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10899

ADDITIONAL DEDICATORY INSTRUMENT
for
LAKE LIVINGSTON VILLAGE IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared **Rose Mary Henley-Palmer**, who, being first duly sworn, stated on oath the following:

“My name is Rose Mary Henley-Palmer. I am the Secretary of Lake Livingston Village Improvement Association, Inc., and am competent and authorized to submit this affidavit on behalf of the Association. The statements made herein are based upon my personal knowledge and are true and correct.

“Pursuant to Section 202.006 of the Texas Property Code, the following documents are true and correct copies of original official documents on file with the Association:

- (1) **Address & Construction Policy.”**

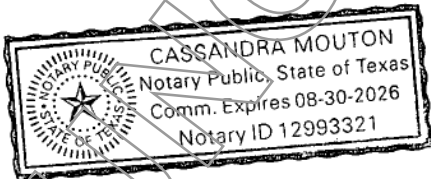
DATED this 18th day of November, 2023

LAKE LIVINGSTON VILLAGE
IMPROVEMENT ASSOCIATION, INC.

By: Rose Mary Henley-Palmer
Rose Mary Henley-Palmer, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 18th day of November 2023, by Rose Mary Henley-Palmer as duly authorized agent for Lake Livingston Village Improvement Association, Inc.



Cassandra Mouton
Notary Public for the State of Texas
My Commission Expires: 08-30-2026

LAKE LIVINGSTON VILLAGE
RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

WHEREAS, Lake Livingston Village Improvement Association, Inc. (the "Association") is the governing body for the Lake Livingston Village subdivision of Polk County, Texas;

WHEREAS, the Association is subject to the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section One, filed of record in **Volume 506, Page 453**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Two, filed of record in **Volume 560, Page 699**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Three, filed of record in **Volume 566, Page 636**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Four, filed of record in **Volume 571, Page 99**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Five, filed of record in **Volume 591, Page 404**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Six, filed of record in **Volume 560, Page 711**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Seven, Eight, Nine, Ten, and Eleven, filed of record in **Volume 599, Page 192**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Twelve, filed of record in **Volume 599, Page 181**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Thirteen, filed of record in **Volume 621, Page 428**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Fourteen, filed of record in **Volume 704, Page 568**, of the Official Public Records of Polk County, Texas (collectively, the "Declarations"); and

WHEREAS, the Declarations empower the Association, acting through its Board of Directors, to enact restrictions and conditions for the Lake Livingston Village subdivision of Polk County, Texas; and

WHEREAS, a quorum of the Board of Directors met and voted to enact an Address & Construction Policy for Lake Livingston Village;

NOW, THEREFORE, pursuant to the authority granted to the Board of Directors, the following Policy is hereby enacted:

LAKE LIVINGSTON VILLAGE IMPROVEMENT ASSOCIATION, INC.
ADDRESS & CONSTRUCTION POLICY

1. All Lots in Lake Livingston Village must have an assigned street address that is posted on the property within 60 days of transfer of ownership of the Lot. The street number shall be placed on a sign at or near the mid-point of the Lot (or mid-point of adjacent Lots assigned the same address) *or* in front of or on the residence on the Lot(s). For those properties where a mailbox may be placed on the Lot (as opposed to across the street from the Lot), the street number may be placed on a mailbox positioned at or near the mid-point of the Lot (or mid-point of adjacent Lots assigned the same street address) *or* in front of the residence on the Lot(s). Street numbers shall be reflective and at least 4" in height. For any property without a currently posted street number; for all properties within 60 days of transfer, regardless by sale, gift, or demise; and for all properties subject to an Architectural Control Committee application, street numbers shall be reflective and at least 6" in height if on a mailbox and at least 8" in height if on a sign or a structure.

2. No construction or other improvements on a Lot may commence unless and until the Owner submits an application to the Architectural Control Committee that is approved in writing. The project subject to such application must commence within 90 days of the approval. After that time, the approval shall be withdrawn and a new application must be submitted and approved.

3. Proof of approval of an Architectural Control Committee application, provided by the Committee, shall be posted on the property subject to such approval during the entirety of the construction/improvement process.

4. Construction, including new construction or repair or replacement, and the delivery of any mobile structures or other materials, shall occur only during the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday.

5. Any construction of a permanent structure must be dried-in within six (6) months of commencement of construction and completed within twelve (12) months of commencement of construction.

6. Construction sites must be cleaned each day such that all trash and debris is placed into a secure receptacle. No construction debris, including wood, pipes, nails, screws, and/or other construction materials, shall be left in or on any common area including any road or roadway drainage ditch. Should an Owner fail to comply with this provision, the Association shall be entitled to clean the site, without notice to the Owner, and shall pass all such costs of site cleaning on to the Owner at a rate of \$50.00 per hour.

7. No dumpsters shall be placed or stored in the Subdivision except during approved construction of a permanent structure or major renovation of an existing structure. Such dumpsters may not be placed, in whole or in part, on any Common Area, road, easement, or within a building

setback line. All such dumpsters must be obtained from the Association's exclusive waste services provider, Piney Woods Sanitation, or its successor.

8. All construction vehicles shall comply with the Lake Livingston Village Amended Vehicle and Parking Policy.

9. Upon written request of an Owner, the Board of Directors may provide for a reasonable exception from these Rules and Regulations, which exception shall be in the sole discretion of the Board of Directors. Written requests for an exception shall be submitted to the Board of Directors via email to the Association manager.

Nothing herein is intended to amend, alter, or repeal the Declarations or any other governing document of the Association except as specifically provided herein.

IN WITNESS WHEREOF, I certify under penalty of perjury that the foregoing Amended Vehicle and Parking Policy was properly adopted on the 21st day of October, 2023, in accordance with the governing documents of Lake Livingston Village Improvement Association, Inc., and Texas law, by a vote of a majority of the members of the Board of Directors, to be effective as of the date it is recorded in the Real Property Records of Polk County, Texas.

Rose Mary Henley-Palmer
Secretary
Lake Livingston Village
Improvement Association, Inc.

RETURN TO:
LANG & ASSOCIATES, PLLC
1903 Vermont Street
Houston, Texas 77019

FILED FOR RECORD
Nov 27 2023 11:24:42

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS - COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

MM

Nov 27, 2023