

**SECRETARY'S CERTIFICATE OF
WATERMAN CROSSING CONDOMINIUM ASSOCIATION
(SUPPLEMENT RULES AND REGULATIONS)**

The undersigned, being the duly elected, qualified, and acting Secretary of Waterman Crossing Condominium Association, a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration for Waterman Crossing Condominium" recorded in Volume 121, Page 1, et seq., of the Condominium Records of Harris County, Texas (said recorded document and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that

at a duly called and constituted regular meeting of the Board of Directors of the Association held on Sept 27, 2023, with at least a majority of the Board of Directors being present, the "Supplemental Rules and Regulations" attached hereto as Exhibit "A" were adopted and approved by the Board of Directors.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 28th day of September, 2023.

**WATERMAN CROSSING CONDOMINIUM
ASSOCIATION, a Texas non-profit corporation**

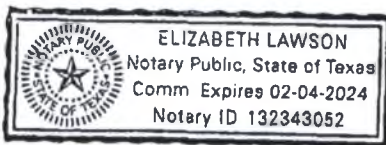
By: David C. Gaer
David C. Gaer, Secretary

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 28th day of September 2023, by ~~David C. Gaer~~, Secretary of Waterman Crossing Condominium Association, a Texas non-profit corporation, on behalf of said corporation.
David C. Gaer



Elizabeth Lawson
Notary Public - State of Texas

RP-2023-389400

EXHIBIT "A"

SUPPLEMENTAL RULES AND REGULATIONS

THESE "SUPPLEMENTAL RULES AND REGULATIONS" SUPPLEMENT AND ARE IN ADDITION TO THOSE CERTAIN "RULES AND REGULATIONS" FILED ON APRIL 9, 2010, UNDER HARRIS COUNTY CLERK'S FILE NO. 20100139486, FILM CODE NO. 208035 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS (REFERRED TO HEREIN COLLECTIVELY AS THE "RULES"). THE RULES SHALL REMAIN IN FULL FORCE AND EFFECT.

Rule 12 is hereby added to the Rules as follows:

"12. **Waterman Crossing Common/Limited Common Areas (Front porch, patio/balcony, garden areas in front and back of units)**

Common Front Porch Allowed Items:

Live plants. One shelf/table for plants (must be kept in good condition). Door wreaths/decorative signs. Must maintain 36" door clearance. The front door cannot be blocked.

Common Back Patio Allowed Items:

The maximum number of hooks allowed is five. These can hold live plants or a combination of live plants, suncatchers, wind chimes.

National and state flags are allowed. All other flags must be submitted for board approval.

Only electric grills may be used on the back patios. Charcoal, smokers, propane grills are not allowed to be used on the patio/balcony due to fire laws.

Only matching painted solid wood pieces are allowed on the bottom of upstairs balcony and must have proper drainage. All other coverings must be removed.

Stand-alone and hose mounts are allowed. All hoses must be neatly wrapped around them. Faucets must not be left open (water dripping). If a resident does not have a mount, then hoses must be put away in the storeroom after each use. Hoses may be in use from April 1 until October 31. From November 1 until March 31, hoses must be stored.

Bicycles may be stored on the back patio, as well as one piece of well-maintained exercise equipment, such as a treadmill, stationary bike, or an elliptical. Weight benches may not be stored on the patio or balcony.

String lights are allowed but are not to be wrapped around the safety railings or stair railings. The same rule applies to special holiday lights, which must be removed at the end of that holiday season.

Only furniture specifically intended for outdoor use, including shelves and storage cabinets, is allowed for your live plants and storage needs.

Properly installed privacy film is allowed and must be kept in good condition.

Decorative signs are allowed, but personal signs must be removed.

Watering cans are allowed but must be kept in good condition.

Allowed Common Front/Back Garden Areas:

Large urns, pots, and vases are allowed but must be kept in good condition and filled with live plants (not empty). Plants must fit underneath patio and cannot encroach outside of your unit patio.

Shrubs and trees supplied by the HOA are never to be removed. Residents may plant their own flowers, put out garden/decorative stakes, and have solar lights, bird feeders, bird houses, and bird baths. Statuary is allowed but may be no taller than two feet.

Back patio walkways created with stones/pavers must be level and symmetrical.

Shades are allowed and must be kept in good condition. No other coverings are allowed and must be removed.

Due to safety concerns, nothing is allowed on the balcony ledge. The safety railing must be kept in place with no lights wrapped around it.

Temperature/humidity gauges/clocks are allowed.

Other allowed items:

Stained glass panels are allowed to be displayed in windows.

Appropriate window coverings must be used. No shower curtains, brown/white paper, tarps, blankets, towels, sheets, etc.

Security signs are allowed in both front and back patio areas.

The following items are not allowed and must be removed immediately:

No artificial flowers anywhere.

Patios that are screened in may not have any coverings, including greenery.

No plants or decorative items on the stair landings or stair railings.

No cat/dog feeders/bowls.

No trellis, white picket fence borders, archways, large statuary.

No astroturf.

No plants hanging from under stairwells or from chains.

No personal signs (sports teams, political, for sale, my kid goes to..., etc.)

Seating is not to be left out in the common grassy areas; this disrupts lawn crew.

No stickers of any kind.

No homemade shelving (example: wood slats on cinder blocks)

No outdoor tv antennas in common areas.

No vines or creeping plants from back patio or front porch encroaching onto other units.

No secondary AC window units.

No tree type plants.

No landscape timbers (railroad ties).

Back patios and front porches are never to be used as storage areas; that is why each unit has a storage closet. Also they are not to be used for storing garbage, in between pick up days, please take your refuse to the dumpster next to building 5 or keep it indoors until pick up.

****If you are unsure about an item, please submit your request to board for approval before moving forward.****

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Pages 5
10/10/2023 02:22 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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