

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
1829 BERING DRIVE COMMUNITY ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of 1829 Bering Drive Community Association (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for 1829 Bering Drive Community Association", "Supplemental Notice of Dedicatory Instruments for 1829 Bering Drive Community Association", "Supplemental Notice of Dedicatory Instruments for 1829 Bering Drive Community Association", "Supplemental Notice of Dedicatory Instruments for 1829 Bering Drive Community Association" and "Supplemental Notice of Dedicatory Instruments for 1829 Bering Drive Community Association" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. RP-2019-172552, RP-2019-314637, RP-2020-37437, RP-2020-143359 and RP-2020-278731 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **1829 Bering Drive Community Association adopting a Fining Policy Amended and Restated Rules and Regulations & General Information.**

[The attached document was properly adopted in the open session of the July 16, 2020 meeting of the Association Board of Directors and supersedes any previously recorded versions.]

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This 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 Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

RP-2020-322980

Executed on this 20th day of July, 2020.

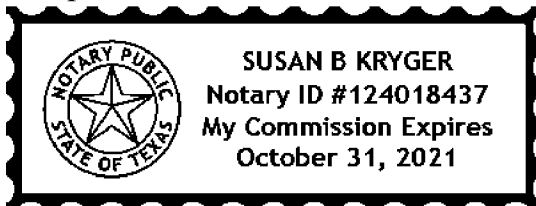
**1829 BERING DRIVE
COMMUNITY ASSOCIATION**



By: _____
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of July, 2020 personally appeared Cliff Davis, authorized representative of 1829 Bering Drive Community 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.



Notary Public in and for the State of Texas

RP-2020-322980

1829 BERING DRIVE COMMUNITY ASSOCIATION

AMENDED AND RESTATED RULES AND REGULATIONS & GENERAL INFORMATION

These Amended and Restated Rules and Regulations (“Rules”) apply to owners and tenants at 1829 Bering Drive. It is each owner’s responsibility to inform and enforce these Rules as to their tenants and visitors. In the event of a violation of these Rules by a non-owner tenant, the Association will pursue the owner of the townhouse for the violation. If you have any questions on these Rules, please seek clarification from the Association’s Board of Trustees (“Board”) or the Association’s management company. This may save you expense and aggravation.

The Association

1829 Bering Drive Community Association.

Number of units: 28

Years Built: 1977-78

Townhouse Project

1829 Bering Drive is a townhouse project, not a condominium property. The 1829 Bering Drive Community Association (“Association”), of which each owner is a member, owns and controls the common areas. As used in these Rules, the term “common area” means any property within 1829 Bering Drive of which the Association is the record owner. The Association is governed by the Association’s Dedicatory Instruments [as that term is defined by Texas Property Code Section 202.001(1) or its successor statute] which include, but are not limited to, the applicable Articles of Incorporation, Bylaws, Declaration, these Rules and Regulations, and various other policies and documents adopted by the Association’s Board of Trustees (“Board”) as authorized by the Declaration and/or state law.

Association Meetings

Please contact the Association’s management company regarding the schedule of Association Board and member meetings.

Right of First Refusal

The Association does not have a right of first refusal on sales or leases.

Controlled Vehicular Access

There is no on-site security, only controlled vehicular access. Owners and residents should not give out the access code. Owners and residents should not allow strangers into the grounds. Residents should report any disruptive or suspicious incidents to the

police and the management company. Contact the management company for programming your telephone number into, or use of, the access gate telephone.

Architectural Control

Owners must acquire approval in writing from the Association for any exterior change and/or improvement to a townhouse (See Declaration Section II). Any exterior repairs to a townhouse must be completed within sixty days of the date the project is approved or, if the project is a major project as determined in the sole and absolute discretion of the Board, in such other time frame as agreed by the Association. If a project is not completed within sixty days of the date it is approved by the Association or in such other time frame as agreed by the Association for major projects, the owner must resubmit the project to the Association for a new written approval unless otherwise authorized to proceed by the Association in writing. All exterior wood and garage doors must be painted to match the color of the townhouse. Any change to the exterior color(s) of a townhouse, including the garage door, must first be approved in writing by the Association. All exterior finishes shall be approved by the Association. The failure to obtain written approval for an exterior change to a townhouse as required by the Declaration and/or these Rules may result in legal action being taken against the owner of the townhouse, including a lawsuit seeking a court order that the violation be corrected at the expense of the owner.

Contractors

Owners may use their own contractors when working on their townhouse. Owners will be responsible for any damage to the common area caused by such contractor. It is recommended that owners use licensed and insured contractors.

Landscaping/Planters

Landscaping is the responsibility of the owner/resident to maintain. Any plantings on the common patios should not encroach onto your neighbor's portion of the patio. The Association provides for a landscape company to clean up landscape areas outside your patio weekly during the summer and once a month in the fall and winter.

Keys

The Association does not maintain locks or keys to units or mailboxes.

Trash & Garbage

Household garbage must be put in a closed plastic garbage bags or a trash can with a lid. Trash pick up service is on Tuesday and Friday. The trash vendor will pick up oversized trash, but not construction debris/material. It is prohibited to leave construction debris/material on common areas or in public view within 1829 Bering Drive. Each owner must remove all construction debris/material from public view.

Pets

Pets, including dogs and cats, may not roam the property unsupervised. All pets must be leashed and under the direct supervision of an individual who can control the animal.

when outside the townhouse. Pet waste is to be picked up and disposed of by the owner/resident. We ask that each owner/resident act reasonably and responsibly.

Signs

Signs are prohibited (See Declaration section XIV), however, “For Sale” signs may be placed at the front of the property with approval on the far north side. There is a sprinkler system in the front bed areas. If damaged by a sign placement, the damages will become the expense for repairs by the homeowner who placed the sign. A secondary “For Sale” sign no larger than 8” x 10” may be placed on the townhouse. Signs may not be placed or posted in the common areas and, if placed or posted in common areas, they may be removed by the Association without notice to the owner.

Exterior Lamp Poles

The Association maintains the exterior lamp poles. If a light needs replacement or you notice a problem, please contact the management company.

Garage Sales

Garage Sales are not permitted at 1829 Bering Drive unless approved in advance by the Board.

Collection Policy

Please refer to the Association’s separately filed Collection Policy.

Fines

An owner can be fined for a violation of the Association’s Dedicatory Instruments, including these Rules. Please refer to the Association’s separately filed Fining Policy for information on fines.

These Amended and Restated Rules and Regulations replace and supersede the following documents filed in the Official Public Records of Real Property of Harris County, Texas: (a) the Rules, Regulations & General Information filed at Clerk’s File 20090005991; (b) the Amendment to Rules, Regulations & General Information filed at Clerk’s File No. RP-2019-172552.

RP-2020-322980
Pages 6
07/21/2020 08:41 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$34.00

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-2020-322980