

**SIXTEENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS FOR
MEADOWLAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.
(formerly Meadow Lake Homeowners' Association)**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' 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 Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 1, 2010 under Clerk's File No. 20100003955,

"First Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" recorded in the Official Public Records of Real Property of Harris County, Texas on January 31, 2012 under Clerk's File No. 20120042028,

"Second Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" recorded in the Official Public Records of Real Property of Harris County, Texas on March 2, 2012 under Clerk's File No. 20120093116,

"Third Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" recorded in the Official Public Records of Real Property of Harris County, Texas on April 19, 2013 under Clerk's File No. 20130186315,

"Fourth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" recorded in the Official Public Records of Real Property of Harris County, Texas on September 13, 2013 under Clerk's File No. 20130472895,

"Fifth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" recorded in the Official Public Records of Real Property of Harris County, Texas on January 12, 2015 under Clerk's File No. 20150013271,

"Sixth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners' Association)" recorded in the Official Public Records of Real Property of Harris County, Texas on March 19, 2015 under Clerk's File No. 20150110776,

RP-2022-406929

“Seventh Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on October 8, 2015 under Clerk’s File No. 20150461384,

“Eighth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on October 15, 2015 under Clerk’s File No. 20150471342,

“Ninth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on January 11, 2016 under Clerk’s File No. RP-2016-10213,

“Tenth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on August 6, 2019 under Clerk’s File No. RP-2019-343207,

“Eleventh Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on June 24, 2020 under Clerk’s File No. RP-2020-273418, and

“Twelfth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on September 18, 2020 under Clerk’s File No. RP-2020-440257

“Thirteenth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on July 13, 2021 under Clerk’s File No. RP-2021-393726

“Fourteenth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on July 13, 2021 under Clerk’s File No. RP-2021-501408

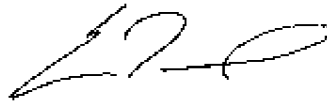
“Fifteenth Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners Association, Inc. (formerly Meadow Lake Homeowners’ Association)” recorded in the Official Public Records of Real Property of Harris County, Texas on July 13, 2021 under Clerk’s File No. RP-2021-613569

which documents were filed for 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 and the Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

- **Leasing and Occupancy Policy for Meadowlake Village Homeowners Association, Inc.**

This Sixteenth 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 Sixteenth Supplemental Notice is true and correct and the document attached to this Sixteenth Supplemental Notice is a true and correct copy of the original.

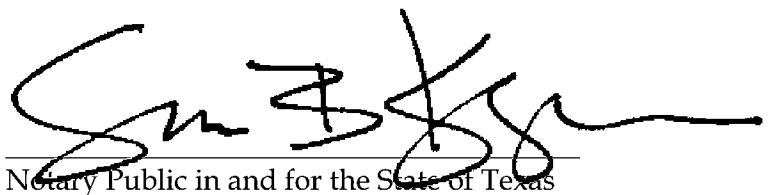


Eric B. Tonsul, authorized representative of Meadowlake Village Homeowners Association, Inc.

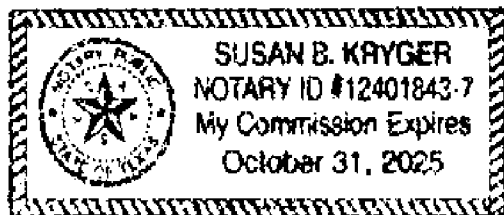
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Meadowlake Village 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 8th day of August, 2022, to certify which witness my hand and official seal.



Notary Public in and for the State of Texas



RP-2022-406929

LEASING AND OCCUPANCY POLICY
for
MEADOWLAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Brenda Marsh, Secretary of Meadowlake Village Homeowners Association, Inc., (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 1 day of August, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Leasing and Occupancy Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Leasing and Occupancy Policy is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. G773384, and Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section II, recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. J036793, and Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section III, recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. J629355 as same have been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

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

3. Pursuant to the Code, the Board hereby adopts this Policy for the purposes of establishing rules and regulations for the leasing and occupancy of Lots located within Meadowlake Village.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Policy, which will be binding on all Owners and Tenants within Meadowlake Village. This Policy replaces any previously recorded or implemented policy relating to leasing and occupancy in Meadowlake Village.

Leasing and Occupancy Policy for Meadowlake Village Homeowners Association, Inc.

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LEASING AND OCCUPANCY POLICY

1. Definitions

- a. "Lot" means Lot as defined in the Declaration and any improvement existing on a Lot.
- b. "Tenant" means a person(s) who is authorized by a Lease to occupy a Lot or any portion of a Lot. Tenant includes any person(s) who occupies a Lot whether or not the person's name is on the Lease.
- c. "Lease" means any agreement between a Lot Owner and a Tenant(s) that establishes the terms, conditions, rules, or other provisions regarding the use and occupancy of a Lot.

All other capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

2. Rules and Regulations

- a. No Lot may be leased for transient or hotel purposes. For purposes of this Policy, a Lease of a Lot for less than six (6) months is deemed to be the use of the Lot for transient or hotel purposes.
- b. Each Lease must be for a term of at least six (6) months. A new Lease for a term of at least six (6) months is required upon the expiration of a Lease. However, the Lease of a Lot on a month-to-month basis at the end of a Lease of six (6) months or longer shall be permitted when the month-to-month Lease is with the same Tenant.
- c. Only the entire Lot may be leased. The Lease of a room(s) or any other portion of a Lot is prohibited.
- d. Each Tenant is bound by and subject to all of the obligations under the Declaration, Bylaws and the rules and regulations of the Association and all other properly adopted Association rules, regulations, and policies.
- e. Not more than two (2) persons per bedroom may occupy a residence unless otherwise mandated by law. The Board has the sole and absolute discretion to grant a variance from this occupancy provision.
- f. No Owner may Lease a Lot to a person who has been convicted of a Felony. No Owner may allow a Tenant to reside at a Lot if the Tenant has been convicted of a Felony. In the event that the Association determines during the term of a Lease that a Tenant has been convicted of a Felony (whether or not the Felony conviction occurred before or after the Tenant occupied the Lot under the Lease), the Association will notify the Owner in writing; the Owner must act within fourteen

Leasing and Occupancy Policy for Meadowlake Village Homeowners Association, Inc.

(14) days of the date of the notice to: (i) terminate the lease so that the Tenant no longer resides at the Lot upon the expiration of the fourteen (14) day period; or (ii) begin and diligently continue the eviction process to have the Tenant evicted from the Lot. The Association will consider a "notice to vacate" letter as beginning the eviction process. The Association will consider the filing of a forcible entry and detainer lawsuit (aka an eviction lawsuit) within twenty (20) days of the date the notice to vacate letter was sent and pursuing the lawsuit through trial as continuing the eviction process.

- g. **It is the Owner's responsibility to confirm that a Tenant has not been convicted of a Felony.**
- h. The Association may, but is not obligated to, perform a criminal background check(s) on any prospective Tenant eighteen (18) years of age or older using a service(s) of the Association's choice. For each prospective tenant that is (18) years of age or older, the Lot Owner and/or Tenant must provide the Tenant's legal name and date of birth to the Association to perform this background check. In the event that the Association performs a background check(s), the Lot Owner is responsible for paying the actual cost of each background check(s) plus an administrative fee of \$25.00 for each search to the Association before a Tenant occupies a Lot.
- i. The Association may promulgate a Tenant Questionnaire that must be completed by each Tenant.
- j. The Association may, but is not obligated to, require copies of the signed Lease and the Tenant Questionnaire to be provided to the Association at least ten (10) days before a Tenant occupies a Lot. The Board has the sole and absolute discretion to reduce the time period in which this documentation may be produced to the Association.
- k. The Association may, but is not obligated to, require an Owner to provide to the Association contact information, including the name, mailing address, phone number and e-mail address, of each person who will reside at the leased property, along with the commencement date and term of the lease.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Leasing and Occupancy 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.

Leasing and Occupancy Policy for Meadowlake Village Homeowners Association, Inc.

TO CERTIFY which witness my hand this the 1 day of August, 2022.

Meadowlake Village Homeowners Association, Inc.

By: Brenda Marsh

Printed: Brenda Marsh

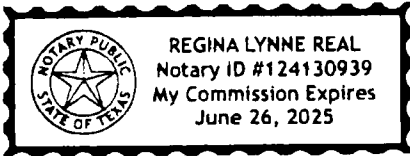
Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 1 day of August, 2022, personally appeared Brenda Marsh, Secretary of Meadowlake Village Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



Leasing and Occupancy Policy for Meadowlake Village Homeowners Association, Inc.

RP-2022-406929

RP-2022-406929
Pages 8
08/09/2022 08:49 AM
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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