

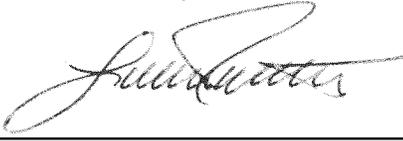
RIVER PARK RANCH PROPERTY OWNERS ASSOCIATION, INC.
CERTIFICATION OF DEDICATORY INSTRUMENT

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I, the undersigned, pursuant to Section 202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an agent for River Park Ranch Property Owners Association, Inc. (hereinafter the "Association"), a Texas nonprofit corporation;
- (2) A fine policy and schedule of fines, entitled "**Declaration of Covenants, Conditions and Restrictions - DCCR Violations and Enforcement**" (hereinafter the "Instrument"), is attached hereto;
- (3) The property affected by the said Instrument is River Park Ranch, Sections One, Two, and Three, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the Real Property Records of Montgomery County, Texas, under Document Nos. 2000106708, 2000051434, and 2001012553, respectively, along with any replats thereto and along with any additional real property brought under the Association's jurisdiction;
- (4) The attached Instrument is a true and correct copy of the original, which was approved by at least a majority of the Association's Board of Directors in an open Board meeting, properly noticed to the members.

IN WITNESS WHEREOF, I have hereunto subscribed my name on February 14, 2025.

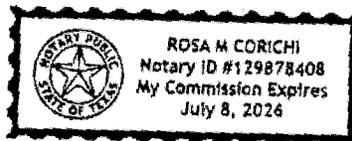
By: 

Luke P. Tollett, agent for River Park Ranch Property Owners Association, Inc.,

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and declared that he signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office on February 14, 2025.





Notary Public, State of Texas

May 30, 2008 (DRAFT NO. 2)

River Park Ranch
Property Owners Association

Declaration of Covenants, Conditions and Restrictions
DCCR Violations and Enforcement

PURPOSE

The main purpose of the DCCR controls is to maintain a consistent, attractive and desirable subdivision which in turn protects and enhances the value of holdings for each property owner. The current DCCR document was compiled by the developer of River Park Ranch and recorded with Montgomery County on January 29, 2001. The governing body charged with implementation and enforcement of all DCCR requirements is the River Park Ranch Property Owners Association (POA). The Board of Directors (Board) for the POA stewards the DCCR requirements for RPR.

The DCCR document covers multiple topics that include the formation of the POA, the Board of Directors, the Architectural Control Committee, as well as legal and functional duties of each. Of specific interest for this document, Conditions of Use are detailed in Article III of the DCCR. Article III outlines what is and what is not allowed use and activity for each lot within the subdivision. It also qualifies developmental requirements for residences and associated buildings for use on each lot. While specific in most instances, the Board and ACC are given the responsibility to define further clarification and direction in some areas. This clarification and authority to define additional requirements is granted to allow the maximum use and enjoyment of each lot by the individual property owners while maintaining the conditions for which the DCCR were developed originally.

The specific process by which enforcement is accomplished is defined and controlled by the Board. All property owners enjoy the right to a hearing before the Board to challenge any enforcement proceedings and to demonstrate as to why compliance with the DCCR requirements represents a hardship and hinders their full use and enjoyment of their property holdings. In additions, a process exists by which the DCCR can be changed should the majority of property owners within RPR agree that such change is warranted.

The following document has been prepared to assist the Board in the performance of their duties related to enforcement of the DCCR requirements. It consists of a reworded summary of Article III requirements by section and is intended for informational use only. It does not, nor is it intended to, replace or alter the actual DCCR document which remains the guidance document of record.

Declaration of Covenants, Conditions and Restrictions
DCCR Violations and Enforcement
Article III Use Restrictions - Summary of Requirements

SECTION 3.01

Section covers single family construction requirements and restrictions for all lots or composite building sites within RPR. All activities require pre-approval by the ACC.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.

- Main dwelling unit (MDU)
 - Only one MDU allowed per lot
 - Minimum 2400 sq. ft livable space (excludes porches, garages, unfinished attics, etc.)
 - Construction using new material only – no metal siding allowed
 - Construction must be complete within 12 months of start (start date defined as date on which foundation form work initiated)
 - Required to have minimum 2 car garage (attached or detached)

- Guest / Servant quarters (GH)
 - One GH allowed per lot
 - Minimum 750 sq. ft. livable space (excludes porches, garages, unfinished attics, etc.)
 - Construction using new materials only – no metal siding allowed
 - Required to be of equivalent and harmonious construction, design and colors to the MDU
 - Construction allowed during or after MDU construction commenced
 - Construction must be complete within 12 months of start (start date defined as date on which MDU foundation form work initiated)

- Other outbuildings (OB)
 - Includes workshops, barns or other such structures
 - Construction using new materials only
 - Required to be of equivalent and harmonious construction, design and colors to the MDU
 - Construction allowed during or after MDU construction commenced
 - All outbuildings must be erected on the lot such that they are no closer to the street fronting the lot than a line drawn across the lot at the rear of the MDU
 - Construction must be complete within 12 months of start (start date defined as date on which foundation form work initiated if built as part of

the MDU application or within 12 months of approval if built as stand-alone project)

- Construction timing
 - Detached garage, workshop or barn may be built prior to MDU
 - If done so, MDU construction must commence within 2 years if located in RPR Section One or Three and 5 years if located in RPR Section Two
- Building Use
 - No building or lot may be used for commercial use of any kind
 - Home office allowed with restrictions
 - No signs allowed
 - Maximum 3 client visits per day
- General Restriction
 - All lots located within the 594 acre tract (RPR Sections Two and Three) are required to have underground utilities
 - Exceptions only as noted in Specifics of DCCR'S

SECTION 3.02

Section defines “Composite Building Site” and notes requirements for same.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved
- Available to owners of multiple, adjacent lots
- Must petition ACC for composite lots designation
- Lots may be subsequently subdivided as long as resulting frontage of any lot equals or exceeds minimum frontage of all lots in same block
- All lot setback and easement requirements remain applicable to new lot(s) as designated (i.e. if combining lots, set backs applied to outer lot boundary lines of combined lots; if subdividing, set backs applied to new boundary lines of each lot)

SECTION 3.03

Section defines development set backs and utility requirements required for each lot.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved
- All lots in RPR Section One have a minimum 75 foot building line set back from the property line adjacent to any street.

- All lots in RPR Sections Two and Three have a minimum 100 foot building line set back from the street easement boundary line
- All lots have a required minimum building set back of 25 feet from any side or rear property boundary line
- All barns used for agricultural or livestock (regardless of RPR Section) require a minimum building set back of 45 feet from any side or rear property boundary line
- All lots require septic sewer system (in compliance with applicable laws and regulations), electric and water service.

SECTION 3.04

Section defines requirements for construction of building foundations.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved
- Pier and beam foundations or concrete slab foundations allowed
- Alternative foundation designs require ACC approval
- Sealed drawings on all foundations regardless of type required or a signed waiver must be processed as part of construction application package
- Pier and beam foundations required to have brick or stone skirting

SECTION 3.05

Section defines requirements for all driveway and/or entrance to all lots.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Driveways
 - May be constructed of concrete, asphalt, gravel, iron ore, or crushed rock
 - At a minimum, the first 40 feet (as measured from the existing street boundary line) of any driveway must be paved with concrete

(Note: for the purposes of enforcement, a driveway is defined as that entrance used to ingress or egress from an improved lot and on a regular basis.)

- Culverts

- If required by the County, must be of sufficient size and placed in a manner to meet all County requirements
- Must be constructed with a concrete headwall on each end of the culvert

(Note: for the purposes of enforcement, the presence of a culvert is considered to constitute a driveway and is thus subject to the concrete paving requirement note above.)

SECTION 3.06

Section defines requirements for all mailboxes erected on any lot.

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Mailboxes are to be of the same type and exterior of the MDU design
 - Installation in approved location required by completion of main residence
 - Must meet requirements of the US Postal Authorities
 - Temporary mailbox is allowed during construction of the MDU

SECTION 3.07

Section outlines the use of temporary structures on any lot within RPR

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Use of structures as residence is not allowed at any time on any lot
 - Builder exception if 10 or more lots owned and for sale
 - Such a building must be at least 750 sq. ft.

SECTION 3.08

Section defines water supply requirement for each lot.

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Each lot required to have private water well as primary source of water
 - Must meet state and county requirements for private use
 - Tank and pump must be hidden from the street

SECTION 3.09

Section defines sanitary sewer requirements for each lot.

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
-
- No outside, open or pit type toilets permitted in subdivision
 - All dwellings constructed must have sewage disposal system
 - Must be installed before occupancy
 - Must meet all requirements of the appropriate governing agency

SECTION 3.10

Section deals with walls and fences and outlines location restrictions, design criteria and approval requirements.

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
-
- Construction and location
 - All wall and fences require approval by the ACC prior to construction
 - No wall or fence shall be closer to the front street property line than the easement boundary line
 - No wall or fence shall be closer than the lot boundary line to the side street lines
 - Unless otherwise permitted within the DCCR, no wall fence or other improvement may be constructed on any easement
 - Materials accepted
 - All walls and fences which face any street will be constructed of three (3) rail vinyl white fence
 - All other fences may be constructed of ornamental iron, wood, vinyl, masonry, four strand barbed wire or slick wire
 - No fence will exceed 6 feet in height
 - No chain link fences allowed
 - Dog run exception
 - May be chain link but must be hidden from street
 - Dog run must be ACC approved before installation
 - Developer had right to construct walls and fencing as desired on lots facing Ruel and Old Hempstead Road regardless of location restrictions

SECTION 3.11

Section prohibits offensive activities on any lot.

- ❖ \$250 initial fine per requirement in violation

- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Activities not allowed
 - No activity allowed to be conducted on any lot that is not related to single family residential purposes
 - No noxious or offensive activity of any sort allowed
 - Exception – normal activity associated with home sales is allowed
- Other restrictions
 - No exterior speakers, horn, whistle, or bell or other sound device allowed on lot except for security and fire alarms
 - Security and fire devices used solely for that purpose are allowed
- Most visible nuisance and/or annoyance activities are covered within the DCCR, but some issues may not be discovered during the scheduled community inspections. Other examples of possible nuisance and/or annoyance are;
 - Unseen storage of trash or refuse on a lot, burning of same as well as other offensive, noxious materials.
 - Lack of general maintenance items such a mowing, stump and dead tree removal, etc.
 - Fence maintenance and repair.
 - Animal husbandry issues such as un-kept pens/corrals/pastures, odor control, etc.
 - Maintaining allowed animals on lot.
 - Loud music, fireworks, gatherings, and like activities past 10:00 pm.
- POA has sole and absolute discretion as to what constitutes a nuisance or annoyance

SECTION 3.12

Section details garbage and trash disposal restrictions and requirements for all lots within subdivision.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Storage
 - Dumping of garbage, trash or other refuse on any lot is not allowed
 - Dumping of garbage, trash or other refuse on any adjoining land where a nuisance to any residence of the subdivision is created is not allowed
 - No lot may be used or maintained as a dumping ground for rubbish
- Disposal
 - Trash, garbage or other waste not allowed to accumulate
 - Must be disposed of regularly
 - All equipment for the storage or disposal of such material must be kept in clean and sanitary condition

- All equipment for the storage or disposal of such material must not be visible.

SECTION 3.13

Section outlines restrictions associated with the storage of junk motor vehicles.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.

(Note: for purposes of enforcement, a junk motor vehicle is defined as one without a current, valid state vehicle inspection sticker, license plate and valid insurance coverage.)

- Vehicles
 - No junked motor vehicles allowed on any lot
 - No accessories, parts or objects used with cars, boats, houses, trucks, trailers, house trailers or the like allowed to be kept on any lot
 - May be kept in garage or other structure approved by the ACC
- Other Junk
 - No junk of any kind or character can be kept on any lot
 - No dilapidated structure or building of any kind or character can be kept on any lot

SECTION 3.14

Section covers restrictions for satellite dishes, clotheslines, garbage cans, air conditioning units and propane tanks and other items as noted.

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Satellite dishes
 - Maximum 24 inches in diameter allowed
 - Require ACC approval before installation
 - Clotheslines
 - All outside clotheslines of any kind are not allowed
 - Other items
 - Propane tanks must be hidden from street
 - Air conditioning units must be hidden from street
 - Garbage cans must be hidden from street
 - Solar Energy Devices

- Use of all solar energy devices is allowed but requires written ACC approval prior to installation. All such installations are subject to the following restrictions:
 - No such device that threatens public health or safety, violates a law or voids material warranties due to installation are allowed.
 - Solar devices must be located on the roof of the residence or other structure, fenced in yard, patio or other location as specified by the ACC. Device must be entirely on the owner's property. Alternate locations may be approved by the ACC if such location results in devices receiving more than 10% production over the ACC designated location.
 - If located in fenced yard or patio area, solar device must be lower than the fence line surrounding the yard/area.
 - Solar panels, if used, may be no higher or wider than the roofline of the structure it is mounted on, and the top edge of the solar panel must be parallel with the roofline and conform to the slope of the roofline of the structure upon which it is installed.
 - Solar panel frames, brackets, wires and pipes may be silver, bronze or black in color.
- **Flags and Flag Poles**
 - Owners may display a United States Flag, a Texas State Flag, or a replica flag of any branch of the United States Armed Forces and are allowed a flag pole for the purpose of displaying such flags subject to the following rules:
 - United States Flag must be displayed in accordance with 4 U.S.C. Sections 5-10.
 - The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.
 - A flag pole, whether attached to a dwelling or freestanding, must be constructed of permanent, long-lasting materials with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling.
 - The flag display must conform to all setbacks, easements and zoning ordinances and requirements.
 - Flags and flag poles must be maintained in good condition; flags and poles that are deteriorating or represent an unsafe condition must be repaired, replaced or removed. If used, all external flag pole halyards must be secured to prevent noise.
 - Flag poles are limited to two per lot, may not exceed 20 feet in height, and may be placed only on owner's property.
 - Placement of the flag poles or display, flag size, and any proposed lighting must be approved by the ACC prior to construction or display.
- **Rain Barrels**
 - The construction and installation of rain barrels or water harvesting systems is allowed on an owner's property subject to the following rules:
 - All such installations require written ACC approval prior to installation and construction.
 - The barrels or system must be of a color that is consistent with the color scheme of the owner's home.

- The barrels or system cannot be located between the front of the owner's residence and an adjoining or adjacent street.
- No barrel or system may display any language or other content that is not typically included on the item when it is manufactured.
- The size, type, materials and manner of screening for barrels and systems that are visible from the street, another lot or common area must be approved by the ACC prior to installation.
- The owner's property must be large enough to install and support the barrels or system.

SECTION 3.15

Section details controls and limitations for use of signs and religious displays within subdivision.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Signage restriction
 - No signs, advertisement, billboard or advertising structure of any kind may be erected or maintained on any lot without the consent in writing of the ACC
 - Home sale/rent signs exempted from above restriction
 - Maximum 48 inch square sign allowed
 - Advertisement for sale or rent of home only
 - Builder sign(s) exempted
 - Reasonable signage allowed
 - Sale of new homes constructed by builder only.
- Political sign(s) exempted
 - PO may display on his/her property one or more signs advertising a political candidate or ballot item for an election provided that:
 - Sign(s) may be displayed on or after the 90th day before the date of the election to which the sign relates. Signs must be removed by the 10th day after that election date.
 - Signs must be individually mounted and not affixed to any building, fence, vehicle, trailer, or other structure on the property.
 - Only one sign per candidate or ballot item is allowed.
 - No sign(s) may be used that incorporates music or other sounds or by streamers or other such material that is otherwise distracting to motorists.
- Board and ACC have right to remove any prohibited signage without any liability for trespass or other tort arising from such removal.
- Religious Displays

-All property owners within River Park Ranch may display one or more religious items on their property. Such displays must be motivated by the owner or resident's "sincere religious belief" and are subject to the following rules:

- The religious item cannot threaten public health or safety, nor may any such item violate the law other than those prohibiting religious speech.
- The religious item cannot contain language, graphics or other display that is patently offensive to a passerby or neighbors.
- The religious item must not be located on any common areas or violate building lines, right-of-ways, setbacks or easements.
- The POA may remove any item or items that do not conform with these requirements or state statute.

SECTION 3.16

Section outlines number and type of animals allowed to be kept on any lot.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.

- Non-FFA or 4-H animals are allowed in subdivision with the following restrictions:
 - Three (3) ordinary household pets (maximum)
 - Three (3) cows for each full five acres owned
 - Requires fencing of an approved manner is provided
 - Fencing requires ACC approval
 - One (1) horse per each acre owned
 - No swine or fowl are allowed except for FFA or 4-H project (see below)
 - Maximum of five (5) large animals on any five (5) acre tract are allowed
- FFA or 4-H animals are allowed in subdivision with the following restrictions:
 - FFA or 4-H member must be a member of the property owner's family
 - Maximum three (3) animals per FFA or 4-H member are allowed if:
 - FFA or 4-H Member must be under the age of 19
 - Person must be a bona fide member of FFA or a 4-H club
 - Animals may be kept on lot for the sole purpose of raising such animal for competition or as part of a club project
 - Each animal shall be kept in a sightly pen or other enclosure
 - Lot kept clean and in a sanitary and odorless condition

SECTION 3.17

Section covers logging or mineral development on any lot within the subdivision.

- ❖ \$250 initial fine per requirement in violation

- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Logging
 - No trees 4 inches or larger in diameter may be cut down without prior written consent of the ACC.
 - Thirty (30) foot greenbelt around the entire perimeter of the subdivision must not be mowed or cleared at any time without the approval of the ACC
 - Except for building sites, all timber removal must have ACC approval
- Mineral development
 - No derricks or other structures designated for the use of boring for oil or natural gas shall be erected, maintained or permitted upon any lot

SECTION 3.18

Section defines controls placed on drainage and drainage facilities within the subdivision.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
- Natural established drainage patterns may not be impaired by any person or persons
 - Streets
 - Lots
 - Roadway ditches
- Driveway culverts must be a sufficient size as to afford proper drainage of ditches without backing water up into ditch or diverting flow
- Breaking of curbs (as required for driveway installations)
 - To be done in a good and workmanlike manner
 - Must be re-cemented without hindrance to drainage
 - Work subject to inspection and approval of the ACC

SECTION 3.19

Section details lot maintenance requirements and gives examples of some but not all items to be considered in application of the control. As well as resolution and fines applicable to lack of compliance with requirements.

