

HARVEST BEND, THE MEADOWS HOMEOWNERS' ASSOCIATION
POLICY REGARDING
REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Harvest Bend, The Meadows Homeowners' Association a Texas nonprofit corporation (the "Association") is the governing entity for Harvest Bend, a Subdivision in Harris County, Texas (the "Subdivision"); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration for the Subdivision; and

WHEREAS, all terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meanings as defined in the statute; and

WHEREAS, Section 209.016 of the Texas Property Code was amended to establish parameters for tenant information that may be sought by the Association; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this Policy or Section 209.016 of the Texas Property Code, such provision remains in full force and effect; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to Restrictive Covenants; and

WHEREAS, this Policy Regarding Regulation of Residential Leases or Rental Agreements is applicable to the Subdivision and Association.

NOW, THEREFORE, in light of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following *Policy Regarding Regulation of Residential Leases or Rental Agreements*:

1. All leases and rental agreements must be for a minimum of one hundred and eighty (180) consecutive days.
2. At least five (5) days before the commencement of a residential lease or lease agreement, the following information must be provided to the Association's Management Company:
 - a) Contact information for the tenant, including the following:
 - i. Names of all occupants who will reside in the residence
 - ii. Mailing address
 - iii. Phone number

- iv. Email address
- b) The commencement date and term of the lease.

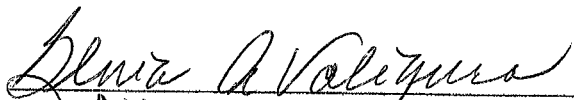
3. The property owner / landlord shall also provide an updated mailing address to the Association's Management Company.
4. All occupants are required to abide by the Association's Governing Documents.
5. All occupants must intend to occupy the lot and the single-family residential dwelling on the lot for the entire term of the lease. The occupants of a lot are not permitted to sublease the lot or the single-family residential dwelling on the lot or any portion thereof.

This Policy is effective upon recordation in the Public Records of Harris County, Texas. Except as affected by Section 209.016 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Harvest Bend, The Meadows Homeowners' Association hereby certify that the foregoing Policy was adopted by at least a majority of the Harvest Bend, The Meadows Homeowners' Association's Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 21st day of December 2021.


Gloria A. Valigura, President of Harvest
Bend, The Meadows Homeowners' Association

STATE OF TEXAS

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§
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COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Gloria A. Valigura, President of Harvest Bend, The Meadows Homeowners' Association a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

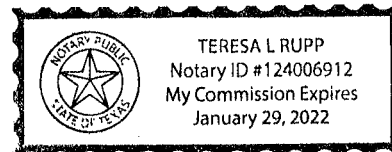
Given under my hand and seal of office this 21st day of December 2021.

Teresa L. Rupp
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479



RP-2021-743700
Pages 4
12/30/2021 08:06 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-743700