

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENT**  
*for*  
**TREELINE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF HARRIS       §

The undersigned, being the authorized representative of Treeline Community Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code ("the Association"), hereby supplements the "Notice of Dedicatory Instruments for Treeline Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Treeline Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Treeline Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Treeline Community Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Treeline Community Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. 20130051982, 20130421168, 20130576519, RP-2016-53582 and RP-2020-588005 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association:

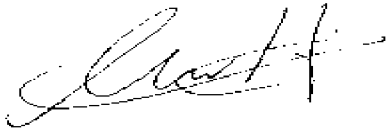
- **Swimming Pool Enclosures Policy for Treeline Community Association, Inc.**
- **Display of Religious Items Policy for Treeline Community Association, Inc.**
- **Security Measures Policy for Treeline Community Association, Inc.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 7<sup>th</sup> day of March, 2022.

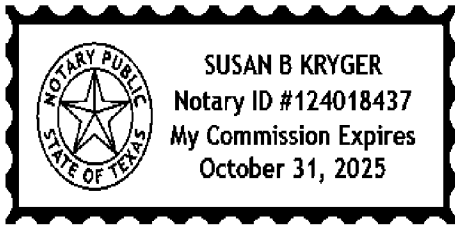
**TREELINE COMMUNITY ASSOCIATION, INC.**

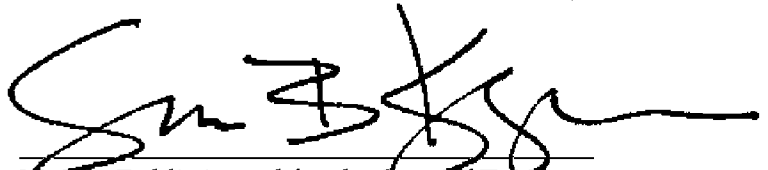
By:   
\_\_\_\_\_  
Noelle Hicks, authorized representative

RP-2022-122395

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 7<sup>th</sup> day of March, 2022 personally appeared Noelle Hicks, authorized representative of Treeline Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

RP-2022-122395

**SWIMMING POOL ENCLOSURES POLICY**  
*for*  
**TREELINE COMMUNITY ASSOCIATION, INC.**

---

STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

I, William M. Sherer, Secretary of Treeline Community Association, Inc. ("**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("**Board**") of the Association, duly called and held on the 22 day of February, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Swimming Pool Enclosures Policy ("**Policy**") was duly approved by at least a majority vote of the members of the Board present at the meeting.

**RECITALS**

1. The property encumbered by this Swimming Pool Enclosures Policy is that property restricted by the "Declaration of Covenants, Conditions and Restrictions for Treeline" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20070741932, as same has been or may be amended from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Any reference made herein to approval by the Modifications Committee (the "**MC**"), means prior written approval by the MC for the Association.

3. Pursuant to the authority granted in Section 202.022 of the Texas Property Code, the Board hereby adopts this Swimming Pool Enclosures Policy for the purpose of providing guidance regarding the appearance of swimming pool enclosures located on lots within the subdivision. This Policy shall run with the land and be binding on all owners and lots within the subdivision.

4. In the event of a conflict between the terms of this Policy and any previously adopted rules, regulations and/or policies addressing Swimming Pool Enclosures as set forth herein, this Policy shall control.

**I. DEFINITIONS**

For purposes of this Policy, "**Swimming Pool Enclosure**" shall mean a fence that:

1. Surrounds a water feature, including a swimming pool or spa located on a lot within the subdivision;

RP-2022-122395

2. Consists of transparent mesh or clear panels set in metal frames;
3. Is not more than six feet (6') in height; and
4. Is designed to not be climbable.

## II. SWIMMING POOL ENCLOSURES

### A. Approved Swimming Pool Enclosures

The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to 6' in height, and conforms to all applicable state or local safety requirements ("Approved Swimming Pool Enclosure") is considered pre-approved by the MC and does not need to be submitted to the MC for review and approval.

### B. Swimming Pool Enclosures Requiring MC Approval

The installation of a Swimming Pool Enclosure on a lot, other than an Approved Swimming Pool Enclosure, requires prior written approval from the MC. Any such Swimming Pool Enclosure is subject to the following parameters:

1. Swimming Pool Enclosures may not exceed six feet (6') in height, unless otherwise approved by the MC.
2. Swimming Pool Enclosures shall conform to all applicable state or local safety requirements.
3. Swimming Pool Enclosures may contain frames (a) composed of materials such as, by way of illustration and not limitation, metal, wood, and/or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.
4. Swimming Pool Enclosures may contain panels or screens (a) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, clear, white or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for MC review, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the MC may take into account such factors including, but not limited to, the overall size of the pool, the size and configuration of the lot, the location of the lot in the subdivision, the location of the pool and Swimming Pool Enclosure on the lot and the visibility of the Swimming Pool Enclosure from streets, other lots, and/or common areas.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