- ❖ \$250 initial fine per requirement in violation
- ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved
- General maintenance of lots

- All lots (specifically including any detention area easement) shall be kept at all times in a neat, attractive, healthful and sanitary condition
- All weeds and grass in cleared open yard areas must be mowed
- Other items to be considered
 - Prompt removal of litter, trash, refuse, and wastes
 - Lawn mowing (in cleared open yard areas outside natural vegetation areas)
 - Tree and shrub pruning (outside natural vegetation areas)
 - Keeping exterior lighting and mechanical facilities in working order
 - Keeping lawn and garden areas alive, free of weeds, and attractive
 - Complying with all government health and policy requirements
 - Repainting of improvements
 - Repair of exterior damage to improvements
- Lot use restrictions
 - In no event may any lot be used for the storage of non-residential materials or equipment
 - Residential materials and equipment allowed if:
 - Normal residential maintenance and use
 - Incident to construction of improvements on lot
 - All residential yard equipment and / or storage of allowed residential materials must be concealed from view by use of a screened service yard or similar approved facility
 - Concealment required to restrict view from
 - Neighboring lots
 - Streets
 - Other property
 - No storage or accumulation of garbage, trash or rubbish allowed on any lot
 - No burning of garbage, trash or rubbish allowed on any lot
 - Burning of underbrush and trees during lot clearing is permitted
- Association or designated agents have several remedies to correct non-compliance with Section 3.19 requirements (see DCCR for discussion)

SECTION 3.20

Section outlines actions the Association may take to correct situation where owner allows building(s) in subdivision to fall into disrepair and become in need of paint, repair or restoration of any nature and become unattractive and not in keeping with the neighborhood, and owner fails to correct deficiencies after written notice of same (see DCCR for discussion).

SECTION 3.21

Section deals with the storage or accumulation of all wastes including hazardous wastes.

- ❖ \$250 initial fine per requirement in violation
 - ❖ \$100 fine per month per violation, after initial fine, until requirement violations have been resolved.
-
- No lot may be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept upon any lot except in sanitary containers
 - All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition
 - Hazardous wastes
 - No such materials allowed to be brought on to, installed, used , stored, treated, disposed of or transported over the subdivision or any lot
 - All activities on any lot must comply with all applicable laws at all times
 - Definition of hazardous waste and applicable laws detailed in DCCR under section 3.21

Hearing Before Board; Alternative Dispute Resolution

- (a) Except as provided by Subsection (d) and only if the owner is entitled to an opportunity to cure the violation, the owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before the board.
- (b) Repealed by Acts 2021, 87th Leg., R.S., Ch. 951 (S.B. [1588](#)), Sec. 22(2), eff. September 1, 2021.
- (c) The association shall hold a hearing under this section not later than the 30th day after the date the board receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The board or the owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The owner or the association may make an audio recording of the meeting.
- (d) The notice and hearing provisions of Section [209.006 \(Notice Required Before Enforcement Action\)](#) and this section do not apply if the association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action. If a suit is filed relating to a matter to which those sections apply, a party to the suit may file a motion to compel mediation. The notice and hearing provisions of Section [209.006 \(Notice Required Before Enforcement Action\)](#) and this section do not apply to a temporary suspension of a person's right to use common areas if the temporary suspension is the result of a violation that occurred in a common area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the board makes a final determination on the suspension action after following the procedures prescribed by this section.
- (e) An owner or property owners' association may use alternative dispute resolution services.

(f) Not later than 10 days before the association holds a hearing under this section, the association shall provide to an owner a packet containing all documents, photographs, and communications relating to the matter the association intends to introduce at the hearing.

(g) If an association does not provide a packet within the period described by Subsection (f), an owner is entitled to an automatic 15-day postponement of the hearing.

(h) During a hearing, a member of the board or the association's designated representative shall first present the association's case against the owner. An owner or the owner's designated representative is entitled to present the owner's information and issues relevant to the appeal or dispute.

E-FILED FOR RECORD

03/11/2025 04:21PM



L. Brandon Steinmann

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.

03/11/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas