

HUNTER'S RIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
AMENDED REGULATIONS FOR THE
USE, MAINTENANCE, AND APPEARANCE OF THE SUBDIVISION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Hunter's Ridge Village Community Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Hunter's Ridge Village, Sections 1-4, additions in Harris County, Texas, according to the maps or plats thereof recorded in the Map Records of Harris County, Texas, under Clerk's Film Code Nos. 272018, 301028, 314001, and 332064, respectively, (the "Subdivision"); and

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

WHEREAS, the Association desires to adopt uniform regulations regarding the maintenance and appearance of the Subdivision, including all Lots platted within the Subdivision and the improvements located thereon; and

WHEREAS, the Association previously recorded Regulation of Maintenance and Appearance of Subdivision, in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-155200, which this instrument replaces in its entirety; and

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

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association, through its Board of Directors, hereby adopts, establishes, and imposes on the Subdivision, the following regulations:

- 1) Owners of all property subject to the jurisdiction of the Association, shall at all times, maintain their property in a clean, neat and attractive appearance, as determined by the board of directors, in its sole discretion, including, but not limited to the following:
 - a) Mow, edge and weed all landscaped areas, and regularly trim all trees, shrubs, bushes and other landscaping on the property.
 - b) Replace dead, diseased, or dying landscaping items, including grass, trees, shrubs, and bushes.
 - c) Keep the property clear of all trash, debris, rubbish, clippings, trimmings and other yard waste, equipment, boxes, materials, newspapers, and other items deemed unsightly by the board of directors, in its sole discretion.

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- 2) Owners of all property subject to the jurisdiction of the Association shall at all times, maintain all dwellings and structures located on his/her Lot in good condition, as determined by the board of directors, in its sole discretion, including, but not limited to the following:

- a) Paint the exterior of all dwellings and structures, so that the paint is not faded or chipped.

(if the color of the paint or the areas being painted are being changed, the Owner must first obtain the written approval of the Association's Architectural Control Committee before making such changes).

- b) Clean all mildew and mold off of the exterior surfaces of all dwellings and structures.

- c) Repair, maintain and replace gates, and fence boards and posts that are broken, bent, warped or otherwise in need of repair.

- d) Paint, repair, maintain or replace garage doors which are dented, damaged, faded or otherwise in need of repair.

- e) Repair, replace or maintain damaged, broken or missing exterior surfaces of all dwellings, including windows, doors, roofs, siding and brick.

- f) Clean hard surfaces, such as driveways and walkways to prevent an unsightly appearance. Expansion joints must be kept free of weeds.

- g) Maintain in good repair the all paved areas, including the driveway and the portion of paved sidewalk located on each Lot.

- h) Gutters must be kept in good repair and not permitted to sag or hang down. Gutters must also be kept free of leaves and excessive debris.

- i) Windowpanes and screens must be whole and in good condition and interior window coverings must also be in good condition.

- 3) Except as provided below, trash receptacles, recycling bins, trash bags, and other similar items used in the disposal of trash shall be, at all times, stored only in an enclosed garage or behind the existing backyard perimeter fence, in order to achieve complete screening of such items from public view. For lots bordering a reserve or an empty lot, vegetative screening may be permitted, if first approved by the Association in writing.

- a. Trash receptacles, recycling bins, trash bags, and other similar items used in the disposal of trash may be placed in view for the sole purpose of trash pickup, the items may be brought out after 6:00 P.M. to the curb the evening before the designated trash pickup day, and shall be removed from view as provided for hereinabove, by the evening of the trash pickup day.

- 4) No Lot shall be used for the storage of junk items; children's toys, decorative appurtenances, lawn care equipment, barbecue pits, machinery, wagons, similar items and other miscellaneous items which create a cluttered appearance may not be placed, stored, or allowed to accumulate in view on any Lot.
- 5) All exterior lighting shall be white, other than temporary holiday lighting to be installed and taken down in connection with applicable recognized national holidays. This shall include all trim lights, accent lighting, soffit lighting, or any other exterior lighting. All exterior lighting shall be solid or continuously lit when in operation. Exterior lights shall not flash, blink, strobe, twinkle, or be excessively bright, and shall be of a white color at all times, other than temporary colors displayed in connection with applicable recognized national holidays. Temporary colored lights may be displayed no more than 30 days before the respective national holiday and shall be returned to a white color not more than 14 days following such holiday.
- 6) Portable basketball goals may not be stored or located in public view, portable basketball goals, in good condition, may be placed in view on a Lot when in use, but must be removed from public view into the garage, or behind the enclosed fence, when not in use.
- 7) Events not strictly related to single-family residential purposes, where the general public is invited to a lot, for profit or not, are strictly prohibited. This includes, without limitation seasonal events open to the general public (e.g., haunted houses/Halloween-related events), garage sales, estate sales, yard sales, rummage sales and the like – community-wide garage sales are permitted on days and at times specified by the Association, in accordance with its Policy recorded in the Harris County Real Property Records under Clerk's File No. 20130300107, as it may be amended from time to time. This regulation does not prohibit open house events consistent with general business practices when a home is listed for sale in the Subdivision.
- 8) The determination as to whether a Lot or Improvement is being maintained or kept in accordance with these Regulations shall be made only by the Association's Board of Directors in its sole discretion.
- 9) Violation of these regulations is subject to legal action; the Board of Directors reserves the discretion to determine the method by which these regulations will be enforced.

CERTIFICATION

"I, the undersigned, being a Director of Hunter's Ridge Village Community Association, Inc., hereby certify that the foregoing Amended Regulations for the Use, Maintenance and Appearance of the Subdivision was approved by the vote of at least a majority of the Association Board of Directors at a duly noticed open meeting of the Board of Directors, at which a quorum of the Board was present."

By: *Debra Knebel*

Print Name: Debra Knebel Title: President

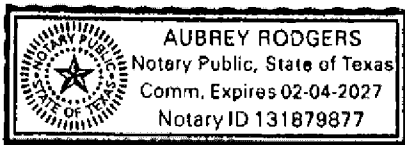
ACKNOWLEDGEMENT

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 instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated, and that the statements therein are true and correct.

Given under my hand and seal of office this 11th day of June, 2026.



AR
Notary Public, State of Texas

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 02-04-2027 BY 131879877

RP-2026-238538
Pages 5
06/16/2026 12:14 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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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