

and email address, of every person over the age of eighteen (18) years that shall reside on the Lot pursuant to the lease.

3. Leases Must Encompass the Entire Lot: No Owner may lease their Lot, unless and except the lease is for the entirety of the Owner's Lot and encompasses the entirety of the Owner's Lot. No Owner may lease a fraction, portion, or part, of Owner's Lot or any improvement thereon, nor allow any lease of their Lot that would violate this restriction.

4. Subleasing Strictly Prohibited: No Lot in the Subdivision may be subleased, and any Owner leasing their Lot must include in the written agreement creating the lease a provision stating that any subleasing by Owner's tenant shall be considered a substantive breach of the lease, and that such a breach shall constitute grounds for termination of the lease.

5. Short-Term Leases Strictly Prohibited:

- a. No Owner in the Subdivision may lease their Lot, or allow their Lot to be leased, for a term of less than ninety (90) consecutive days. No lease term of less than ninety (90) consecutive days shall be permitted under any circumstances in the Subdivision, except as outlined herein.
- b. Any Owner who, at the time of the recording of these Rules and Regulations, was actively leasing their Lot for a term of less than ninety (90) days, and any Owner who, at the time of the recording of this Amendment, was advertising their Lot as available for lease for a term of less than ninety (90) days, may, subject to certain procedures outlined herein, designate their Lot a "Grandfathered Lot," subject to the conditions outlined herein.
 - i. Any Owner wishing to designate their Lot a Grandfathered Lot must, within thirty (30) days of the recording of these Rules and Regulations, either: (1) submit to the Association a fully executed lease agreement which demonstrates Owner's Lot was leased for a term of less than ninety (90) days at the time of the recording of these Rules and Regulations; or, (2) submit to the Association documentation demonstrating that Owner's Lot was advertised and/or listed for lease, for a term of less than ninety (90) days, at the time of the recording of these Rules and Regulations.
 - ii. In the event the Association receives valid written documentation as outlined herein, then the Association shall designate the Lot at issue a Grandfathered Lot, and shall notify the Owner of such designation.
 - iii. Any Grandfathered Lot shall remain a Grandfathered Lot until the expiration of one hundred and twenty (120) days from the date said Lot was designated a Grandfathered Lot, and at the expiration of this one hundred and twenty (120) day period, such Lot shall no longer be a Grandfathered Lot. A Grandfathered Lot, while it is a Grandfathered Lot, may be leased for a term of less than ninety (90) consecutive days, but in no event may

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Pages 4
06/22/2022 10:40 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.




COUNTY CLERK
HARRIS COUNTY, TEXAS

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