

ADDITIONAL DEDICATORY INSTRUMENT

for

CONTINENTAL LAND OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared **CHRISTOPHER J. ARCHAMBAULT**, who, being by me first duly sworn, states on oath the following:


My name is Christopher J. Archambault, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney/agent for **CONTINENTAL LAND OWNERS ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

- 1. GUIDELINES FOR INSTALLATION AND USE OF CERTAIN RESIDENCE SECURITY MEASURES**
- 2. GUIDELINES FOR BID SOLICITATION AND REVIEW PROCESS**
- 3. POLICY REGARDING SERVICE ON THE ARCHITECTURAL CONTROL COMMITTEE**
- 4. POLICY REGARDING DEED RESTRICTION VIOLATION HEARINGS**

DATED this 16th day of September, 2022.

CONTINENTAL LAND OWNERS ASSOCIATION, INC.

BY: 

Christopher J. Archambault
Attorney for Continental Land Owners Association, Inc.

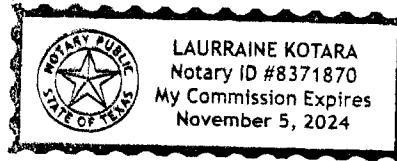
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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 16th day of September, 2022 by the said Christopher J. Archambault, attorney/agent for **CONTINENTAL LAND OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

Lauraine Kotara
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058



RP-2022-466274

**CONTINENTAL LAND OWNERS ASSOCIATION, INC.
GUIDELINES FOR INSTALLATION AND USE OF CERTAIN
BUILDING SECURITY MEASURES**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

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WHEREAS, the CONTINENTAL LAND OWNERS ASSOCIATION, INC. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 202.023 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of certain security measures; and

WHEREAS, the Board of Directors of the Association (“Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation of certain security measures therein, it is appropriate for the Association to adopt guidelines regarding the installation and use of such security measures within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Installation and Use of Certain Security Measures* within the community:

Exterior Building Video Surveillance Cameras

Cameras should be compact in size and as obscured from view as possible so as not to detract from the appearance of the building.

Cameras must be placed only on an owner’s private property, and not on any right-of-way, public sidewalk or street, common area or neighboring private property. Any camera lens must be angled such that the camera does not observe or record the private properties of others.

A property owner may not use exterior cameras to unreasonably intrude on the privacy of neighboring properties or their occupants.

Perimeter Security Fencing for Front of Lot

Rear lot perimeter fencing is subject to the existing recorded dedicatory instruments for the Association, and is not changed or altered by this Policy.

Any fencing installed for security purposes in front of the front building line of the owner’s lot shall be approved in writing by the Architectural Control Committee (“ACC”) prior to installation, to ensure harmony with the exterior of the building and neighboring properties.

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Any wood, vinyl, wire or chain link fencing is strictly prohibited in front of the front building line of the lot.

Wrought iron-style fencing no higher than six feet (6') is acceptable; however, the design and layout of the fencing shall first be approved in writing by the ACC prior to installation to ensure harmony with the exterior of the building and neighboring properties.

Any security fencing shall not block pedestrian access to rights-of-way and/or sidewalks.

All fencing must also be in compliance with all city, county, state, or federal guidelines, laws, or ordinances that regulate visibility, roadway sight line requirements, safety, structure, easements, and all other matters related to building codes, traffic codes, and other relevant regulations.

All fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the property.

Other Security Measures

Any security measures or devices which are visible from the exterior of the building or which alter the outward appearance of a building must be approved in writing by the ACC prior to installation.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for the security measures outlined herein which may have previously been in effect. Except as affected by Section 202.023 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 30TH day of AUGUST 2022.

CONTINENTAL LAND OWNERS ASSOCIATION, INC.

Signed: William D. Anderson

Name: WILLIAM D. ANDERSON

Position: PRESIDENT

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**CONTINENTAL LAND OWNERS ASSOCIATION, INC.
GUIDELINES FOR BID SOLICITATION AND REVIEW PROCESS**

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

WHEREAS the CONTINENTAL LAND OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"), including maintaining the common areas; and

WHEREAS Section 209.0052 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of association contracts and the bid process; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the residential plan, procedures, and harmony of the community, and to provide clear and definitive guidance regarding Association contracts and the bid process, it is appropriate for the Association to adopt guidelines regarding the bid process within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Bid Solicitation and Review Process* within the community:

Guidelines for Bid Solicitation and Review Process

- I. Bid Process for Service Contracts or Construction Projects over \$50,000.**
 - A. In accordance with Texas Property Code Section 209.0052(c), if the Association proposes to contract for services that will cost more than \$50,000, it shall solicit bids or proposals using a bid process established by the association.
 - B. The following **bid process** shall be used in such cases where the Association desires to contract for services or construction projects over \$50,000:
 - 1. The Association shall solicit no fewer than two bids for services, **if reasonably available**.
 - 2. The Board of Directors shall evaluate such bids and make their decision based on what is in the best interest of the Association.
 - C. Exceptions:
 - 1. The board may waive the 2nd bid requirement in its discretion by a majority affirmative vote of the board in instances where no other contractor may be found or is willing to submit a bid.
 - 2. The board may waive the 2nd bid requirement in its discretion by a majority affirmative vote of the board in instances where specialty trades are needed for contracts in which:
 - a. the contractor would be the company maintaining the project after completion (i.e., the pool contractor that replastered the pool will be maintaining the pool chemicals or the landscape company that installed the plants will be maintaining the landscaping.), and
 - b. getting another contractor to do the work would endanger the warranty.

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3. This Section I does not apply if the contract is between the Association and:
1) a board member, 2) his relative or 3) his or his relative's company in which he or his relative has a financial interest in at least 51% of the profits. If that is the case, then the Association must get at least two other bids per Section 209.0052(b)(1) if reasonably available. (Please see Section II below.)

II. Bid Process for Contracts with a Current Association Board Member, Relative, or Related Company.

- A. In accordance with Texas Property Code Section 209.0052(b), the Association may only enter into an enforceable contract with the following parties if the procedure outlined in Section II. B below is followed:
 1. a current association board member,
 2. a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code,
 3. a company in which a current association board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a financial interest in at least 51 percent of profits.
- B. The following **bid process** shall be used in cases where the Association desires to enter into a contract with the parties listed in Section II. A. above:
 1. the board member, relative, or company bids on the proposed contract;
 2. the association receives at least two other bids from persons not associated with the board member, relative, or company, if reasonably available, in the community;
 3. the board member:
 - (A) is not given access to the other bids;
 - (B) does not participate in any board discussion regarding the contract; and
 - (C) does not vote on the award of the contract;
 4. the material facts regarding the relationship or interest with respect to the proposed contract are disclosed to or known by the association board;
 5. the board, in good faith and with ordinary care, authorizes the contract by the affirmative vote of a majority of the remaining board members who do not have an interest governed by this subsection; and
 6. the association board certifies that the other requirements of this subsection have been satisfied by a resolution approved by the affirmative vote of a majority of the board members who do not have an interest governed by this subsection.

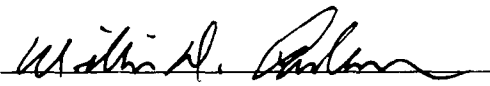
III. Applicability.

The above Bid Solicitation and Review Process does not apply to a contract entered into by an association during the development period.

The guidelines are effective upon recordation in the Public Records of Harris County and supersede any guidelines for bid solicitation and review which may have previously been in effect. Except as affected by Section 209.0052 and/or by these guidelines, all other provisions contained in the Declarations, or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 30TH day of AUGUST 2022.

**CONTINENTAL LAND OWNERS
ASSOCIATION, INC.**

Signed: 

Name: WILLIAM D. ANDERSON

Position: PRESIDENT

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**CONTINENTAL LAND OWNERS ASSOCIATION, INC.
POLICY REGARDING SERVICE ON THE ARCHITECTURAL CONTROL COMMITTEE**

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

WHEREAS, the CONTINENTAL LAND OWNERS ASSOCIATION, INC., (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 209.00505 of the Texas Property Code was added by the 87th Texas Legislature dealing with service on a property owners’ association’s architectural review authority; and

WHEREAS, the Board of Directors of the Association (“Board”) desires to establish the procedures by which members shall be appointed to and serve on the Association’s Architectural Control Committee;

NOW, THEREFORE, the Board has duly adopted the following *Policy Regarding Service on the Architectural Control Committee*:

SERVICE ON THE ARCHITECTURAL CONTROL COMMITTEE

Pursuant to Section 209.00505 of the Texas Property Code, a person may not be appointed or elected to serve on the ACC if the person is also; 1) a current board member, 2) a spouse of a current board member, or 3) a person residing in a current board member’s household.

Only to the extent Section 209.00505 of the Texas Property Code contradicts and supersedes the Association’s Declaration, the following provisions shall govern the appointment and service of members on the Association’s ACC:

1. No Association Board Member, spouse of a current Board Member, or person resident with a current Board Member may be appointed to serve on the ACC;
2. The Association’s Board of Directors shall appoint members to serve on the ACC;
3. Members of the ACC may be removed by the Association’s Board of Directors at any time, and without cause;
4. The ACC shall be comprised of three (3) persons, each of whom must be an Owner, OR the Board may appoint the Association’s management company to fulfill the duties of the ACC;
5. One Board Member shall be appointed by the Association’s Board of Directors to serve as a Board Liaison to the ACC, but shall not be a member of the ACC and shall not vote on the approval/denial of any ACC applications;

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6. Decisions made by ACC:
 - a. Approvals or Denials shall require a majority vote of the ACC;
 - b. Upon any decision by the ACC of an ACC application, the ACC Board Liaison shall notify the Association's Board of Directors of the ACC's decision;
7. Denial of an ACC application:
 - a. A written notice of the denial must be provided to the Owner via certified mail, hand-delivery, or via electronic delivery (e-mail);
 - b. The denial letter must state with reasonable detail the basis for the denial and include proposed changes, if any, which would be required as a condition of approval.
 - c. The denial letter must inform the Owner that they may appeal the ACC's decision to the Association's Board of Directors if they request a hearing on or before the 30th day after the date the denial notice was mailed;
8. Denial and Appeal Hearings:
 - a. Upon an Owner's timely request for a hearing, the Board shall hold a hearing no later than the 30th day after receipt of the Owner's request
 - b. The Owner shall be notified of the date, time and place of the hearing not later than the 10th day before the hearing is to take place;
 - c. The Board of Directors may affirm, modify or reverse any decision made by the ACC to the extent the decision is consistent with provisions of the Association's Declaration.

This policy is effective upon recordation in the Public Records of Harris County, and supersedes any conflicting provisions which may have previously been in effect. Except as affected by Section 209.00505 and/or by this policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 30TH day of AUGUST 2022.

**CONTINENTAL LAND OWNERS
ASSOCIATION, INC.**

Signed: William D. Anderson

Name: WILLIAM D. ANDERSON

Position: PRESIDENT

RP-2022-466274

**CONTINENTAL LAND OWNERS ASSOCIATION, INC.
POLICY REGARDING DEED RESTRICTION VIOLATION HEARINGS**

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

WHEREAS, the CONTINENTAL LAND OWNERS ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, Section 209.007 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of deed restriction violation hearings; and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish the procedure by which all hearings under Section 209.007 will be conducted.

NOW, THEREFORE, the Board has duly adopted the following *Policy Regarding Deed Restriction Violations*:

Deed Restriction Violation Hearings

After receiving a notice pursuant to Section 209.006 of the Texas Property Code regarding a curable violation, an Owner may request a hearing before the Association's Board of Directors. The request for a hearing must be submitted in writing on or before the 30th day after the date the notice was mailed to the Owner.

In response to an Owner's written request, the Association shall hold a hearing not later than the 30th day from the date the request was received. 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.

Not later than 10 days before the hearing, the Association shall notify the Owner of the date, time, and place of the hearing. Hearings may be conducted virtually or in person. Additionally, the Association shall provide an Owner a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing. The packet may be transmitted electronically. If the packet is not available within 10 days of the hearing, the hearing will be postponed for 15 days.

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.

Following a hearing, the Board shall provide a written decision to the Owner within 15 days.

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This policy is effective upon recordation in the Public Records of Harris County, and supersede any prior policies regarding deed restriction violation hearings which may have previously been in effect. Except as affected by Section 209.007 and/or by this policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 30TH day of AUGUST 2022.

**CONTINENTAL LAND OWNERS
ASSOCIATION, INC.**

Signed: William D. Anderson

Name: WILLIAM D. ANDERSON

Position: PRESIDENT

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Pages 12
09/16/2022 09:10 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$58.00

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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