

**CERTIFICATE OF ADOPTION
OF
FIRST AMENDED AND RESTATED WOOD FENCE MAINTENANCE, STAINING,
PAINTING 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 Y900968 (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 VIII, 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, 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, Painting and Sealant Policy described herein below (the “Original Wood Fence Maintenance Policy”) recorded on August 3, 2020, in the Official Public Records of Harris County, Texas (the “Official Public Records”), under Clerk’s File Number RP-2020-348758.

WHEREAS, the Board held a meeting on October 22, 2025, (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 First Amended and Restated Wood Fence Maintenance, Staining, Painting and Sealant Policy described herein below (the “First Amended and Restated Wood Fence Maintenance Policy”).

RP-2025-422738

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 First Amended and Restated Wood Fence Maintenance Policy Maintenance Policy. The First Amended and Restated Wood Fence Maintenance Policy is effective upon recordation of this Certificate in the Official Public Records and replaces and supersedes the Original Fence Maintenance Policy (which is now null and void) and otherwise supplements any restrictive covenants, guidelines or policies regarding the maintaining, staining, painting or sealant of wood fencing, unless such restrictive covenants, guidelines or policies are in conflict with the First Amended and Restated Wood Fence Maintenance Policy Maintenance Policy, in which case the terms in the First Amended and Restated Wood Fence Maintenance Policy Maintenance Policy will control. The First Amended and Restated Wood Fence Maintenance Policy Maintenance Policy is set forth below.

FIRST AMENDED AND RESTATED WOOD FENCE MAINTENANCE POLICY

1. New Wood Fencing Installations:

- The application of colored stain or paint is strictly prohibited on all new wood fencing installations.
- New wood fencing must be left in its natural state, except for an approved clear sealant.

2. Sealant Application:

- Use of clear sealant on new wood fencing requires prior written approval from the Architectural Review Committee ("ARC").

3. Existing Stained Fencing (Prior Variance):

- Wood fences with a previously approved stain variance issued by the ARC in writing may stain replacement pickets, sections, or repairs to match the existing fence.
- Prior to applying maintenance stain, the fencing must be cleaned and/or pressure washed.

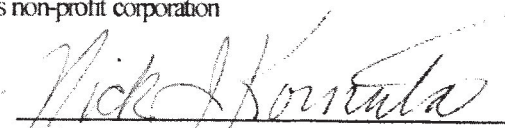
4. Maintenance of Previously Stained Fencing:

- Homeowners may choose to clean, and pressure wash the entire stained fence without reapplying stain.
- Reapplication of previously approved stain issued by the ARC in writing is optional, providing the fence pressure washing has resulted in a neat and clean overall appearance.

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:

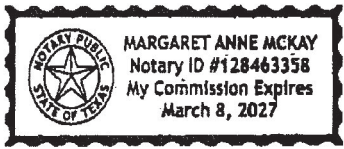

Nick Kornuta, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on October 22, 2025, by Nick Kornuta,
President of **TERRACES ON MEMORIAL HOMEOWNERS ASSOCIATION, INC.**, a
Texas non-profit corporation, on behalf of said corporation.



Notary Public, State of Texas



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Pages 4
10/24/2025 10:43 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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