

NOTICE OF DEDICATORY INSTRUMENTS
for
BROKEN BAYOU, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Broken Bayou, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Broken Bayou, an unrecorded subdivision in Harris County, Texas more particularly described in the Deed recorded in Volume 3367, Page 464 of the Deed Records of Harris County, Texas.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - (1) Amendment of Restrictions.
 - (2) Second Amendment of Restrictions.
 - (3) Third Amendment of Restrictions for Broken Bayou.

 - b. Recording Information:
 - (1) Harris County Clerk's File No. D732228.
 - (2) Harris County Clerk's File No. D875716.
 - (3) Harris County Clerk's File No. M148741.

3. Dedicatory Instruments: In addition to the Dedicatory Instruments identified in above, the following documents are Dedicatory Instruments governing the Association:
 - a. Articles of Incorporation of Broken Bayou, Inc.
 - b. By-Laws of Broken Bayou, Inc.
 - c. Broken Bayou, Inc. Rules and Regulations.

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

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This 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 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.

Executed on this 28th day of February, 2022.

BROKEN BAYOU, INC.

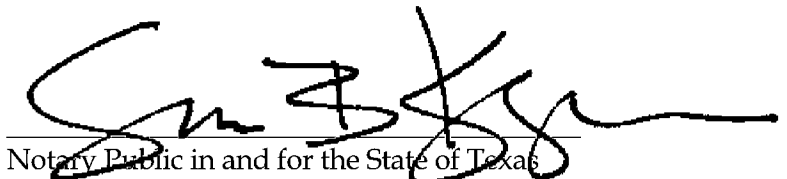
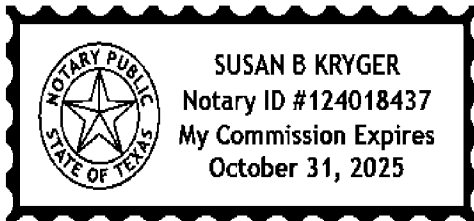


By:

Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 28th day of March, 2022 personally appeared Cliff Davis, authorized representative of Broken Bayou, 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.



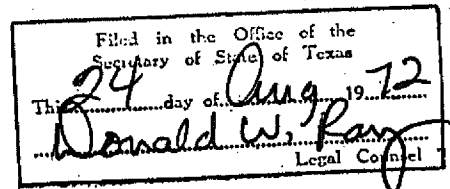
Notary Public in and for the State of Texas

RP-2022-107141

ARTICLES OF INCORPORATION

OF

BROKEN BAYOU, INC.



We, the undersigned natural persons of the age of twenty-one (21) years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the corporation is BROKEN BAYOU, INC.

ARTICLE II.

The corporation is a non-profit corporation.

ARTICLE III.

The period of its duration is perpetual.

ARTICLE IV.

The purpose or purposes for which said corporation is organized are for the support of a benevolent undertaking, namely being the conducting of property improvement campaigns, safety campaigns, and health campaigns for the residents of Broken Bayou, a development in Harris County, Texas. To carry out said purposes the said corporation shall, in addition to other powers given to corporations by law, possess the following powers:

(a) The corporation may own all common area in Broken Bayou, Harris County, Texas, common area being all property within the recorded plat of Broken Bayou not specifically designated for building sites, including park and playground areas, landscaped areas, walkways, a private street and parking areas, as reflected on said recorded plat.

(b) The corporation may care for such property as it owns, as well as vacant, unimproved and unkempt building sites in said development, remove and destroy grass, weeds and rodents therefrom and any unsightly and obnoxious thing therefrom and do any other things and perform any labor necessary or desirable in the judgment of this corporation to keep the property,

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and the land contiguous and adjacent thereto neat and in good order.

(c) The corporation may perform any and all lawful things and acts which this corporation at any time, and from time to time, shall, in its discretion, deem to be the best interests of said property and the owners of the building sites thereon, and shall pay all costs and expenses in connection therewith.

(d) Any powers and duties exercised by said corporation relating to maintenance, operation, construction or reconstruction of any facilities provided for herein may be contracted for with any qualified contractor as agent.

(e) The corporation may provide for garbage and rubbish collection and disposal.

(f) The corporation may collect funds from its members, by assessment or otherwise, for the payment of taxes, charges and assessments levied by governmental bodies against properties owned by the corporation.

(g) The corporation may acquire by gift, purchase, or otherwise own, hold, enjoy, lease, operate, maintain, and convey, sell, lease, transfer, mortgage or otherwise encumber, dedicate for public use, or otherwise dispose of real or personal property in connection with the business of this corporation.

(h) It may expend the moneys collected by this corporation from assessments or charges and other sums received by this corporation for the payment and discharge of all proper costs, expenses and obligations incurred by this corporation in carrying out any or all of the purposes for which this corporation is formed.

(i) The corporation may borrow for the purpose of carrying out the corporate affairs, if the Directors deem such advisable.

ARTICLE V.

The corporation shall have members, all of the same class, who shall be the same persons named as incorporators in Article VIII, below. The By-laws of the corporation may provide for additional members, including their manner of election or appointment, and the qualifications and rights of the members, provided that the rights of each member shall be equal to those of each other member.

ARTICLE VI.

The street address of the initial registered office of the corporation is 15603 Memorial Drive, Houston, Texas 77024,

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and the name of its initial registered agent at such address is Henry E. Hood.

ARTICLE VII

The number of Directors constituting the initial Board of Directors of the corporation is three (3) and the names and addresses of the persons who are to serve as the initial Directors are:

<u>Name</u>	<u>Address</u>
Henry E. Hood	15603 Memorial Drive, Houston, Texas 77024
Bonnie A. Hood	15603 Memorial Drive, Houston, Texas 77024
Lew W. Harpold	14318 Heatherfield, Houston, Texas 77024

ARTICLE VIII

The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
Henry E. Hood	15603 Memorial Drive, Houston, Texas 77024
Bonnie A. Hood	15603 Memorial Drive, Houston, Texas 77024
Lew W. Harpold	14318 Heatherfield, Houston, Texas 77024

ARTICLE IX.

No part of the net earnings of the corporation shall be distributed or otherwise inure to the benefit of any director of the corporation or any individual having a personal or private interest in the activities of the corporation, and the corporation shall not engage in any activity which includes the carrying on of propaganda or otherwise attempting to influence legislation, or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office.

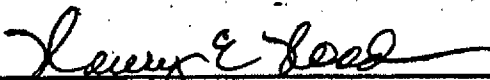
No gift or contribution of property or funds of the corporation shall be made to any organization which engages in any activity in which the corporation is precluded from engaging or to any person for the purpose of engaging in any such activity.

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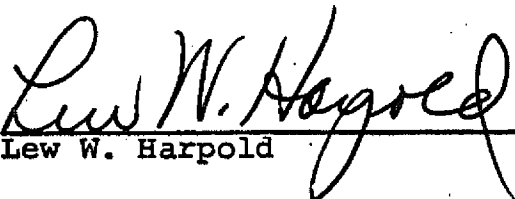
ARTICLE X.

In the event of liquidation, dissolution or winding up of the corporation, whether voluntarily or involuntarily, the directors shall dispose of the property and assets of the corporation in such manner as they, in the exercise of their absolute and uncontrolled discretion, and by majority vote, shall determine; provided, however, that such disposition shall be exclusively in the furtherance of the objects and purposes for which the corporation is formed, and shall not accrue to the benefit of any director of the corporation or any individual having a personal or private interest in the affairs of the corporation or any organization which engages in any activity in which the corporation is precluded from engaging.

IN WITNESS WHEREOF, the parties hereunto have set their hands this 24th day of August, 1972.



Henry E. Hood


Bonnie A. Hood


Lew W. Harpold

THE STATE OF TEXAS)
COUNTY OF HARRIS)

I, the undersigned Notary Public, do hereby certify that on this the 24th day of August, 1972, personally appeared before me HENRY E. HOOD, BONNIE A. HOOD and LEW W. HARPOLD, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing instrument as Incorporators, and that the statements therein contained are true.


Notary Public in and for
Harris County, Texas

**By-Laws Of
Broken Bayou, Inc.
A Non-Profit Corporation**

BROKEN BAYOU, INC. is a non-profit corporation organized pursuant to the Texas Non-Profit Corporation Act for the purposes of conducting property improvement campaigns, safety campaigns, and health campaigns for the residents of Broken Bayou, a subdivision in Harris County, Texas. The corporation's charter authorizes certain powers necessary to carry out said purposes, including owning and caring for all the common area in the Broken Bayou subdivision and providing recreational and maintenance facilities and amenities for the property owners of said subdivision. In exercising such powers and fulfilling such purposes, the corporation shall be operated in accordance with these by-laws.

Article I. Offices

Section One. Principal Office. The principal office of the corporation in the State of Texas shall be located in the City of Houston, County of Harris.

Section Two. Other Offices. The corporation may have such other offices, either within or without the County of Harris, State of Texas, as the board of directors may determine or as the affairs of the corporation may require from time to time.

Article II. Members

Section One. Classes of Members. The corporation shall have one class of members. In addition to the members designated in the corporation's Articles of Incorporation, the owner of each lot in the Broken Bayou subdivision shall be eligible for membership; provided that, if any lot is owned by more than one person, only one of the joint owners shall be eligible for membership. Eligibility for membership shall cease upon the sale or other transfer of the lot in the subdivision and one's membership shall automatically terminate upon a member's sale or other transfer of his lot. Any eligible person may submit an application for membership to the board of directors for consideration, said application to be on a form prescribed by the directors. The application of any joint owner of a lot shall be joined by all owners of the lot and shall designate which joint owner is eligible for membership.

Membership shall entitle one to all rights of a member specified in these By-Laws and in the Texas Non-Profit Corporation Act.

Section Two. Election of Members. Members shall be elected by the board of directors. An affirmative vote of a majority of the directors shall be required for election.

Section Three. Voting Rights. Each member shall be entitled to one vote on each matter submitted to a vote of the members.

Section Four. Termination of Membership. The board of directors, by a majority vote of those present at any regularly constituted meeting, may suspend or expel a member for cause. Cause for suspension or expulsion includes, but is not limited to, violation of the Rules and Regulations for the use of the subdivision's common facilities and amenities and default in the payment of dues for the period fixed in Article IX of these by-laws.

Section Five. Resignation. Any member may resign by filing a written resignation with the secretary, but such resignation shall not relieve the member so resigning of the obligation to pay any dues, assessments, or other charges theretofore accrued and unpaid.

Section Six. Reinstatement. On written request signed by a former member and filed with the secretary, the board of directors, by the affirmative vote of a majority of the members of the

board present at any regularly constituted meeting, may reinstate such former member to membership on such terms as the board of directors may deem appropriate.

Section Seven. Transfer of Membership. Membership in this corporation is not transferable.

Article III. Meetings of Members

Section One. Annual Meeting. An annual meeting of the members shall be held at the corporation's office on the first Wednesday in the month of October in each year, beginning with the year 1977, at the hour of 7:00 o'clock. p.m., for the purpose of electing directors and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Texas, such meeting shall be held on the next succeeding business day. If the election of directors shall not be held on the day designated herein for any annual meeting, or at any adjournment thereof, the board of directors shall cause the election to be held at a special meeting of the members as soon thereafter as conveniently may be.

Section Two. Special Meetings. Special meetings of the members may be called by the president, the board of directors, or not less than one-third of the members having voting rights.

Section Three. Place of Meeting. The board of directors may designate any place, either within or without the State of Texas, as the place of meeting for any annual meeting or for any special meeting called by the board of directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the corporation in the State of Texas; but if all of the members shall meet at any time and place, either within or without the Sate of Texas, and consent to the holding of a meeting, such meeting shall be valid without call or notice, and as such meeting any corporate action may be taken.

Section Four. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of members shall be delivered, either personally or by mail, to each member entitled to vote at such meeting, not less than ten (10) nor more than forty-five (45) days before the date of such meeting, by or at the direction of the president, or the secretary, or by the officers or persons calling the meeting. In case of a special meeting or when required by statute or these By-laws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the corporation, with postage thereon prepaid.

Section Five. Informal Action by Members. Any action required by law to be taken at a meeting of the members, or any action that may be taken at a meeting of members, may be taken without a meeting if a consent in writing, setting forth the action to be taken, shall be signed by all of the members entitled to vote with respect to the subject matter thereof.

Section Six. Quorum. The members holding twenty-five percent (25%) of the votes that may be cast at any meeting shall constitute a quorum at such meeting. If a quorum is not present at any meeting of members, a majority of the members present may adjourn the meeting from time to time without further notice.

Section Seven. Proxies. At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized attorney in fact. No proxy shall be valid after 11 months from the date of its execution, unless otherwise provided in the proxy.

Section Eight. Voting by Mail. Where directors or officers are to be elected by members, such election may be conducted by mail in such manner as the board of directors shall determine.

Article IV. Board of Directors

Section One. General Powers. The affairs of the corporation shall be managed by its board of directors. Directors need not be members of the corporation.

Section Two. Number, Tenure, and Qualifications. The number of directors shall be three. Each director shall hold office until the next annual meeting of members and until his successors shall have been elected and qualified.

Section Three. Regular Meetings. A regular annual meeting of the board of directors shall be held without other notice than this by-law, immediately after, and at the same place, as the annual meeting of members. The board of directors may provide by resolutions the time and place, either within or without the State of Texas, for the holding of additional regular meetings of the board without other notice than such resolution.

Section Four. Special Meetings. Special meetings of the board of directors may be called by or at the request of the president or any two directors. The person or persons authorized to call special meetings of the board may fix any place, either within or without the state, as the place for holding any special meeting of the board called by them.

Section Five. Notice. Notice of any special meeting of the board of directors shall be given at least ten (10) days previously thereto by written notice delivered personally or sent by mail or telegram to each director at his address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. The business to be transacted at the meeting need not be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these by-laws.

Section Six. Quorum. A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the board; but if less than a majority of the directors are present at said meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

Section Seven. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number is required by law or by these by-laws.

Section Eight. Vacancies. Any vacancy occurring in the board of directors shall be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting or at a special meeting of members called for that purpose. If no members have the right to vote thereon, the directorship shall be filled by the affirmative vote of a majority of the directors present at a meeting at which a quorum is present.

Section Nine. Compensation. Directors as such shall not receive any stated salaries for their services, but by resolution of the board of directors any director may be indemnified for expenses and costs, including attorneys' fees, actually and necessarily incurred by him in

connection with any claim asserted against him, by action in court or otherwise, by reason of his being or having been such director, except in relation to matters as to which he shall have been guilty of negligence or misconduct in respect of the matter in which indemnity is sought.

Article V. Officers

Section One. Officers. The officers of the corporation shall be a president, one or more vice-presidents (the number thereof to be determined by the board of directors), a secretary, a treasurer, and such other officers as may be elected in accordance with the provisions of this article. The board of directors may elect or appoint such other officers, including one or more assistant secretaries, and one or more assistant treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the board of directors. Any two or more offices may be held by the same person, except the offices of president and secretary.

Section Two. Election and Term of Office. The officers of the corporation shall be elected annually by the board of directors at the regular annual meeting of the board of directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices may be created and filled at any meeting of the board of directors. Each officer shall hold office until his successor shall have been duly elected and shall have been qualified.

Section Three. Removal. Any officer elected or appointed by the board of directors may be removed by the board of directors whenever in its judgment the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section Four. Vacancies. A vacancy in any office, because of death, resignation, removal, disqualification, or otherwise, may be filled by the board of directors for the unexpired portion of the term.

Section Five. President. The president shall be the principal executive officer of the corporation and shall, in general, supervise and control all of the business and affairs of the corporation. He shall preside at all meetings of the members. He may sign, with the secretary or any other proper officer of the corporation authorized by the board of directors, any deeds, mortgages, bonds, contracts, or other instruments that the board of directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the board of directors or by these by-laws or by statute to some other officer or agent of the corporation; and, in general, he shall perform all duties incident to the office of president and such other duties as may be prescribed by the board of directors from time to time

Section Six. Vice-President. In the absence of the president or in the event of his inability or refusal to act, the vice-president or, in the event there be more than one vice-president, vice-presidents in the order of their election shall perform the duties of the president when so acting, shall have all the powers of and be subject to all the restrictions on the president. Any vice-president shall perform such other duties as from time to time may be assigned to him by the president or by the board of directors.

Section Seven. Treasurer. If required by the board of directors, the treasurer shall give a bond for the faithful discharge of his *dutes in such sum and with surety or sureties as the board of directors shall determine. He shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable to the corporation from any source whatsoever, and deposit all such moneys in the name of the corporation in such banks, trust companies, or other depositories as shall be selected by the board

of directors; and, in general, perform all the duties incident to the office of treasurer and such other duties as from time to time may be assigned to him by the president or by the board of directors.

Section Eight. Secretary. The secretary shall keep the minutes of the meetings of the members and of the board of directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these by-laws or as required by law; be custodian of the corporate records and of the seal of the corporation and see that the seal of the corporation is affixed to all documents, the execution of which on behalf of the corporation under its seal is duly authorized in accordance with the provisions of these by-laws; keep a register of the post office address of each member which shall be furnished to the secretary by such member; and in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him by the president or by the board of directors.

Section Nine. Assistant Treasurers and Assistant Secretaries. If required by the board of directors, the assistant treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the board of directors shall determine. The assistant treasurers and assistant secretaries, in general shall perform such duties as shall be assigned to them by the treasurer or the secretary or by the president or the board of directors.

Article VI. Committees

Section One. Committees of Directors. The board of directors, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which shall consist of two or more directors, which committees, to the extent provided in said resolution, shall have and exercise the authority of the board of directors in the management of the corporation; but the designation of such committees and the delegation thereto of authority shall not operate to relieve the board of directors, or any individual director, of any responsibility imposed on it or him by law.

A committee duly designated may perform the functions of any officer and the functions of any two or more officers may be performed by a single committee, including the functions of both president and secretary.

Section Two. Other Committees. Other committees not having and exercising the authority of the board of directors in the management of the corporation may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be members of the corporation, and the directors of the corporation shall appoint the members thereof. Any member thereof may be removed by a majority vote of the directors at a meeting where a quorum is present whenever in their judgment the best interests of the corporation shall be served by such removal.

Section Three. Term of Office. Each member of a committee shall continue as such until the next annual meeting of the directors of the corporation and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

Section Four. Chairman. One member of each committee shall be appointed chairman by the directors.

Section Five. Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

Section Six. Quorum. Unless otherwise provided in the resolution of the board of directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section Seven. Rules. Each committee may adopt rules for its own government not inconsistent with these by-laws or with rules adopted by the board of directors.

Article VII. Contracts, Checks Deposits and Funds

Section One. Contracts. The board of directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these by-laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section Two. Checks, Drafts, or Orders for Payment. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the corporation shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the board of directors. In the absence of such determination by the board of directors, such instruments shall be signed by the treasurer or an assistant treasurer and countersigned by the president or a vice-president of the corporation.

Section Three. Deposits. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the board of directors may select.

Section Four. Gifts. The board of directors may accept on behalf of the corporation any contribution, gift, bequest, or *devise for the general purposes, or for any special purpose, of the corporation.

Article VIII. Certificates of Membership

Section One. Certificate of Membership. The board of directors may provide for the issuance of certificates evidencing membership in the corporation, which shall be in such form as may be determined by the board. Such certificates *ahll be signed by the president or a vice-president and by the secretary or an assistant secretary and shall be sealed with the seal of the corporation. All certificates evidencing membership of any class shall be consecutively numbered. The name and address of each member and the date of issuance of the certificate shall be entered on the records of the corporation. If any certificate shall become lost, mutilated, or destroyed, a new certificate may be issued *therefor on such terms and conditions as the board of directors may determine.

Section Two. Issuance of Certificates. When a member has been elected to membership and has paid any initiation fee and dues that may then be required, a certificate of membership shall be issued in his name and delivered to him by the secretary, if the board of directors shall have provided for the issuance of certificates of membership under the provisions of Section One of this Article VIII.

Article IX. Dues

Section One. Annual Dues. The board of directors may determine from time to time the amount of initiation fee, if any, and annual dues payable to the corporation by members of each class.

Section Two. Payment of Dues. Dues shall be payable in advance of the first day of January in each fiscal year. Dues of a new member shall be prorated from the first day of the

month in which such new member is elected to membership for the remainder of the fiscal year of the corporation.

Section Three. Default and Termination of Membership. When any member of any class shall be in default in the payment of dues for a period of three (3) months from the beginning of the fiscal year or period in which such dues become payable, his membership may thereupon be terminated by the board of directors in the manner provided in Article II of these by-laws.

Article X.

Section One. Books and Records. The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, board of directors, and committees having any of the authority of the board of directors, and shall keep at the registered or principal office a record giving the names and addresses of the members entitled to vote. All books and records of the corporation may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.

Section Two. Fiscal Year. The fiscal year of the corporation shall begin on the first day of January and end on the last day of December in each year.

