident from displaying or affixing on the entry to the owner's or resident's dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief, except as otherwise provided therein. Section 202.001(4) of the Texas Property Code defines "restrictive covenant" to mean any covenant, condition, or restriction contained in a dedicatory instrument.

The following Guidelines shall be applicable to the display of religious items in Woodchase Village Condominiums:

- 6.1. **Board Approval.** The Declaration prohibits an Owner from altering the exterior appearance of the Owner's Apartment Unit without the written consent of the Board. Thus, as authorized by the Declaration and Section 202.018(c) of the Texas Property Code, any alteration to the entry door or door frame must first be approved by the Board of Directors.
- 6.2. **Location.** Except as otherwise provided in this Section, a religious item is not permitted anywhere except on the entry door or door frame of the Apartment Unit. A religious item shall not extend past the outer edge of the door frame.
- 6.3. **Size.** The religious item(s), individually or in combination with each other religious item displayed or affixed on the entry door or door frame, shall not have a total size of greater than twenty-five (25) square inches.

- 6.4. **Content.** A religious item shall not contain language, graphics, or any display that is patently offensive to persons of ordinary sensibilities.
- 6.5. **Limitation.** A religious item shall not be displayed or affixed on an entry door or door frame if it threatens the public health or safety or violates a law.
- 6.6. **Color of Entry Door and Door Frame.** An Owner or resident is not permitted to use a color for an entry door or door frame of the Owner's or resident's Apartment Unit or change the color of an entry door or door frame that is not authorized by the Board of Directors.
- 6.7. **Other.** Notwithstanding the above provisions, these Guidelines shall not prohibit or apply to temporary seasonal decorations related to religious holidays, as otherwise permitted by the Board of Directors.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items 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 Condominium Records of Harris County, Texas.

TO CERTIFY which witness my hand this the 23 day of January, 2012.

WOODCHASE VILLAGE CONDOMINIUMS
ASSOCIATION

By: Randall Mitchell, Secretary
Randall Mitchell, Secretary

2012-01-23

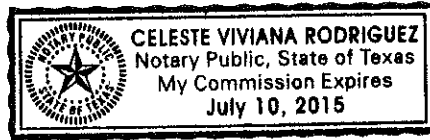
THE STATE OF TEXAS
COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this 23 day of January, 2012 personally appeared Randall Mitchell, Secretary of Woodchase Village Owners 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.

Celeste Viviana Rodriguez
Notary Public in and for the State of Texas 10-July-2015

Return to:
Rick S. Butler
Butler Nailey
8901 Gaylord, Suite 100
Houston, Texas 77024
208969



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FILED
2012 FEB - 3 PM 3:52
Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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 acknowledged, in the Official Public Records of Real Property of Harris County, Texas

FEB - 3 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS