

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**WESTBOURNE HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the authorized representative of Westbourne Homeowners Association, Inc. ("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 Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Westbourne Homeowners Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. V201428, 20060155525, 20110516404, 20120098049, 20140083887, RP-2017-335384, RP-2018-430068 and RP-2019-537724 (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 documents are Dedicatory Instruments governing the Association:

- **Display of Religious Items Policy for Westbourne Homeowners Association, Inc.**
- **Security Measures Policy for Westbourne Homeowners Association, Inc.**

True and correct copies of such Dedicatory Instruments are 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 copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

RP-2021-446855

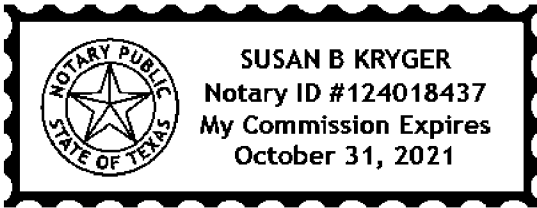
Executed on this 5<sup>th</sup> day of August, 2021.

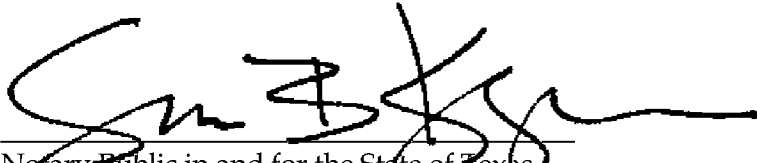
**WESTBOURNE HOMEOWNERS  
ASSOCIATION, INC.**

By:   
Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 5<sup>th</sup> day of August, 2021 personally appeared Cliff Davis, authorized representative of Westbourne 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.



  
Notary Public in and for the State of Texas

RP-2021-446855

**DISPLAY OF RELIGIOUS ITEMS POLICY**  
*for*  
**WESTBOURNE HOMEOWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Robert L Norderstrom, Secretary of Westbourne Homeowners Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association, duly called and held on the 3<sup>rd</sup> day of August, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Display of Religious Items Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

**RECITALS:**

1. The property encumbered by this Display of Religious Items Policy is that property restricted by the "Declaration of Covenants, Conditions and Restrictions for Westbourne, Section One" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. G071434, as same has 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. Section 202.018 of the Texas Property Code ("Code") gives owners and residents certain statutory rights to install religious items subject to the right of the Association to adopt certain rules and regulations regulating the religious items and placement.

3. The Board of Directors of the Association desires to adopt a display of religious items policy consistent with the provisions of Section 202.018 of the Code.

4. This Display of Religious Items Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein including, but not limited to, Section 6 of the "Guidelines relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Westbourne Homeowners Association, Inc." attached to the "Supplemental Notice of Dedicatory

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Instruments for Westbourne Homeowners Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20110516404.

**POLICY:**

Owners and residents are generally permitted to display or affix one or more religious items on the owner's or resident's property or dwelling, the display of which is motivated by the owner's or resident's sincere religious belief.

**ACC Application Required.** Before a religious display contemplated by the Code is displayed or affixed on an owner's or resident's property, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type and description of religious display;
- b. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.

Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require ACC approval. All other religious displays shall require ACC approval as set forth above.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
  - a. owned or maintained by the Association; or
  - b. owned in common by members of the Association.
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or
6. The item is attached to a traffic control device, streetlamp, fire hydrant or utility sign, pole or fixture.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

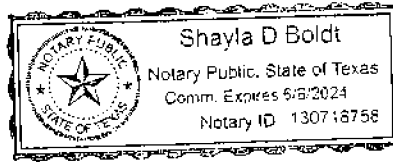
I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Display of Religious Items Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

WESTBOURNE HOMEOWNERS ASSOCIATION, INC.

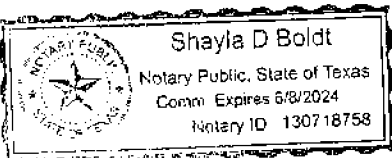
By: 

Printed: Robert L Wordenstrom  
Its: Secretary

THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §



BEFORE ME, the undersigned notary public, on this 4 day of August, 2021, personally appeared Robert L Wordenstrom, as Secretary of Westbourne Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

RP-2021-446855

SECURITY MEASURES POLICY  
for  
WESTBOURNE HOMEOWNERS ASSOCIATION, INC.

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Robert L Nordenstrom Secretary of Westbourne Homeowners Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association, duly called and held on the 3<sup>rd</sup> day of August, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Security Measures Policy is that property restricted by the "Declaration of Covenants, Conditions and Restrictions for Westbourne, Section One" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. G071434, as same has been or may be amended and/or supplemented from time to time (collectively the "Declaration"), and any other property which has been or may be annexed thereto and made subject to the authority of the Association.

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

4. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy for the properties under the jurisdiction of the Association.

5. This Security Measures Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

6. Any reference made herein to approval by the Architectural Control Committee

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(the "ACC"), means prior written approval by the ACC.

7. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

## SECURITY MEASURES POLICY

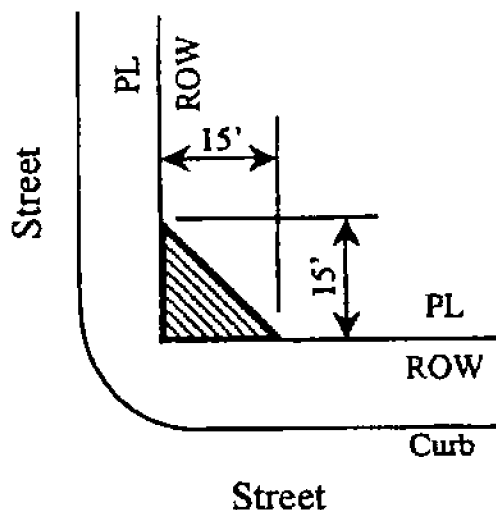
1. **ACC Application Required.** Before any security measure contemplated by Section 202.023 of the Texas Property Code ("Code") is constructed or otherwise erected on a Lot, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

2. **Type of Fencing.** The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

- a. The following types of security measure fencing are approvable:
  - (i) All security measure fencing shall be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6') in height. The ACC shall have the discretion to approve any other type of metal security measure fencing.
  - (ii) Security measure fencing shall consist of straight horizontal rails and straight vertical pickets and/or posts.
  - (iii) Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments) of any type are prohibited on security measure fencing. This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
  - (iv) All security measure fencing (including gates) shall be black.
  - (v) Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails.
  - (vi) Any driveway or pedestrian gates on security measure fencing must swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ACC.

- (vii) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing.
- (viii) Chain link, brick, concrete, barbed wire, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the ACC.
- (ix) On corner lots, no security measure fencing shall be placed in the Visibility Triangle. The Visibility Triangle is the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance (See illustration below).



- (x) Placement of security measure fencing must comply with city, county, and/or state ordinances and regulations, if any.
- b. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) (collectively the "Affected Lots"), all Owners of record of the Affected Lots must sign the ACC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the ACC application to the ACC. In the event that the Affected Lot Owner(s) refuse to sign the ACC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.



3. **Burglar Bars and Security Screens.** All burglar bars and security screens shall be black. Notwithstanding the foregoing, the ACC shall have the discretion to approve another color for burglar bars and security screens if, in the sole and absolute discretion of the ACC (subject to an appeal to the Board of Directors in the event of an ACC denial), the proposed color of the burglar bars or security screens complements the exterior color of the dwelling. All burglar bars must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars and security screens.

4. **Location.** A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Properties, or any other property owned or maintained by the Association. No security measure fencing shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

5. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners and/or residents regarding security measure fencing, or a dispute between Owners and/or residents regarding the aim or direction of a security camera or security light: (a) the Association shall have no obligation to participate in the resolution of the dispute; and, (b) the dispute shall be resolved solely by and between the affected Owners and/or residents.**

Each Owner and occupant of a Lot within the Property acknowledges and understands that the Association, including its directors, officers, managers, agents, employees and the ACC, are not insurers and that each Owner and occupant of any dwelling and/or Lot that has a security measure contemplated by Texas Property Code Section 202.023 that has been or will be installed pursuant to this Policy assumes all risks for loss or damage to persons, to dwellings and improvements and to the contents of dwellings and improvements, and further acknowledges that the Association, including its directors, officers, managers, agents, employees and the ACC, have made no representations or warranties nor has any owner or occupant relied upon any representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any security measure that may be approved by the Association and/or ACC pursuant to this Policy.

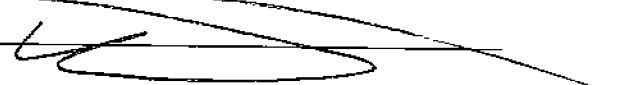
**OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE ACC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO**

**INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.**

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the Property.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Security Measures Policy was approved by not less than a majority vote of the Board 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.

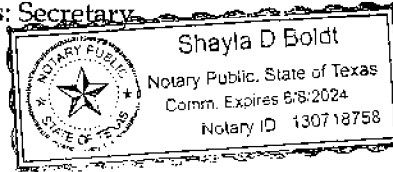
WESTBOURNE HOMEOWNERS ASSOCIATION, INC.

By: 

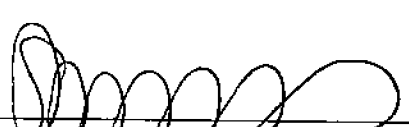
Printed: Robert L Nordenstrom  
Its: Secretary

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
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BEFORE ME, the undersigned notary public, on this 4 day of August  
2021, personally appeared Robert L Nordenstrom, as Secretary  
of Westbourne Homeowners Association, Inc., known to me to be the person whose name is  
subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same  
for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas

RP-2021-446855

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# Pages 11  
08/06/2021 09:37 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$54.00

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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