RP-2022-122395



**DISPLAY OF RELIGIOUS ITEMS POLICY**  
*for*  
**TREELINE COMMUNITY ASSOCIATION, INC.**

---

STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

I, William M. Shears, Secretary of Treeline Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 22 day of February, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Display of Religious Items Policy was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. The property encumbered by this Display of Religious Items Policy is that property restricted by the "Declaration of Covenants, Conditions and Restrictions for Treeline" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20070741932, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Section 202.018 of the Texas Property Code (the "Code") gives owners and residents certain statutory rights to install religious items subject to the right of the Association to adopt certain rules and regulations regulating the religious items and placement.
3. The Board of Directors of the Association desires to adopt a display of religious items policy consistent with the provisions of Section 202.018 of the Code.
4. This Display of Religious Items Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association, specifically Section 6 entitled "Religious Items" located in the "Guidelines relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Treeline Community Association, Inc." attached to the "Notice of Dedicatory Instruments for Treeline Community Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20130051982.

**POLICY:**

Owners and residents are generally permitted to display or affix one or more religious items on the owner's or resident's property or dwelling, the display of which is motivated by the

RP-2022-122395

owner's or resident's sincere religious belief.

**Modifications Committee ("MC") Application Required.** Before a religious display contemplated by the Code is displayed or affixed on an owner's or resident's property, an MC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type and description of religious display;
- b. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.

Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require MC approval. All other religious displays shall require MC approval as set forth above.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
  - a. owned or maintained by the Association; or
  - b. owned in common by members of the Association.
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or
6. The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

RP-2022-122395



**SECURITY MEASURES POLICY**  
*for*  
**TREELINE COMMUNITY ASSOCIATION, INC.**

---

STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

I, William M. Sherer, Secretary of Treeline Community Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "**Board**") of the Association, duly called and held on the 22 day of February, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

**RECITALS**

1. The property encumbered by this Security Measures Policy is that property restricted by the "Declaration of Covenants, Conditions and Restrictions for Treeline" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20070741932, as same has been or may be amended from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Article VII, Section 1 of the "Bylaws of Treeline Community Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20070737754 grants the Board the power to adopt rules, regulations and/or guidelines regarding the installation of improvements on a Lot.

3. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."

4. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy for the properties under the jurisdiction of the Association.

5. This Security Measures Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

6. Any reference made herein to approval by the Modifications Committee (the

RP-2022-122395

“MC”), means prior written approval by the MC.

7. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

## SECURITY MEASURES POLICY

1. **MC Application Required.** Before any security measure contemplated by Section 202.023(a) of the Texas Property Code (“Code”) is constructed or otherwise erected on a Lot, an MC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

2. **Type of Fencing.** The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

a. **[OPTIONAL] Security measure fencing generally**

- (i) Security measure fencing cannot contain Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
  - (ii) Unless otherwise provided by the Association’s dedicatory instruments, chain link, brick, concrete, barbed wire, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the MC.
  - (iii) No vines or vegetation shall be allowed to grow on security measure fencing.
- b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:
- (i) Must be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6’) in height. The MC shall have the discretion to approve any other type of metal security measure fencing, however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the

RP-2022-122395

intent of this Policy that all security measure fencing forward of the twenty foot (20') front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";

- (ii) Must consist of straight horizontal rails and straight vertical pickets and/or posts;
  - (iii) Must be black [OPTIONAL] or any color approved by the MC(including gates);
  - (iv) Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e., the residence side) of the security measure fencing;
  - (v) Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the MC;
  - (vi) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing; and
  - (vii) Chain link, brick, concrete, barbed wire, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the MC.
- c. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.
- d. Placement of fencing and/or security measures of any type must comply with Texas, City of Conroe and/or Montgomery County Regulations and Ordinances, if any.
- e. The MC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- f. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the MC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the MC application to the MC. In the event that the Affected Lot Owner(s)

RP-2022-122395

refuse to sign the MC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

3. **[OPTIONAL] Burglar Bars and Security Screens.** All burglar bars, security screens, and front door entryway enclosure shall be black [OPTIONAL] or any color approved by the MC]. Notwithstanding the foregoing, the MC shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the MC (subject to an appeal to the Board of Directors in the event of an MC denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

4. **Location.** A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

5. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE MC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE MC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE MC PURSUANT TO THIS POLICY.

RP-2022-122395

OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE MC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Security Measures Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Harris County, Texas.

TO CERTIFY which witness my hand this the 22 day of February, 2021.

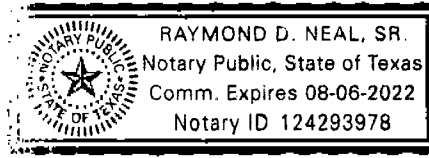
TREELINE COMMUNITY ASSOCIATION, INC.

By: William M. Sherer


Printed: William M Sherer

Its: Secretary

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §



BEFORE ME, the undersigned notary public, on this 23<sup>rd</sup> day of February, 2022 personally appeared William Sherer, Secretary of Treeline Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

RP-2022-122395

RP-2022-122395  
# Pages 15  
03/08/2022 07:56 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$70.00

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

RP-2022-122395