Section Three. Corporate Seal. The board of directors shall provide a corporate seal, which shall be in the form of a five pointed star within two concentric circles with the name "Texas" situated around the points of the star and the name of the corporation between the two circles.

Section Four. Waiver of Notice. Whenever any notice is required to be given under the provisions of the Texas Non-Profit Corporation Act or under the provisions of the articles of incorporation or by the by-laws of the corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section Five. Rules and Regulations for Use of Facilities. Upon completion of the recreational amenities and occupation of residents in the subdivision necessitating garbage removal and other maintenance, rules and regulations for the use of the common facilities and services shall be promulgated. The proposed rules and regulations shall be presented to the members of the corporation, and, upon approval by a majority of the members, shall be adopted and added to these By-Laws as an addendum thereto.

Article XI. Amendments

Section One. Power of Members to Amend By-Laws. The by-laws of this corporation may be amended, repealed, or added to, or new by-laws may be adopted by the written assent of a majority of the members entitled to vote or by the vote of a majority of a quorum at a meeting of members duly called for the purpose.

Broken Bayou, Inc.
Rules and Regulations

1. General

Homeowners were furnished a copy of recorded deed restrictions at the time of closing of the purchase of their cluster home. The restrictions should be reviewed by each homeowner. The following rules and regulations are duly adopted by Broken Bayou, Inc. as corporate by-laws and are intended to add to the maximum utilization and enjoyment of the common area by homeowners and their guests.

2. Pool and Tennis Court

Refer to rules attached hereto governing use of these facilities

3. Parking

A. Recreation vehicles of any type (boats, cycles, campers, off-road, etc.,) are not allowed to be parked in street, driveway or parking areas. It is recommended that off-project storage be arranged for such equipment.

"If a resident has more than two cars (two should be parked in the garage) then the third car should be parked if possible, in a space in either of the back driveways or a space which is acceptable to the directors and other residents. Please confer with Directors, if need be on this matter. Guest parking places should be left open as much as possible for the convenience of residents' guests. "

B. Vehicles which are inoperable are not to be stored in project

C. Homeowners are responsible for proper parking by their guests or service personnel in order not to inconvenience other residents. This is of particular importance in cul-de-sac area.

D. Repair and maintenance of vehicles shall not be performed in drive or parking area.

E. Lighting on rear entry garages is not in central system. It is recommended that outside garage lights remain on at night for the security and convenience of all homeowners.

F. The general rule should be for each homeowner to be aware of proper utilization of the drive and parking areas and instruct their guests accordingly.

4. Pets

A. Refer to recorded restrictions as to type and number permitted.

B. Dogs are to be on leashes and restricted to bayou walk or grass areas adjacent to each resident. Each homeowner is responsible for clean-up with respect to pets, if it is unsightly or damaging to other homeowners.

5. Garbage

A. Pick up will be handled Mondays and Fridays at approximately 4:00 p.m. No garbage should be left out overnight or during weekends.

B. Garbage is to be placed in sealed disposable containers. No loose garbage or cans are allowed. Any containers placed for pick up will be considered disposable. Owners shall be responsible for windblown debris.

If a resident has an undue amount of trash or garbage mas in the case of moving or heavy cleaning, please tip out private garbage people an extra \$120 or more. Some residents have been doing this for quite a while now, and it helps Ruby to pay the extra dump fees that are incurred.

C. Garbage is to be placed at rear of homes, except 15599, 15601, and 15603 where garbage should be placed outside front iron gates, and numbers 15597 and 15605 where garbage should be placed behind shrubs at side of garage.

6. Damages

A. Homeowners shall be responsible for costs of damage to any equipment, landscaping or other common area element caused by negligence on the part of the homeowner or his guests.

B. Homeowners shall familiarize themselves with the proper use of all the facilities and, if in doubt, should not proceed without instructions.

7. Employment of resident dependents

To prevent misunderstanding and hard feelings among a small group of residents, it is hereby resolved that no dependent of residents be employed for any services required in the Broken Bayou homeowners association.

8. No garage sales, estate sales, yard sales, or any retail event that would open Broken Bayou to the public shall be permitted at any building site in Broken Bayou. Approved unanimously by homeowners at Annual Meeting October 1, 2014.

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Pages 16
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$74.00

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

RP-2022-107141