

AFFIDAVIT REGARDING AUTHENTICITY OF DOCUMENTS

STATE OF TEXAS }
 }
COUNTY OF HARRIS } KNOW ALL MEN BY THESE PRESENTS:

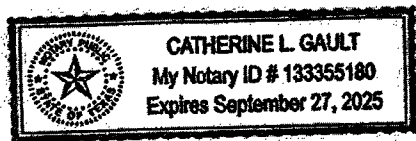
THAT the attached documents, entitled "Bylaws of University Park Patio Homes Homeowners' Association, Inc.", "University Park Patio Homes Property Rental Policy", "University Park Patio Homes Use Restrictions and Architectural Guidelines", "University Park Patio Homes Home Improvement Application for Architectural Review Committee", and "University Park Patio Homes (UPPH) HOA Bid Policy" are true, correct and complete photocopies of the original documents which were adopted in connection with the development and administration of University Park Patio Homes Homeowners' Association, Inc., a Texas Non-Profit Corporation, and all of the properties governed thereby. Such documents constitute a portion of the "dedicatory instrument", as such term is defined within Section 202.001(1) of the Texas Property Code, save and except those which have previously been filed/recorded in the Official Public Records of Real Property of Harris County, Texas. The attached documents are hereby filed/recorded in compliance with the mandate of Section 202.006 of the Texas Property Code.

All facts recited and statements made herein are true, correct and in all respects accurate."

Mary Ellen Strebeck
Mary Ellen Strebeck, Managing Agent
University Park Patio Homes Homeowners'
Association, Inc.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20th day of May
2022.

Catherine L. Gault
NOTARY PUBLIC - STATE OF TEXAS




RP-2022-231707

University Park Patio Homes Property Rental Policy

In accordance with the Covenants, Conditions, Restrictions and Easements (CCRs) of University Park Patio Homes and State of Texas Laws and Regulations,

- **Homes may only be leased for single family residential purposes** per CCR Section 6.12. Single Family is defined in CCR Section 6.2 as one or more persons related by blood, marriage or adoption; not more than two unrelated persons and their children; and domestic servants.
- **No owner may lease less than the entire home** per CCR Section 6.12.
- **There is a limit on the number of persons in the home.** Per CCR Section 6.2 "in no event, shall any single family residence be occupied by more persons than the product of the total number of bedrooms contained in the single family residence as originally constructed multiplied by two." For a three-bedroom home, the maximum tenants would be six.
- **Pets per CCR Section 6.8:**
 - No animals of any kind shall be raised, bred or kept in the house for commercial purposes; i.e., no breeding to sell.
 - No more than two pets (dogs, cats, other) may be kept per house. Fish are excluded from this limitation.
 - Any pet outside the home must be within the fenced yard or on a leash.
 - Tenants are expected to adhere to the Pasadena ordinances, including the requirement to pick up dog poop and the prohibition against chickens, ducks, and fowl within the city limits.
- **Lease Information:** In accordance with Section 209.016 of the Texas Residential Property Owners Protection Act, all homeowners who lease or rent out their homes are required to provide (1) contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the subdivision under a lease; and (2) the commencement date and term of the lease. This information must be provided to the Management Company listed below.
- **Fines:** The HOA reserves the right granted in CCR Section 3.6 to assess fines (currently no more than \$25 a month) for each month the homeowner fails to comply with the requirements of the rental policy. Failure to pay fines may result a lien being placed on the house.
- Questions or concerns should be addressed to **Mary Ellen Strebeck at Community Management Solutions Inc., 2615 Bay Area Blvd, Houston, TX 77058 or 281-480-2563.**



Patricia Farrell, UP Board President March 17, 2022

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$158.00

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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