

**CORPORATE CERTIFICATE
DEER TRAIL PROPERTY OWNERS ASSOCIATION**

The undersigned certifies that he is the Attorney for DEER TRAIL PROPERTY OWNERS ASSOCIATION (the "Association"). The Association is the property owners' association for Deer Trail, Section One, Section Two, Section Three and Section Four, subdivisions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas.

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the Association's **POLICY REGARDING NUISANCES**.

Signed the 6th day of January, 2022.

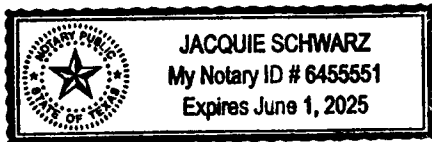
**DEER TRAIL PROPERTY OWNERS
ASSOCIATION**



BRYAN P. FOWLER, Attorney for the
Association

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

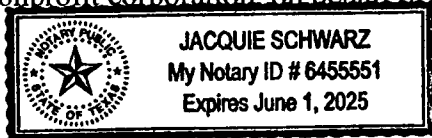
SWORN TO AND SUBSCRIBED BEFORE ME on the 6th day of January, 2022, by BRYAN P. FOWLER, Attorney for DEER TRAIL PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.

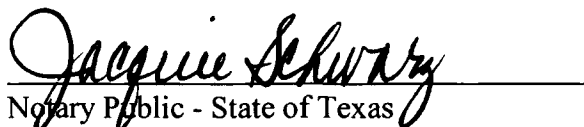



Notary Public - State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 6th day of January, 2022, by BRYAN P. FOWLER, Attorney for DEER TRAIL PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.




Notary Public - State of Texas

AFTER RECORDING RETURN TO:

BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301

POLICY REGARDING NUISANCES OF DEER TRAIL PROPERTY OWNERS ASSOCIATION

WHEREAS, the property affected by this Nuisance Policy is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Montgomery County, Texas, as follows:

- ***Declaration-Deer Trail Section One***– Clerk's File No. 2006-092950;
- ***Declaration-Deer Trail Section Two***– Clerk's File No. 2006-092951;
- ***Declaration-Deer Trail Section Three***– Clerk's File No. 2013-033732; and
- ***Declaration-Deer Trail Section Four***– Clerk's File No. 2008-036856 (collectively the "Declaration")

WHEREAS, the Declaration provides that Deer Trail Property Owners Association (the "Association"), shall have the sole and absolute discretion to determine what conditions or activities constitute annoyances or nuisances; and

WHEREAS, pursuant to the authority vested in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") hereby promulgates the following Policy Regarding Nuisances.

NUISANCE POLICY

The Declaration under SECTION 3. NUISANCES, provides that "No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to residents of the Subdivision. The Association shall have the sole and absolute discretion to determine what conditions or activities constitute annoyances or nuisances."

The Board of Directors has determined and further promulgates the following guidelines that constitute a nuisance in the Subdivision:

It shall be a nuisance or disturbance for any person to use, operate or permit to be played, used, or operated any radio receiving set, musical instrument, phonograph, karaoke, or other machine or device for the producing or reproducing of sound at any time and in such a manner as to disturb the peace, quiet, and comfort of the neighbors. Volume is to be for the hearing of the persons who are in a room, vehicle, or chamber in which such machine or device is operated. The operation of such set, instrument, phonograph, machine, device, or amplification equipment which is audible at the adjacent lot to the building, structure or vehicle in which it is located is not allowed and will be a violation subject to the Association's fine schedule and policies.

This Policy is effective upon recordation in the Public Records of Montgomery County, Texas. Except as affected by the TEXAS PROPERTY CODE and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board of Directors, effective as of the date hereof, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 30th day of December, 2021

**DEER TRAIL PROPERTY OWNERS
ASSOCIATION, INC.**



President

E-FILED FOR RECORD

01/06/2022 04:08PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

01/06/2022



County Clerk
Montgomery County, Texas