

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:

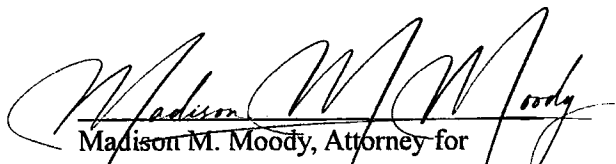
I am the attorney for the COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the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

1. Operation of Golf Carts Policy

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

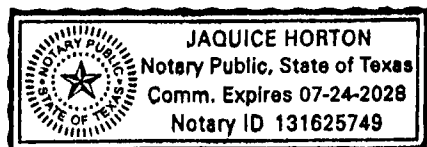
DATED this 13th day of March, 2025.

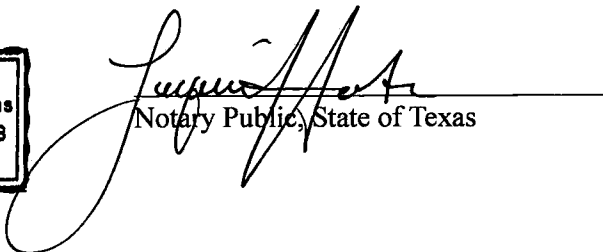
**COMMUNITY IMPROVEMENT
ASSOCIATION OF LAKE CONROE
HILLS, INC.**


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

THE STATE OF TEXAS §
 §
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.




Notary Public, State of Texas

OPERATION OF GOLF CARTS POLICY
for
COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

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 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 Operation of Golf Carts 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 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. Section 551.403 of the Texas Transportation Code (the "**Code**") gives owners and residents certain statutory rights to operate golf carts without a license plate in certain master planned communities.
3. Lake Conroe Hills is a master planned community that is a residential subdivision under Section 209.002(9) of the Texas Property Code located in Montgomery County, Texas.
4. The Board desires to adopt an operation of golf carts policy consistent with the provisions of Section 551.403 of the Code even though the Association's streets are private.
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:

It is the policy of the Association to allow golf carts to be operated in the Lake Conroe Hills subdivision subject to the following rules and regulations:

1. **Definition.** As used herein, "golf cart" means a motor vehicle designed by the manufacturer primarily for use on a golf course.

2. **Speed.** During the daytime, a golf cart may not be operated at a speed in excess of twenty-five (25) miles per hour. At night, a golf cart may not be operated at a speed in excess of twenty-five (25) miles per hour.
3. **Equipment.** A golf cart must have functioning headlamps, tail lamps, reflectors, parking brake, and mirrors. A golf cart is not required to have golf cart license plate.
4. **Parking.** A golf cart may not be parked on a private street.
5. **Conduct.** A golf cart must be operated in accordance with the following:
 - a. A person operating a golf cart must yield the right-of-way to a pedestrian.
 - b. The driver and passengers, if any, in a golf cart must be seated at all times during which the golf cart is in motion. No person may sit in the driver's lap when a golf cart is in motion.
 - c. The number of seated passengers in a golf cart may not exceed the number of passengers for which the golf cart was designed.
 - d. The driver and passengers, if any, must keep their arms and legs within the golf cart, meaning within the width and length of the golf cart.
 - e. The operator of a golf cart may not be under the influence of alcohol or drugs.
 - f. An operator of a golf cart who is sixteen (16) years of age or older is not required to have a valid driver's license.
 - g. If the operator of a golf cart is fifteen (15) years old, the operator must have a valid learners permit in his/her possession. If the operator of the golf cart is fifteen (15) years old but does not have a valid learners permit, the operator must be accompanied in the front seat by a parent, grandparent, legal guardian, or a person eighteen (18) years of age or older who has a valid driver's license.
 - h. If the operator of a golf cart is twelve (12), thirteen (13) or fourteen (14) years old, the operator must be accompanied in the front seat by a parent, grandparent, or legal guardian.
 - i. No person under twelve (12) years of age may operate a golf cart in the subdivision.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Policy Relating to the Use of Golf Carts in the community was approved by the vote of the Board of Directors of the Association as set forth above and now appears in the books and records of the Association.

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

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

By: *S. Edward Shelton*

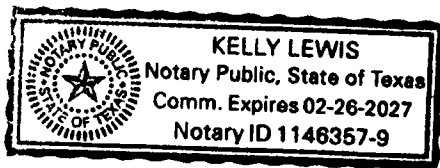
Printed: *S. Edward Shelton*

Its: President

THE STATE OF TEXAS §
 §
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



E-FILED FOR RECORD

03/14/2025 08:23AM



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