

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B Gerdes, who, being by me duly sworn according to law, stated the following under oath:

“My name is Sarah B. Gerdes. I am over twenty-one (21) years of age and fully competent to make this affidavit. I have personal knowledge of all facts stated herein, and they are all true and correct.

I am the attorney for Harvest Bend, The Meadow Homeowners Association, a Texas non-profit corporation (the “Association”) and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as defined in Section 202.001(2) of the Texas Property Code.

Attached hereto is the original of, or a true and correct copy of, the following dedicatory instrument, including known amendments or supplements thereto, governing the Association, which instrument has not previously been recorded: *Clarification Regarding Enforcement of Section 11, Article III of the Covenants, Conditions and Restrictions of Harvest Bend the Meadow*. The document attached hereto shall replace and supersede, in its entirety, the original By-Laws of Harvest Bend, The Meadow Homeowners’ Association, including amendments thereto. The attached document is subject to being supplemented, amended or changed by the Association.

Dedicatory instruments of the Association that have already been filed in the Real Property Records are as follows:

- 1) Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on April 11, 1984, under Clerk’s File No. J455722 in the Official Public Records of Real Property of Harris County, Texas.
- 2) First Amendment to Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on October 15, 1984, under Clerk’s File No. J739362 in the Official Public Records of Real Property of Harris County, Texas.
- 3) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on November 12, 1985, under Clerk’s File No. K287997 in the Official Public Records of Real Property of Harris County, Texas.
- 4) Third Amendment to Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on September 25, 1985, under Clerk’s File No. K217644 in the Official Public Records of Real Property of Harris County, Texas.

- 5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on June 10, 1986, under Clerk's File No. K577513 in the Official Public Records of Real Property of Harris County, Texas.
- 6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on January 8, 1987, under Clerk's File No. K914339 in the Official Public Records of Real Property of Harris County, Texas.
- 7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section I, recorded on December 17, 1997, under Clerk's File No. S777727 in the Official Public Records of Real Property of Harris County, Texas.
- 8) Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section II, recorded on June 10, 1986, under Clerk's File No. K577511 in the Official Public Records of Real Property of Harris County, Texas.
- 9) First Amendment to the Declaration of Covenants, Conditions and Restrictions of Harvest Bend, The Meadow Section II, recorded on January 8, 1987, under Clerk's File No. K914338 in the Official Public Records of Real Property of Harris County, Texas.
- 10) Harvest Bend, The Meadow Homeowners' Association, Architectural Control Committee Guidelines recorded on January 20, 2017, under Clerk's File No. RP-2017-27333 in the Official Public Records of Real Property of Harris County, Texas.
- 11) Policy on Purchase and Use of Harvest Bend, The Meadows Homeowners Association ("HBTM HOA") laptops by the Board of HBTM HOA recorded on February 17, 2020, under Clerk's File No. RP-2020-71297 in the Official Public Records of Real Property of Harris County, Texas.
- 12) Harvest Bend, The Meadow Homeowners Association, Policy on Public Access of the Pool recorded on November 12, 2019, under Clerk's File No. RP-2019-502119 in the Official Public Records of Real Property of Harris County, Texas.
- 13) Harvest Bend, The Meadow Homeowners' Association, Swimming Pool Enclosure Policy, recorded on December 30, 2021, under Clerk's File No. RP-2021-743714 in the Official Public Records of Real Property of Harris County, Texas.
- 14) Harvest Bend, The Meadow Homeowners' Association, Deed Restriction Violation Hearing Policy, recorded on December 30, 2021, under Clerk's File No. RP-2021-743713 in the Official Public Records of Real Property of Harris County, Texas.
- 15) Harvest Bend, The Meadow Homeowners' Association, Policy Regarding Regulation of Residential Leases or Rental Agreements, recorded on December 30, 2021, under Clerk's File No. RP-2021-743700 in the Official Public Records of Real Property of Harris County, Texas.
- 16) Harvest Bend, The Meadow Homeowners' Association, Guidelines for Display of Certain Religious Items, recorded on December 30, 2021, under Clerk's File No. RP-2021-743693 in the Official Public Records of Real Property of Harris County, Texas.
- 17) Harvest Bend, The Meadow Homeowners' Association, Large Contract Bid Solicitation Policy, recorded on December 30, 2021, under Clerk's File No. RP-2021-743690 in the Official Public Records of Real Property of Harris County, Texas.
- 18) Harvest Bend, The Meadow Homeowners' Association, Security Measures Policy, recorded on December 30, 2021, under Clerk's File No. RP-2021-743674 in the Official Public Records of Real Property of Harris County, Texas.
- 19) Harvest Bend, The Meadow Homeowners' Association, Collection Policy for Delinquent Accounts, recorded on December 30, 2021, under Clerk's File No. RP-2021-743664 in the Official Public Records of Real Property of Harris County, Texas.

20) Amended and Restated By-Laws of Harvest Bend, The Meadow Homeowners Association, recorded on June 8, 2023, under Clerk's File No. RP-2023-210641 in the Official Public Records of Real Property of Harris County, Texas.

SIGNED on this the 24th day of July 2023.

Jeff B. De

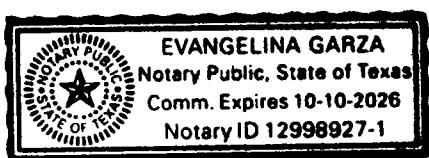
Sarah B. Gerdes, Attorney and Agent for Harvest Bend, The Meadow Homeowners Association

VERIFICATION

THE STATE OF TEXAS §
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§
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 24th day of July 2023.



Evangelia Lang
Notary Public State of Texas

AFTER RECORDING, RETURN TO:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION

CLARIFICATION REGARDING ENFORCEMENT OF SECTION 11, ARTICLE III OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF HARVEST BEND THE MEADOW

Section 11, Article III of the Covenants, Conditions and Restrictions of Harvest Bend the Meadow, which regulates **Walls, Fences and Hedges**. The restriction at issue states, in part, "No hedge in excess of three (3) feet in height, walls or fence shall be erected or maintained nearer to the front Lot line than the plane of the front exterior wall of the residential structure on such Lot. No side or rear fence, wall, or hedge shall be more than eight (8) feet high..."

The Board shall be instituting stern enforcement of Article III, Section 11, Walls, Fences and Hedges, as follows:

1. Any foundation plants (root ball within four (4) feet of the foundation) in front of any windows in the front of your home shall not be taller than three (3) feet.
2. Any foundation plants (root ball within four (4) feet of the foundation) in front of your home, not in front of any windows, shall not be taller than five (5) feet.
3. Any foundation plants (root ball within four (4) feet of the foundation) at the corner(s) of your home, not in front of any windows, shall not be taller than eight (8) feet.
4. Shrubs, hedges and small trees on the sides of your home shall not be any taller than eight (8) feet.
5. All shrubs, hedges and trees shall be neat, attractive and well-maintained.
6. There is no change to having the tall trees in our front and back yards. Trees shall also be well-maintained.
7. The height and restrictions of fences and fence extensions is as per Item 11.0 (Fences and Fence Extensions) in the Architectural Control Committee Guidelines recorded with the Harris County Clerk in January 2017. A copy is available on the HBTM website, www.hbtm.org
8. Security perimeter fences in the front and sides of your home are as per Security Measures Policy recorded with the County Clerk in December 2021. A copy is available on the HBTM website, www.hbtm.org

RP-2023-279038

RP-2023-279038
Pages 5
07/25/2023 04:17 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.



Tenesha Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS