

**CERTIFICATE OF ADOPTION
OF
DROUGHT-RESISTANT LANDSCAPING AND
WATER-CONSERVING NATURAL TURF GUIDELINES
OF
HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Board of Directors (the "Board") of Homeowners Association of Parkway at Eldridge, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Protective Covenants for Parkway at Eldridge, Section One (1) recorded in the Office of County Clerk of Harris County, Texas, under Clerk's File No. 20140044130, as may be supplemented and amended from time to time, and encumbering the Parkway at Eldridge community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2013, to add Section 202.007(a)(4), 202.007(d)(8), and 202.007(d-1) concerning drought-resistant landscaping and water-conserving natural turf; and

WHEREAS, Section 202.007(d)(8) allows a property owners' association to require an owner to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the property owners' association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision; and

WHEREAS, the Board has determined that it is appropriate for the Association to adopt guidelines regarding drought-resistant landscaping and water-conserving natural turf; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on March 8, 2016 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed guidelines regarding drought-resistant landscaping and water-conserving natural turf described herein below (the "Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines. The Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines are effective upon recordation of this Certificate in the Official Public Records of Harris County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding drought-resistant landscaping or water-conserving natural turf which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines, in which case the terms in the Drought-Resistant Landscaping and Water-Conserving Natural

RP-2016-98186

RP-2016-98186

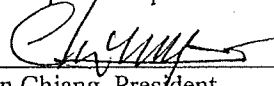
Turf Guidelines will control. The Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines are as follows:

Drought-resistant landscaping or water-conserving natural turf shall not be used on any lot unless the following minimum conditions are met:

- a. An owner must submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the Association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the Community. Artificial turf and landscaping is not permitted.
- b. The Association reserves the right to adopt further guidelines pertaining to landscape design permitting or excluding certain drought-resistant landscaping or water-conserving natural turf based on the aesthetic compatibility with other landscaping in the Community, and any use of drought-resistant landscaping or water-conserving natural turf, to the extent practicable, shall be in compliance therewith.

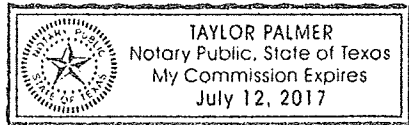
EXECUTED on the date of the acknowledgement set forth herein below, to be effective upon recordation in the Official Public Records.


Homeowners Association of Parkway at Eldridge,
a Texas non-profit corporation

By: 
John Chiang, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on MARCH 8, 2016, by John Chiang, President of Homeowners Association of Parkway at Eldridge, a Texas non-profit corporation, on behalf of said entity.




Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2016-98186

RP-2016-98186
Pages 3
03/09/2016 12:30 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$20.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS