

CORPORATE CERTIFICATE
LONGWOOD OWNERS' ASSOCIATION, INC.

The undersigned certifies that he/she is the President of Longwood Owners' Association, Inc. (the "Association"). The Association is the property owners' association for Longwood Subdivision, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the **Third Amended and Restated Rules and Regulations for Longwood Subdivision** revised March, 2022 is attached to this certificate.

Signed this 18th day of March 2022

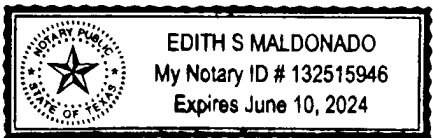
LONGWOOD OWNERS' ASSN. INC.

By: *David C. Frame*
David C. Frame, President

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 18th day of March 2022, by David C. Frame, President of Longwood Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Edith S Maldonado
NOTARY PUBLIC, State of Texas



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3rd AMENDED RULES AND REGULATIONS

CONCERNING USE & OCCUPANY

OF LONGWOOD SUBDIVISION

Revised March 2022

The following Rules and Regulations Concerning Use and Occupancy of Longwood Subdivision (the "Rules") are hereby approved and adopted this 17th day of March, 2022 by the Board of Directors (the "Board") of the Longwood Owners' Association, Inc. (the "Association"), pursuant to the express authority of Section 11.2 of the sixth Amended and Restated Declaration of Covenants, Conditions and Restrictions for Longwood Subdivision (the "Restrictions"). The Rules modify, replace, and amend all previous rules and/or regulations adopted by the Association.

1. **Household Units** All Dwellings in the Subdivision shall be used solely for the residential purposes of a single-family household unit. No commercial activity, or commercial use, or for-profit enterprise of any type or kind, including short term (61 days or less) web-based leases/rentals, shall be allowed in any Dwelling, or portion thereof. No Owner shall use or permit such Owner's Dwelling, Building Site or any portion of the Common Areas to be used for any purpose which would:
 - a. Void or increase the cost of any insurance in force with respect to the Subdivision, or
 - b. Make it impossible to obtain any insurance required by this Declaration, or
 - c. Constitute a public or private nuisance, which determination may be made by the Board in its sole discretion, or
 - d. Constitute a violation of any applicable law, ordinance, rule or regulation, including but not limited to this Declaration and the Rules and Regulations issued hereunder, or
 - e. Unreasonably interfere with the use and occupancy of the Subdivision by another Owner(s) as determined by the Board at its sole discretion.
2. **General Maintenance** - Each owner shall keep his dwelling, including lawns, walls, and fences, in good order and repair, clean and clear of debris. Trash cans shall be stored out of sight of the Common Areas.
3. **Vehicles and Parking Rules**
 - a. **Intent, Meanings, and Definitions**

The purpose and intent of the parking rules is to provide safe ingress/egress to all parts of the community, to maintain a neat, clean appearance, and preserve the value of every Longwood property.

- Garage Capacity — It is the intent of this section that designed garage capacity is used first when parking vehicles.
- One— Means one and only one, two means two, no less, or no more, ad infinitum.
- Garage – Attached to the dwelling with automatic doors and must accommodate at least two vehicles and may house up to 4 vehicles.
- Enclosed — Vehicle/s are parked in the garage with the door/s closed.
- Driveway — Any and all paved surfaces on a lot designed for use by registered street legal vehicles.
- Binding Legal Agreement – An agreement between parties with shared driveways which does not violate local, state, and US laws.
- Overnight – From 11:00pm to 7:00am the following day.
- Family member — A family is a group of two or more persons related by birth, marriage, or adoption who live together; all such related persons are considered as members of one family.
- Exigency — An urgent need or demand.
- Licensed Drivers – Holder of State of Texas or another Official Driver’s License.

- b. Restrictions for Motor Vehicles – If a household owns one (1) or two (2) vehicles, all vehicles must be garaged (enclosed). In the event a household owns three (3) or more vehicles, and all garage design capacity is utilized first by passenger vehicles, only one (1) additional passenger vehicle (e.g., passenger van, SUV, pickup truck) that: (a) has current license plates and inspection stickers; (b) is in good condition; (c) and is in daily use as a motor vehicle on the streets and highways of the State of Texas; is permitted to be parked on a private driveway.

Households with four (4) or more vehicles and four (4) licensed drivers, and all garage design capacity is utilized first by passenger vehicles, are permitted to park two (2) vehicles (two in total) on a private driveway. Said vehicles to comply with standards, parts (a) (b) and (c) specified in the previous paragraph,

The maximum number of vehicles that can be routinely parked on a private driveway is two (2).

The Board of Directors shall have the sole discretion to make the determination whether a vehicle is in good condition as referenced above.

- c. Large and Special Purpose Vehicles – Vehicles that will not fit in the garage and: a) have not been adapted or modified for commercial use, and b) do not exceed eight (8) feet in height, and c) do not exceed eight feet (8) in width, and d) do not exceed twenty-four (24) feet in length, and e) do not have advertisements (e.g., signage) located thereon, are permitted to be parked on a private driveway. For households with three vehicles or more, said vehicle shall be counted as the one (1) vehicle permitted to park on a private drive. For households with four licensed drivers and four (4) vehicles, two (2) large vehicles may be parked on a private drive.

No campers, camper shells, motorcycles, trailer, bicycles, RVs, boats, wave runners, kayaks, house trailers, buses, cargo vans or other large or special purpose vehicles shall be kept in the Subdivision unless they are garaged and out of sight. Except for deliveries, repairs, gardeners, and the moving of household goods to and from the Subdivision, no home owner nor lot owner shall park any commercial vehicles, tractor, trailer, bus, cargo vehicle or the like in any of the drives or streets of the Subdivision. Owners will not permit any lessees, tenants, guests or agents to park these prohibited vehicles in the Subdivision.

- d. Shared Driveways – Dwellings with shared driveways (units 2 & 3, 4 & 5, 6 & 7) shall garage (enclosed) all motor vehicles, to permit neighbour's ingress and egress, regardless of the number of vehicles owned.

Owners of a shared drive, Units 2&3, 4&5, and 6&7, by binding legal agreement between owners, and with written approval by the Board of Directors, may be permitted to park only one (1) vehicle on a shared driveway, not one for each owner. Said agreement between the owners of the shared drive and approved by the Board of Directors must clearly state the terms and conditions of the agreement. For example, an agreement must include a start date, end date, agreed on conditions, cases when null and void occurs, and methods of termination.

- e. Street Parking – Owner and guest vehicles shall not be parked routinely on the street, not at the end of a cul-de-sac, and not interfere with normal traffic flow, trash pickup, utility services, and driveway access. Parking on the street is not permitted between the hours of 11:00 p.m. and 7:00 a.m.
- f. Short Term Parking – For traffic and safety considerations, short term guest must utilize the owner's driveway when conditions and access permits. When driveway overflow occurs, guests and large gatherings are encouraged to utilize same side street parking. Medical personnel are permitted short-term street parking not to exceed 12 hours. All guest must be available to move said vehicle in the event of an emergency.
- g. Overnight Guests – Overnight guests, utilizing only one (1) vehicle, not registered to the Owner, are permitted to park on the Owner's private driveway. Overnight guest parking in excess of three (3) successive nights (72 hours), or multiple overnight periods (visits of 72 hours or less) in excess of two (2) per calendar month are not permitted.

On any of the ten (10) celebrated United States Federal Holidays, additional guest vehicles may be parked on the Owners driveway for a time period that includes the Holiday date, not to exceed seventy-two (72) hours. For dwellings with limited driveway parking and shared drives, one (1) guest vehicle may be parked on the street for a time period that includes the Holiday date, not to exceed seventy-two (72) hours. Guest vehicles parked on the street shall not interfere with trash pickup or vehicle traffic.

Overnight guests at Units 2&3, 4&5, and 6&7, utilizing only one (1) vehicle, not registered to the Owner, are permitted to park on the shared driveway in a manner that does not block the access to adjacent Owner's garage or shared driveway. Only one (1) vehicle is

permitted to be parked on the shared drive at any time. Overnight visitor parking in excess of two (2) nights (48 hours) or multiple overnight periods (visits of 48 hours or less) in excess of two (2) per calendar month, are not permitted.

- h. Long Term Guest – Long term guests, not to exceed ten (10) consecutive days, utilizing only one (1) vehicle, not registered to the Owner are permitted to park on the Owner's private driveway. The Board of Directors shall be notified in advance of long-term visitors regarding the length of stay via e-mail, phone or text. Long term visitors parking in excess of two (2) 10-day periods per calendar month are not permitted.
- i. Exigencies – Parking for an Owner's family members, utilizing only one (1) vehicle, not registered to the Owner, are permitted to park on the Owner's private driveway for a period not to exceed ninety (90) days. Exigencies include medical care, declared emergencies, natural disasters (e.g., hurricanes, tornadoes, flooding), pandemics or other urgent family situations. Request for exigency parking must be submitted in writing and approved in advance by the Board of Directors. Approvals will be noted in the Board of Directors minutes of meetings. (This provision allows for one (1) additional vehicle, to be parked on a private drive for a specified period.)

Exigency parking for family members of Units 2 & 3, 4 & 5, 6 & 7 can be accommodated with a binding legal agreement between owners and must comply with the one vehicle limitation for a shared driveway and shall not exceed ninety (90) days.

- j. Repairs, Renovation, and New Owners – Owners are permitted to park vehicles on driveways during projects or moves when materials or property need to be kept in an Owner's garage for weather, safety and security considerations. Owners with shared driveways may park on the street during such periods, will avoid blocking access to shared driveways, and must accommodate trash pick-up and utility services. New Owners are permitted to park on driveways for thirty (30) consecutive days in order to complete the transfer of household furnishings.
- k. Obstructions, Repairs and Appearance - No sidewalk, driveway, parking area, walkway, or street or any other Common Area shall be obstructed in any manner, nor shall any owner or resident store, place or cause to be stored or placed any object in such area. Repairing of vehicles in public view is not permitted. No vehicle may be parked on the grassy area of a lot. Garage doors shall remain closed at all times except when entering and exiting the garage and for a reasonable length of time during daytime hours while performing regular home maintenance activities, or loading and unloading of vehicles.
- l. Driving Privileges – Driving within the subdivision on its privately owned streets is a privilege. No fast or reckless driving shall be allowed in the subdivision, nor will any driving anywhere but on the streets and driveways be permitted. The Board, at its sole discretion, shall determine when this rule is violated and the Board's decision to revoke driving privileges, if made, shall be final. Driving privileges may be reinstated at the Board's discretion. Enforcement of driving privilege violations may result in court action at the discretion of the Board. Vehicles driven by individuals whose driving privileges have

been revoked shall be subject to removal from the subdivision to storage by the Board at the owner's risk and expense, subject to applicable law. Properly licensed golf carts and bicycles are allowed but must be operated safely and prudently.

m. Security Stickers – The Board may, at its discretion, require each resident of the subdivision to place an identifying sticker on his or her vehicles for security purposes. Any such sticker will be provided by the Board.

4. **Unacceptable Objects in View from Common Area** - If objects or decorations placed within view of the Common Areas detract from the overall appearance of the subdivision, the Board is authorized to direct removal of any items which the Board, in its sole discretion, determines to be detrimental to the community-wide image of harmonious quality.

5. **Animal Restrictions** - No animals are permitted in the subdivision except normal household pets; livestock is prohibited. All pets must be restrained by a leash when outside a dwelling in accordance with applicable laws. Residents shall clean up after their pets throughout the subdivision. The Board has the authority to direct, at its sole discretion, the removal of any pet deemed to be a nuisance to other residents.

6. **Signs** - With the exception of political signs, which may be displayed no more than fourteen (14) days prior and two (2) days after an election, no "For Sale" sign or other signs of any kind or type is permitted within the subdivision which is visible from any part of the Common Area. Such signs, if erected or displayed in any manner, may be removed by the Board and disposed of at their sole discretion. Exceptions to the prohibition of signs may be granted by the Board for contractors requiring building site identification during construction for delivery of materials and services.

7. **Display of Flags and Use of Flagpoles**

a. These Guidelines apply to the display of "Permitted Flags" which are:

- 1) the flag of the United States; and
- 2) the flag of the State of Texas; and
- 3) an official or replica flag of any branch of the United States armed forces.
- 4) historical version of the flags permitted in this paragraph.

b. These Guidelines do not apply to any flags other than the Permitted Flags listed in paragraph (a) above.

c. Permitted Flags may be displayed subject to the following guidelines

d. Advance written approval of the Architectural Control Committee ("ACC") is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.

e. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code. (See Public Law 94-344)

- f. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- g. Permitted Flags shall be no larger than three feet by five feet (3' x 5') in size.
- h. Only one (1) Permitted Flag may be displayed on a flagpole attached to a structure. Up to two (2) Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen (14') feet in height.
- i. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
- j. A Flagpole attached to a structure may be up to six (6) feet long and must be securely attached with a bracket at an angle of 30 degrees to 45 degrees (30° to 45°) down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One (1) attached flagpole is allowed on any portion of a structure facing a street and one (1) attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
- k. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street. One free-standing flagpole is allowed in the rear or backyard portion of a property.
- l. Free-standing flagpoles may not be installed in any location described below:
 - 1) in any location other than the owner's property; or
 - 2) within a ground utility easement or encroaching into an aerial easement; or
 - 3) beyond the side or rear setback lines (for example, on a lot with a ten-foot (10') side setback line, a flagpole may not be installed closer than ten feet (10') from the side property line); or
 - 4) beyond half the distance of the front setback line (for example, on a lot with a thirty (30') foot front setback line, a flagpole may not be installed closer than fifteen (15') feet from the front property line); or
 - 5) closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a twenty-foot (20') flagpole may not be installed closer than twenty feet (20') from an adjacent house).
- m. PL 94-344 - Lighting should be installed to illuminate Permitted flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - 1) be ground mounted in the vicinity of the flag; and
 - 2) utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and

- 3) point toward the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - 4) provide illumination not to exceed the equivalent of a 60-watt incandescent bulb.
- n. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
 - o. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it shall be removed.
 - p. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

8. Rainwater Recovery Systems

- a. Rainwater Recovery Systems may be installed with advance written approval of the ACC subject to these guidelines.
- b. All such Systems must be installed on land owned by the property owner. No portion of the System may encroach on adjacent properties or common areas.
- c. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - 1) placement behind a brick fence, a structure or vegetation, approved by the ACC; or
 - 2) burial of the tanks or barrels.
- d. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions;
 - 1) the barrel must not exceed fifty-five (55) gallons; and
 - 2) the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantial vertical angle; and
 - 3) the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - 4) any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
- e. Overflow lines from the System must not be directed onto or adversely affect adjacent properties or common areas.

- f. Inlets, ports, vents, and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed. However, where space allows and where appropriate, ACC approved ponds may be used for water storage.
- g. Harvested water must be used and not allowed to become stagnant or a threat to health.
- h. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused System in public view must be removed from public view from any street or common area.

9. Display of Religious Items

- a. A property owner or resident may display or attach one or more religious items to their dwelling or property. Such items may include any item related to any faith that is motivated by the resident's sincere religious belief or tradition.
- b. Individually or in combination with each other, the items at any entry or on the property may not exceed twenty-five square inches (25 in²) total in size.
- c. To the extent allowed by the Texas State Constitution, the United States Constitution, and Texas property code 202.018 any such displayed or affixed religious items may not:
 - 1) threaten public health or safety; or
 - 2) violate any law; or
 - 3) contain language, graphics or any display that is patently offensive to a passerby.
- d. Approval from the Association is not required for displaying religious items in compliance with these guidelines.
- e. As provided by Section 202.018 of the Texas Property Code, the Association may remove any items displayed in violation of these guidelines.

10. Antennas No radio, television or other antennas are permitted if they are visible from any part of the Common Area, unless it is impossible to receive signals from an area which is not visible. In the event, the receiving device may be placed in a visible location approved by the Board. The Board may require as much screening as possible while not substantially interfering with such reception. The Board, by promulgating this regulation, is not attempting to violate the Telecommunications Act of 1996 (the "Act), as may be amended from time to time. This section shall be interpreted to be as restrictive as possible without violating the Act.

11. Holiday Decorations Restrictions Holiday decorations shall be of a traditional type in color and design. Colored lights are acceptable only during the holiday season, and must be securely installed into grounded, and not overloaded, receptacles. Wiring must be properly sized and weatherproof. No inflatable decorations are permitted.

12. Solar Energy Devices

- a. These Guidelines apply to solar energy devices ("Devices") as defined in Section 171.107 (a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
- b. Such Devices may only be installed with advance written approval of the Association subject to these guidelines.
- c. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
- d. Such Devices may only be installed in the following locations:
 - 1) on the roof of the main residential dwelling; or
 - 2) on the roof of any other approved structure; or
 - 3) within a fenced yard or patio.
- e. For Devices mounted on a roof, the Device must:
 - 1) have no portion of the Device higher than the roof section to which it is attached; and
 - 2) have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - 3) conform to the slope of the roof; and
 - 4) be aligned so that the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - 5) have a frame, brackets, and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - 6) be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by publicly available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
- f. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks the view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.

- g. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
- h. Installed Devices may not:
 - 1) threaten public health or safety; or
 - 2) violate any law; or
 - 3) substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
- i. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

13. Standby Electric Generators

- a. "Standby Electric Generator" means a device that converts mechanical energy to electrical energy and is:
 - 1) powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
 - 2) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
 - 3) connected to the main electrical panel of a residence by a manual or automatic transfer switch; and
 - 4) rated for a generating capacity of not less than 10 kilowatts.
- b. Except as provided by this section, a property owner:
 - 1) Shall have approval from the ACC for placement of a generator and resulting aesthetics.
 - It is recommended that generators be located at the rear of the residence, otherwise, screening may be required.
 - If placement at the rear of the residence increases the cost of installing the standby electric generator by more than 10 percent; or it increases the cost of installing and connecting the electrical and fuel lines for the standby electric generator by more than 20 percent, the generator may be placed at the side of the residence, but not in front, and not less than thirty ft (30) from the front of the structure. Such placement may require screening.
 - Screening may be accomplished by placement behind a brick fence, commercial screen, a structure or landscaping approved by the ACC.
 - 2) shall ensure that standby electric generators are installed and maintained in compliance with:
 - the manufacturer's specifications; and
 - applicable governmental health, safety, electrical, and building codes;
 - 3) shall utilize licensed contractors for all electrical, plumbing, and fuel line connections to standby generators;
 - 4) shall maintain the standby electric generator and its electrical lines and fuel lines in good condition
 - 5) shall repair, replace, or remove any deteriorated or unsafe component of a

standby electric generator, including electrical or fuel lines

- c. The use of a standby electric generator to generate all or substantially all of the electrical power to a residence is limited to times when utility-generated electrical power to the residence is not available or is intermittent due to natural causes. It is not to be used as a substitute for non-payment for utility service to the residence.

14. Loud Noises - No resident of the subdivision nor lot or building site owner, nor any of the residents' or owners' guests, shall cause any excessively loud music or noise, including, but not limited to, home or auto radios, tape or CD players, musical instruments, TVs, voices, pets, engines and equipment, automobiles, and trucks.

15. Entry Gate - The entry gate shall remain closed except during ingress and egress. The gate may be left open for access by party guests for a maximum of one hour; however, it is preferred that the host furnish such access by providing an attendant to open the gate for identified guests as they arrive, or by securing an entry code usable only for the event as they arrive.

16. Yard Sales - The Restrictions state that "no commercial activity or commercial use of any type or kind whatsoever shall be permitted in any Dwelling, or portion thereof." In accordance with (but not limiting) this restriction, no resident, tenant or owner may conduct any sales operation in the subdivision whether a "garage sale", "yard sale", or the like, or any product offerings, demonstrations or exhibits, whether in or around any Dwelling or on a lot or building site or in the Common Area.

17. Security Measures - All owners or tenants may install and maintain a house security system with door monitors, cameras, motion sensors, and/or glass breakage monitors. The owner may also install and maintain a security camera(s) on the owner's property which may include a camera, motion detectors, and perimeter fence. The fence shall be in compliance with Declarations Section 4.4 5). Fences. (i.e., brick or wrought iron, six (6) feet minimum, and all fencing facing the street must be brick with wrought iron gate).

18. Roofing Materials - Roofing is specified in the Declarations Section 4.4 14) as GAF "Timberline-HD Weathered Wood" composition or approved equal in color matching existing Dwellings as nearly as possible. For approved Alternative Roofing, the material must be:

- wind and hail resistant
- provide heating and cooling efficiencies greater than GAF specified shingles
- be more durable than, and equal or superior quality to GAF,
- or provide solar generation capabilities.

The materials must resemble the GAF approved shingles on nearby properties and be approved by the ACC.

19. Swimming pool, spa, and water features -

- (a) In this section, "swimming pool enclosure" means a fence that:

- (1) surrounds a water feature, including a swimming pool or spa;
- (2) consists of transparent mesh or clear panels set in metal frames;
- (3) is not more than six feet in height; and
- (4) is designed to not be climbable.

(b) A property owners' association

(1) May not adopt or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing on the property owner's property a swimming pool enclosure that conforms to applicable state or local safety requirements;

(2) The Owner's Association may establish permissible colors for a swimming pool enclosure, provided that the provision does not prohibit a swimming pool enclosure that is black in color and consists of transparent mesh set in metal frames.

20. Composting - Property owners are allowed to create and maintain composting devices on the owner's property, fenced yard or patio. The composting device must not be visible from common areas, emit noxious or foul odors, attract flies, rodents or any animals. Any composting device must have prior approval by the ACC for type and placement.

21. Sale of non-alcoholic beverages by minors - Any child under the age of eighteen (18) who resides within the neighborhood may sell non-alcoholic beverages (e.g., lemonade, Gatorade®, water, Kool-Aid®, etc.) on an occasional basis from the front yard of their home. The Association will not charge a permit fee for such sales and accepts no liability for any injury to persons participating in the sale or purchase the beverages. The care, oversight, and safety of the child is the sole responsibility of the owner. Occasional means less than twenty (20) days per year.

22. Tenants - Owners shall be held responsible for their lessees or tenants being informed and in complete compliance with the Restrictions and these Rules. Any expense incurred by the Association in enforcing these Rules shall be the responsibility of the owner. These Rules may be amended at any time by the Board.

23. Architectural Control Committee - The Architectural Control Committee ("ACC") is a standing committee created by and reporting to the Board of Directors. The ACC functions to maintain physical harmony and aesthetic cohesion of the Subdivision through the application of the Bylaws, Rules and Regulations, and Declaration of Covenants. All changes, additions or removals from the current landscaping, house exterior, driveway, and lighting shall have a detailed plan, which shall be submitted to the ACC prior to any work commencing. The ACC must have at least three (3) members who collectively work to:

- a. Review all plans, drawings, plots, decoration/re-decoration, painting, staining, and repair of Dwellings which must be submitted to the ACC prior to beginning any work; and
- b. Work with Owners in all changes to the exterior of a Dwelling; and
- c. Work with Owners in new construction of a Dwelling; and

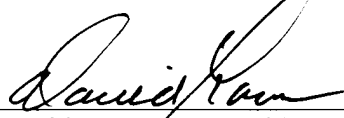
- d. Work with Owners on landscaping yards, door choices and design, lighting and solar screens; auxiliary generators, and;
- e. Work with Owners to maintain cleanliness and order of property: and
- f. Maintain a current, acceptable color palate for roofing materials, roof jacks and brackets, bricks, trim paint, driveway and walkway stain color, and routinely publish the approved palate with suggested distributors; and
- g. Maintain minutes to Meetings, giving details of any approved or rejected plans submitted by Owners, reasons for rejection, and other actions taken by the ACC.

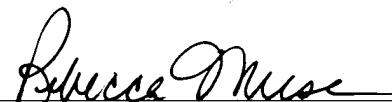
24. Enforcements - The Association, on the behalf of all Owners in the Subdivision, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Any failure by the Association to enforce any covenant herein or one or more provisions of these Restrictions herein contained shall in no event be deemed a waiver by the Association or any Owner of the right to do so thereafter. In any proceedings brought to enforce these Restrictions, the Association shall be entitled to recover, in addition to any relief allowed by any statute or other law, the damages, injunctive and other equitable or legal relief, including mandatory and prohibitory injunctions, costs, and reasonable attorney's fees assessed by a Court. In the event the Association should not prevail in a proceeding brought against one or more Owners to enforce any of these provisions, the Association shall not be liable for the fees of any attorney retained by one or more of such Owners unless the Association is expressly found to have acted in bad faith.

This is to certify that the foregoing Rules and Regulations Policy was adopted by the Board of Directors, March 17th, 2022, and becomes effective on the date filed with the County Clerk of Montgomery County and remains in effect until such date as it may be modified, rescinded or revoked.

Signed this 18th day of March, 2022.

LONGWOOD OWNERS' ASSOCIATION, INC.

BY: 
David C. Frame, President

BY: 
Rebecca Muse, Secretary

STATE OF TEXAS

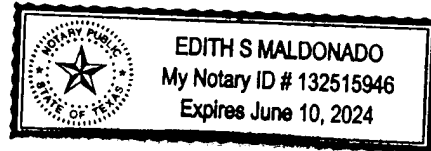
COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on the 18th day of March 2022.
by DAVID C. FRAME, President of LONGWOOD OWNERS' ASSOCIATION, INC.,
and REBECCA MUSE, Secretary of LONGWOOD OWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC, State of Texas



Doc#

FILED FOR RECORD

County Clerk
Montgomery County, Texas

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

County Clerk
Montgomery County, Texas

AFTER RECORDING RETURN TO:

✓ LONGWOOD OWNERS' ASSOCIATION
901 Longmire Road. #57
Conroe, Texas 77304

FILED FOR RECORD
03/21/2022 10:24AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

03/21/2022



County Clerk
Montgomery County, Texas