

ADDITIONAL DEDICATORY INSTRUMENT
for
COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Madison M. Moody, who, being by me first duly sworn, states on oath the following:

“My name is Madison M. Moody, 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:

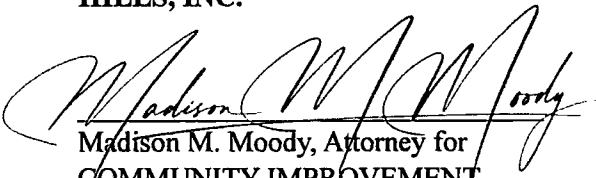
I am the attorney for the COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records:

1. Display of Religious Items Policy
2. Security Measures Policy
3. Swimming Pool Enclosures Policy

I hereby certify that the information set forth in this Additional Dedicatory Instrument is true and correct.”

DATED this 13th day of March, 2025.

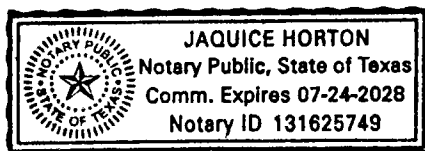
**COMMUNITY IMPROVEMENT
ASSOCIATION OF LAKE CONROE
HILLS, INC.**

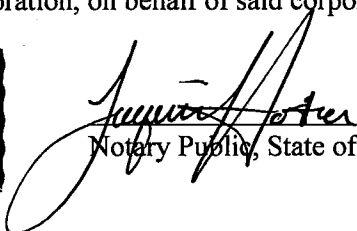


Madison M. Moody, Attorney for
COMMUNITY IMPROVEMENT
ASSOCIATION OF LAKE CONROE HILLS,
INC.

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 13th day of March, 2025, by the said Madison M. Moody, Attorney for the COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC., a Texas non-profit corporation, on behalf of said corporation.





Jaquice Horton
Notary Public, State of Texas

DISPLAY OF RELIGIOUS ITEMS POLICY
for
COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

I, S. EDWARD SHULTON, President of Community Improvement Association of Lake Conroe Hills, Inc. (the "**Association**"), do hereby certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 4 day of JANUARY, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Display of Religious Items Policy ("**Policy**") was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Policy is that property restricted by the Restrictions for Lake Conroe Hills, Section I, which is recorded in the Official Public Records of Real Property of Montgomery County, Texas in Clerk's File No. 305997, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Pursuant to the authority in the Declaration, the Association, through the Board, has the right to adopt, amend, repeal and enforce rules and regulations.
3. Section 202.018 of the Texas Property Code (the "**Code**") gives owners and residents certain statutory rights to install religious items subject to the right of the Association to adopt certain rules and regulations regulating the religious items and placement.
4. The Board of the Association desires to adopt a display of religious items policy consistent with the provisions of Section 202.018 of the Code.
5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

POLICY:

Owners and residents are generally permitted to display or affix one or more religious items on the owner's or resident's property or dwelling, the display of which is motivated by the owner's or resident's sincere religious belief.

Achitectoral Control Committee Application Required. Before a religious display contemplated by the Code is displayed or affixed on an owner's or resident's property, an

Architectural Control Committee ("ACC") application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type, size (height, width and depth in feet and inches) and description of religious display, including any apparatus for mounting or securing the display;
- b. Site plan indicating the location of the proposed religious display in feet and inches from any improvements applicable building lines, rights-of-way, setbacks or easements on the owner's or resident's property.

Notwithstanding the foregoing, the following displays shall not require ACC approval. All other religious displays shall require ACC approval as set forth above.

- a. One or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require ACC approval.
- b. Seasonal holiday decorations which are temporary and commonly associated with a seasonal holiday may be displayed no more than forty-five (45) days before and fifteen (15) days after the seasonal holiday the decorations represent. The Board has the sole discretion to determine what constitutes a seasonal holiday decoration. Should an owner or resident desire to permanently display a religious display, an ACC application is required as set forth above.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
 - a. owned or maintained by the Association, including but not limited to the exterior siding and roof of each townhome; or
 - b. owned in common by members of the Association.
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or
6. The item is attached to a motor vehicle, traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the community.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that this Display of Religious Items Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

TO CERTIFY which witness my hand this the 9 day of January, 2024~~5~~

**COMMUNITY IMPROVEMENT ASSOCIATION
OF LAKE CONROE HILLS, INC.**

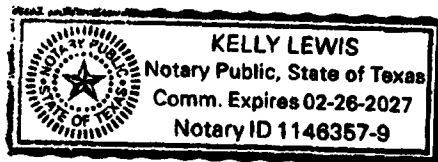
By: *[Signature]*

Printed: S. EDWARD SHELTON

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 9 day of January, 2024~~5~~ personally appeared S. Edward Shelton, President of Community Improvement Association of Lake Conroe Hills, Inc. known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity herein expressed.



Kelly Lewis
Notary Public in and for the State of Texas

SECURITY MEASURES POLICY
for
COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

I, SEWARD SHELTON, President of Community Improvement Association of Lake Conroe Hills, Inc. (the "**Association**"), do hereby certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 9 day of JANUARY, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy ("**Policy**") was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Policy is that property restricted by the Restrictions for Lake Conroe Hills, Section I, which is recorded in the Official Public Records of Real Property of Montgomery County, Texas in Clerk's File No. 305997, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Pursuant to the authority in the Declaration, the Association, through the Board, has the right to adopt, amend, repeal and enforce rules and regulations.

3. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a security measures policy for the properties under the jurisdiction of the Association.

5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

6. Any reference made herein to approval by the Architectural Control Committee ("**ACC**") means prior written approval by the ACC.

6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

SECURITY MEASURES POLICY

1. **ACC Application Required.** Before any security measure contemplated by Section 202.023(a) of the Texas Property Code (“Code”) is constructed or otherwise erected on a Lot, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration. A “security measure” is a measure taken, including and without limitation, installation of a surveillance camera, motion detector, or perimeter fencing, for the specific purpose of protecting against a danger or threat. The following information must be included with the application:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

2. **Other Applicable Requirements.** Owners are encouraged to be aware of the following issues when seeking approval for and installing a security measure:

- a. The location of property lines for the Lot. Each Owner should consider obtaining a survey before installing a security measure;
- b. Easements in the area in which the security measure is to be installed;
- c. Underground utilities in the area in which the security measure is to be installed.

The Association is not obligated to and may not Control an Owner’s ACC security measure application for the above-referenced issues. Owners should be aware that a security measure may have to be removed if a person or entity with superior rights to the location of a security measure objects to the placement of the security measure.

3. **Type of Fencing.** The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

- a. Security measure fencing generally:
 - (i) Security measure fencing cannot contain decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
 - (ii) Unless otherwise provided by the Association’s dedicatory instruments, chain link, brick, concrete, barbed wire, electrified, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the ACC.
 - (iii) No vines or vegetation shall be allowed to grow on security measure fencing.

- (iv) Security measure fencing must be located on the perimeter of a Lot, however, it is prohibited for security measure fencing to: (i) be located across sidewalks; and/or; (ii) to enclose sidewalks. If a sidewalk is located within the perimeter of a Lot, the security measure fencing must be located on the residence side of the sidewalk. Fencing that is not located on the perimeter of a Lot is not security measure fencing and must comply with the Declaration and all other applicable Association governing documents.
- b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:
- (i) Must be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6') in height. The ACC shall have the discretion to approve any other type of metal security measure fencing, however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the intent of this Policy that all security measure fencing forward of the front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";
 - (ii) Must consist of straight horizontal rails and straight vertical pickets and/or posts;
 - (iii) Must be black (including gates);
 - (iv) Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e., the residence side) of the security measure fencing;
 - (v) Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ACC;
 - (vi) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing; and
 - (vii) Chain link, brick, concrete, barbed wire, electrified, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the ACC.

- (viii) On corner lots, no security measure fencing shall be placed in the Visibility Triangle. The Visibility Triangle is the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of the corner of the two properly line along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance.
- c. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.
- d. Placement of fencing and/or security measures of any type must comply with all local, City, and/or County Regulations and Ordinances, if any.
- e. The ACC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- f. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the ACC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the ACC application to the ACC. In the event that the Affected Lot Owner(s) refuse to sign the ACC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

4. **Security Measure Lighting.** Security measure lighting must be approved by the ACC prior to installation on the exterior of the residence. Security measure lighting must be located only on the Lot and may not be located on, encroach on, nor be aimed at another Lot, Common Area, or any other property owned or maintained by the Association. Security measure lighting must only be white in color. No flashing, strobing, blinking or colored security lights are permitted.

5. **Security Bars, Security Screens, Door Entryway Enclosures.** All security ("burglar") bars, security screens, and door entryway enclosure shall be black. Notwithstanding the foregoing, the ACC shall have the discretion to approve another color for security bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the ACC (subject to an appeal to the Board of Directors in the event of an ACC denial), the proposed color of the security bars, security screens, and door entryway enclosures complements the exterior color of the dwelling. All security bars and door entryway enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Security bars must be located on the inside of the residence. Decorative elements and embellishments (whether part of the original construction of the security bar or security screen or are add-on decorative

elements/embellishments) of any type are prohibited on security bars, security screens, and door entryway enclosures.

6. **Location.** A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access such as a sidewalk.

7. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE ACC PURSUANT TO THIS POLICY.

OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE ACC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR

CONTRIBUTORY CAUSE OF ANY CLAIM.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that this Security Measures Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Montgomery County, Texas.

TO CERTIFY which witness my hand this the 9 day of January, 2024⁵

**COMMUNITY IMPROVEMENT
ASSOCIATION OF LAKE CONROE HILLS,
INC.**

By: S. Edward Shelton

Printed: S. EDWARD SHELTON

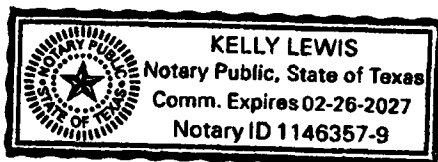
_ Its: President

THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

BEFORE ME, the undersigned notary public, on this 9 day of January, 2024⁵ personally appeared S. Edward Shelton, President of Community Improvement Association of Lake Conroe Hills, Inc., known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity herein expressed.



Kelly Lewis
Notary Public in and for the State of Texas

SWIMMING POOL ENCLOSURES POLICY
for
COMUNUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

I, S. EDWARD SHELTON, President of Community Improvement Association of Lake Conroe Hills, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 9 day of JANUARY, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Swimming Pool Enclosures Policy ("Policy") was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Policy is that property restricted by the Restrictions for Lake Conroe Hills, Section I, which is recorded in the Official Public Records of Real Property of Montgomery County, Texas in Clerk's File No. 305997, as same has been or may be amended from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Any reference made herein to approval by the Architectural Control Committee (the "ACC"), means prior written approval by the ACC for the Association.

3. Pursuant to the authority granted in Section 202.022 of the Texas Property Code, the Board hereby adopts this Swimming Pool Enclosures Policy for the purpose of providing guidance regarding the appearance of swimming pool enclosures located on lots within the subdivision. This Policy shall run with the land and be binding on all owners and lots within the subdivision.

4. In the event of a conflict between the terms of this Policy and any previously adopted rules, regulations and/or policies addressing Swimming Pool Enclosures as set forth herein, this Policy shall control.

I. DEFINITIONS

For purposes of this Policy, "Swimming Pool Enclosure" shall mean a fence that:

1. Surrounds a water feature, including a swimming pool or spa located on a lot within the subdivision;

2. Consists of transparent mesh or clear panels set in metal frames;
3. Is not more than six feet (6') in height; and
4. Is designed to not be climbable.

II. SWIMMING POOL ENCLOSURES

A. Approved Swimming Pool Enclosures

The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to 6' in height, and conforms to all applicable state or local safety requirements ("**Approved Swimming Pool Enclosure**") is considered pre-approved by the ACC and does not need to be submitted to the ACC for Control and approval.

B. Swimming Pool Enclosures Requiring ACC Approval

The installation of a Swimming Pool Enclosure on a lot, other than an Approved Swimming Pool Enclosure, requires prior written approval from the ACC. Any such Swimming Pool Enclosure is subject to the following parameters:

1. Swimming Pool Enclosures may not exceed six feet (6') in height, unless otherwise approved by the ACC.
2. Swimming Pool Enclosures shall conform to all applicable state or local safety requirements.
3. Swimming Pool Enclosures may contain frames (a) composed of materials such as, by way of illustration and not limitation, metal, wood, and/or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.
4. Swimming Pool Enclosures may contain panels or screens (a) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, clear, white or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for ACC Control, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the ACC may take into account such factors including, but not limited to, the overall size of the pool, the size and configuration of the lot, the location of the lot in the subdivision, the location of the pool and Swimming Pool Enclosure on the lot and the visibility of the Swimming Pool Enclosure from streets, other lots, and/or common areas.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that this Swimming Pool Enclosures Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Montgomery County, Texas.

TO CERTIFY which witness my hand this the 9 day of JANUARY, 2024.5

**COMMUNITY IMPROVEMENT ASSOCIATION
OF LAKE CONROE HILLS, INC.**

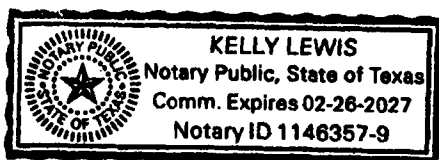
By: *[Signature]*

Printed: S. EDWARD SHELTON

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 9 day of January, 2024.5, S. Edward Shelton personally appeared as President of Community Improvement Association of Lake Conroe Hills, Inc., known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity herein expressed.



Kelly Lewis
Notary Public in and for the State of Texas

E-FILED FOR RECORD

03/14/2025 08:20AM



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.

03/14/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas