

ADDITIONAL DEDICATORY INSTRUMENT
for
MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Ashley L. Rhoades who, being by me first duly sworn, states on oath the following:

My name is Ashley L. Rhoades I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

1. **Amended Restated Guidelines of the Association;**
2. **Policy Regarding Assessment of Fines for Violations of Restrictive Covenants and/or Rules and Regulations.**

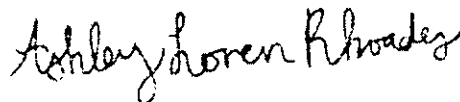
for

MAGNOLIA BEND HOMEOWNERS ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

DATED this 9th day of July, 2026.

MAGNOLIA BEND HOMEOWNERS
ASSOCIATION, INC.

BY:

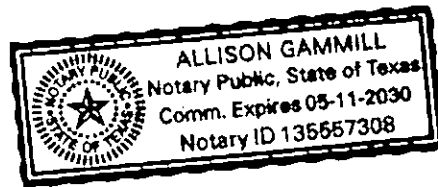


Ashley L. Rhoades, Attorney/Agent

THE STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 9th day of July, 2026 by the said Ashley L. Rhoades, Attorney/Agent for **MAGNOLIA BEND HOMEOWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

Allison Gammill
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Amended and Restated Guidelines of the Association
for
Magnolia Bend Homeowners' Association, Inc.

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

I, Gloria Vest, Secretary of the Magnolia Bend Homeowners' Association, Inc. (the "Association"), do hereby certify that the Annual Meeting of the Association duly called and held on the 4th day of December, 2025, with at least a quorum of the board members present and remaining throughout, and being duly authorized to transact business, the Guidelines of the Association were amended and restated and were duly approved by a majority vote of the members of the Board and members of the Association. Therefore, the full text of the Amended and Restated Guidelines of the Association is as follows:

1. The lake and other common areas of the Association are for the use and enjoyment of the homeowners, residents, and their guests.
2. The lake is designated as a catch and release fishing lake.
3. No gasoline or diesel powered marine craft are permitted on the lake. Motorized marine craft such as boats, jet skis, wave runners, and the like, are not permitted on the lake. Owners, residents, and their guests may use non-motorized craft such as canoes, paddle boats, or kayaks.

The use of canoes, paddle boats, or kayaks is at the individual's own risk. No lifeguards are on duty.
4. Members of the Association should refrain from engaging in noxious activities (See Restrictive Covenants) that disturb the peace. Members should take care to ensure loud music or other activities are concluded at a reasonable hour. Quiet hours in the Association are from 11:00 p.m. to 7:00 a.m.
5. Members of the Association may keep domestic fowl (chickens) on their property under the following conditions:
 - a. Association Members are responsible for following City of Iowa Colony, Texas ordinances, if any.
 - b. Association Members may keep a maximum of 8 hens.
 - c. Roosters, peacocks, peahens, guinea fowl, and geese are PROHIBITED.
 - d. Chickens must be kept in a designated pen, coop, or hutch. A fenced yard does not qualify as a proper enclosure.
 - e. The pen, coop, or hutch must be situated at least 50 feet away from any property line or neighboring residence.

- f. Chicken enclosures must be kept neat and sanitary.
 - g. Owners must maintain chicken enclosures in a way that does not emit offensive odors or attract flies, mosquitoes, or other noxious insects or rodents.
 - h. The keeping of chickens must not endanger public health, safety, or welfare or create a public nuisance.
 - i. It is a violation to keep any animal or fowl that creates unreasonable noise, howling, or barking.
6. The operation of vehicles onto the common areas should be done in a prudent and reasonable manner. Members should ensure that they and their guests operate motor vehicles (ATVs/UTVs/Golf Carts/Passenger Vehicles) on the common areas in a manner that will not damage the common areas especially after periods of heavy rain. Damage to common areas includes, but is not limited to: ruts, pits, holes, cavitations, damage to landscaping, or dumping trash, empty bottles, etc.). Damage to the common areas may result in fines and/or assessments to the member allowing or causing the damage.
7. Owners are strictly prohibited from allowing commercial and/or oversized vehicles (dump trucks, concrete trucks, excavators, and other heavy machinery) to access the common areas. Commercial and/or oversized vehicles requiring access on or through the common areas must be authorized by the Board of Directors prior to such access. Damage to common areas includes, but is not limited to: ruts, pits, holes, cavitations, damage to landscaping, or dumping trash, empty bottles, etc.). Damage to the common areas may result in fines and/or assessments to the member allowing or causing the damage.

TO CERTIFY which witness my hand this the 7 day of May, 2026.

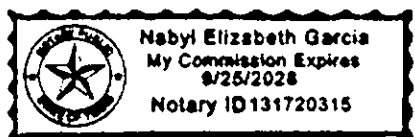
MAGNOLIA BEND HOMEOWNERS' ASSOCIATION, INC.

By: Gloria Vest
Gloria Vest, Secretary

STATE OF TEXAS

COUNTY OF Brewster

This instrument was acknowledged before me on May 7, 2026, by Gloria Vest, Secretary of Magnolia Bend Homeowners' Association, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public – State of Texas

**MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC.
POLICY REGARDING ASSESSMENT OF FINES FOR VIOLATIONS
OF RESTRICTIVE COVENANTS AND/OR RULES AND REGULATIONS**

WHEREAS, The Declarations for Covenants and Restrictions for MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC. (the "Association") are recorded in the Real Property Records of Brazoria County, Texas under Clerk's File No., 2008044635; and was amended by the First Amendment to Declaration of Restrictive Covenants filed in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2009005346; and was further amended by the Second Amendment to Declaration of Restrictive Covenants filed in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2009021595; and it was further amended by the Third Amendment to Declaration of Restrictive Covenants filed in the Real Property Records of Brazoria County, Texas under Clerk's File No. 2016031792; and

WHEREAS, Section Article VIII of the Declarations authorizes the Association to impose monetary fines for violations of the Declaration or any rules and regulations or architectural guidelines adopted by the Association; and

WHEREAS, the Association, by and through its Board of Directors, hereby adopts this fine policy, intended to be in compliance with Tex. Prop. Code §209.0061.

POLICY REGARDING ASSESSMENT OF FINES

The Association may, but is not obligated to assess monetary fines for violations of the Declaration and/or any recorded dedicatory instrument of the Association including, but not limited to the following categories of violations:

General Violations:

- Lawn/landscaping maintenance
- Exterior maintenance
- Nuisance/annoyance
- Trash cans, improper storage of items
- Improper parking & storage of vehicles

Each of the above-listed categories of violations shall be assessed fines as follows:

1. **Courtesy Notice:** Owners shall be provided with at least one written courtesy notice of violation, giving owner ten (10) days to correct the violation. The Board may also direct that a reminder notice be sent giving owner additional time to correct prior to further action.
2. **Certified Mail Notice:** Owner shall be provided with written notice of a violation by certified mail which complies with Section 209.006 of the Texas Property Code, and which gives the owner opportunity to correct the violation within thirty (30) days to avoid the fine. **Owner shall have thirty (30) days from the date of mailing of the Certified Mail Notice to submit a written request for a hearing under Section 209.006 of the Texas**

Property Code; however, Association shall not be obligated to halt further action pending the outcome of the hearing.

3. **General Violation 1st Fine Notice (\$50.00 Fine):** After the expiration of thirty (30) days from the Certified Mail Notice, notice will be sent to the owner advising that a fine of \$50.00 has been assessed and giving the owner an additional ten (10) days to correct in order to avoid further fines.
4. **General Violation 2nd Fine Notice (\$100.00 Fine):** If the violation has still not been corrected, notice will be sent to the owner advising that a second fine of \$100.00 has been assessed. If the owner does not respond to this notice and correct the violation within ten (10) days, the matter will be turned over to the association's attorney for legal action.
5. **Subsequent Violations (\$150.00 Fine):** Violations continuing after the 2nd Fine Notice may be subject to an additional \$150.00 fine.

The Board of Directors of the Association hereby reserves the authority to levy fines which may vary on a case-by-case basis.

Pursuant to Tex. Prop. Code §202.008, as adopted by the 89th Texas Legislative session, no fines will be assessed against a property owner for a failure to plant or install grass or turf, or for failure to maintain green vegetation or turf, during a period of "residential watering restriction", as defined in the statute, where such violation could reasonably result. Pursuant to the statute, the association cannot re-institute such fines before the 60th day after the date a residential watering restriction is lifted.

Information Regarding Hearings per Texas Property Code Section 209.007

1. If an owner is entitled to an opportunity to cure the 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.¹
2. 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 and 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. 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. The owner or the association may make an audio recording of the meeting.

¹Note: The notice and hearing provisions of Section 209.006 and 209.007 do NOT apply if the Association is filing a lawsuit seeking a temporary restraining order, temporary injunctive relief, or foreclosure as a cause of action. They also 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 section.

3. An owner or property owners' association may use alternative dispute resolution services.
4. 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 relating to the matter the association intends to introduce at the hearing.
5. If an association does not provide a packet within the period described by Subsection (f), an owner is entitled to an automatic 15-day postponement of the hearing.
6. 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.

CERTIFICATION

I, Gloria Vest, SECRETARY of MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC. (the "Association"), do hereby certify that the majority of the Board of Directors of the Association has approved this POLICY REGARDING ASSESSMENT OF FINES FOR VIOLATIONS OF RESTRICTIVE COVENANTS AND/OR RULES AND REGULATIONS was duly approved by at least a majority vote of the members of the Board present at said meeting.

Subsequent to recording, a copy of this Policy shall be provided to all owners of record by posting a copy on the internet website maintained by the Association pursuant to Tex. Prop. Code §209.0061(d)(1)(A). This Policy supersedes any previously adopted resolution regarding assessment of fines for violation of restrictive covenants and/or rules and regulations.

This policy was approved by the Board of Directors of MAGNOLIA BEND HOMEOWNERS ASSOCIATION, INC. on the 26 day of June, 2026.

Gloria Vest

SECRETARY (Signature)

Gloria Vest

Print Name

FILED and RECORDED

Instrument Number: 2026033648

Filing and Recording Date: 07/09/2026 02:22:15 PM Pages: 8 Recording Fee: \$49.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-tonya