

**CERTIFICATE OF ADOPTION
OF
WOOD FENCE MAINTENANCE, STAINING AND SEALANT POLICY
OF
TERRACES ON MEMORIAL HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Terraces on Memorial dated November 10, 2005, and recorded on November 15, 2005, in the Official Public Records of Harris County, Texas, under Clerk’s File Number 4900968 (the “Declaration”), the Board of Directors (the “Board”) of TERRACES ON MEMORIAL HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “Association”) is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in the Declaration and encumbering the Terraces on Memorial community (the “Community”); and

WHEREAS, Article VII, Section 14 of the Declaration provides that it is the responsibility of owners to maintain fencing of the owners’ lot in the manner prescribed by the Association; and

WHEREAS, the Board has determined that in connection with the wood fencing in the Community and located upon the owners’ lots, it is appropriate for the Association to adopt the policy described herein below; and

WHEREAS, Article VII, Section 7.10 of the Bylaws of the Association provides that at any duly convened meeting of the Board, a majority of the then acting directors must be present to constitute a quorum for the transaction of business and that the acts of a majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board; and

WHEREAS, the Board held a meeting on July 22, 2020 (the “Adoption Meeting”), at which at least a majority of the directors were present and at which at least a majority of the directors present duly passed the Wood Fence Maintenance, Staining and Sealant Policy described herein below (the “Wood Fence Maintenance, Staining and Sealant Policy”).

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the directors were present and that at least a majority of the directors present duly adopted the Wood Fence Maintenance, Staining and Sealant Policy. The Wood Fence Maintenance, Staining and Sealant Policy is effective upon recordation of this Certificate in the Official Public Records of Real Property of Harris County, Texas (the “Official Public Records”), and supplements any restrictive covenants, guidelines or policies regarding the maintaining, staining or sealant of wood fencing described in the Wood Fence Maintenance, Staining and Sealant Policy which may have previously been in effect for the Community, unless such

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restrictive covenants, guidelines or policies are in conflict with the Wood Fence Maintenance, Staining and Sealant Policy, in which case the terms in the Wood Fence Maintenance, Staining and Sealant Policy will control. The Wood Fence Maintenance, Staining and Sealant Policy is set forth below.

WOOD FENCE MAINTENANCE, STAINING AND SEALANT POLICY

The staining of wood fencing in the Community is not allowed. All wood fencing in need of maintenance or repairs must be cleaned and/or pressure washed but the application of stain is not allowed. The Board will not grant variances for the staining of wood fencing. Except for clear sealant applied to wood fencing after having been approved in writing by the Board, wood fencing shall be left in its natural state.

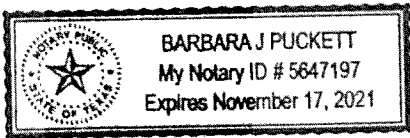
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

TERRACES ON MEMORIAL HOMEOWNERS, INC,
a Texas non-profit corporation

By: *Nick Kornuta*
Nick Kornuta, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on July 22, 2020, by Nick Kornuta, President of **TERRACES ON MEMORIAL HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



Barbara J. Puckett
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:
Mark K. Knop
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$22.00

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

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