

RECORD OF DEDICATORY INSTRUMENTS (PURSUANT TO PROPERTY CODE § 202.006)

FRIENDSWOOD OAKS Homeowners Association, Inc.

20140052373
02/10/2014 RP2 \$24.00

Number of Units 250
Declaration File Code X622666

Declaration Film Code 586-20-0970 through 0996

Items attached to be filed:
____ Management Certificate
____ By - Laws
____ Rules and Regulations
____ Articles of Incorporation
____ Architectural Control Guidelines
 Other (ACC Process for reviewing home improvement request)

TOTAL # OF PAGES TO BE FILED: 3

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §
COUNTY OF HARRIS §

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

"My name is Sara Eldridge. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am Vice President of JDH Property Management, the management team for FRIENDSWOOD OAKS Homeowners Association, Inc., a Texas Non-profit Corporation (the "Association"). I am also a custodian of the records for 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 that term defined in *Title 11 of the Texas Property Code*. The Association's jurisdiction includes, but may not be limited to the tract or parcel of land consisting of approximately 124 acres of land in the Map or Plat records of Harris County (filed by Friendswood Estates, Ltd)

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded. The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 15201 East Freeway, Suite 108, Channelview, Texas 77530 phone number: 281-457-5341.

SIGNED on this the 10th day of February 2014.

Sarah Eldridge

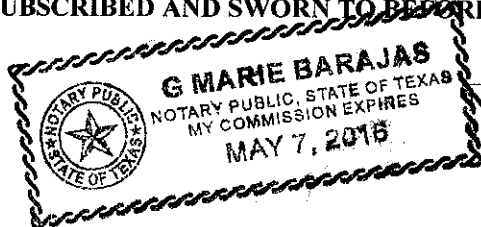
Sarah Eldridge, Vice President
JDH Property Management

VERIFICATION

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Eldridge, 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 10th day of February 2014.



G Marie Barajas

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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Notice
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HP 090-47-0707

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Friendswood Oaks HOA

Architectural Control Committee Process for Reviewing Home Improvement Requests

- 1) Homeowner submits Home Improvement Request (HIR) to Property Manager.
- 2) Property Manager reviews HIR and takes the following action:
 - a) HIR is forwarded to the Architectural Control Committee Chairperson and board members when:
 - i) Owner's account is clear of any delinquencies, restriction, or violations; and
 - ii) HIR application has completed all requested information.

Note: Thirty day time limit for ACC disposition begins when HIR is forwarded by Property Manager to ACC Chairperson.
 - b) HIR is returned to the homeowner with notification that the HIR will not be processed further until above issues are resolved/completed.
- 3) Upon receipt of completed HIR from Property Manager, ACC Chairperson
 - a) Forwards HIR to individual ACC Members for review for their individual approval/disapproval
 - b) Compiles results from ACC members
 - c) Sends written notification of ACC's decision to Homeowner with copies to Property Manager and Board members, along with
 - i) If approved, standard stipulations for approval or
 - ii) If denied, reason(s) for denial.
 - d) Updates HIR Tracking Log to record disposition of request.
- 4) If HIR is denied, homeowner has right to appeal ACC's decision before the Board of Directors.
 - a) It is the Homeowners responsibility to notify Property Manager if he/she requests an appeal.
 - b) Property Manager schedules homeowner to appear before the Board of Directors at the next regularly scheduled board meeting.
 - c) Appeal is held during closed session unless homeowner requests open session.
 - d) After deliberation, the Board notifies the Property Manager of it's decision.
 - e) Property Manager notifies both the homeowner and ACC Chairperson of the Board's decision.
- 5) ACC Chairperson updates HIR Tracking Log to record disposition.

Enclosure 1

Standard Stipulations for Approved HIRs

- *This approval is granted subject to construction and installation in compliance with the specifications outlined in the HIR application.*
- *Approval does not warrant or guarantee this improvement in any way*
- *No improvement or landscaping should impede drainage or divert water to adjacent lots. If at any time the HOA determines that drainage is a problem, the HOA reserves the right to require, at homeowner expense, modification to rectify to the HOA satisfaction.*
- *The homeowner is responsible for obtaining all necessary and required permits. The ACC may request a copy of these when the project is completed.*
- *No dumping of anything is allowed on common areas, private property, reserves or easements in the neighborhood.*
- *No construction traffic is allowed on common property, reserves or easements in the neighborhood.*

JDA Assoc Mat ✓
15201 East Frwy #205
Channelview, TX
77530

HP 030-47-0789

HP 090-47-0790

FILED

2014 FEB 10 AM 11:00

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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

FEB 10 2014



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS