

**SECOND SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS**
for
ROYAL SHORES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Authorized Representative of Royal Shores Community Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements those certain instruments entitled "Notice of Dedicatory Instruments for Royal Shores Community Association, Inc." and "First Supplemental Notice of Dedicatory Instruments for Royal Shores Community Association, Inc." recorded in the Official Public Records of Harris County, Texas under Clerk's File Nos. 20120394954 and re-filed under Clerk's File No. 20130517226 and 20130010972, respectively (collectively the "Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Property. The Property to which the Notice applies also includes the Property described as follows:
 - a. Reserves at Royal Shores, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 617812 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Royal Shores Patio Homes, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 601277 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Royal Shores Patio Homes, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 614024 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Royal Shores Patio Homes, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 614026 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Royal Shores, Section Three (3), Partial Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 586181 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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- f. Royal Shores, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 615053 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - g. Royal Shores, Section Five (5), Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 634272 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - h. Royal Shores, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 603095 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
2. Restrictive Covenants. In addition to the description of the documents imposing restrictive covenants on the Property contained in the Notice, the following documents likewise impose restrictive covenants and the title and recording information for such documents are as follows:
- a. Documents:
 - (1) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section One (1).
 - (2) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section Two (2).
 - (3) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section Three (3).
 - (4) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section Five (5).
 - (5) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section Six (6).
 - b. Recording Information:
 - (1) Harris County Clerk's File No. 20060010022.
 - (2) Harris County Clerk's File No. 20070517015.
 - (3) Harris County Clerk's File No. 20070517016.
 - (4) Harris County Clerk's File No. 20070718974.
 - (5) Harris County Clerk's File No. 20070718975.
3. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in the Notice and Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Harris County, Texas:

- a. Documents:
 - (1) Instrument to Record Dedicatory Instruments.
- b. Recording Information:
 - (1) Harris County Clerk's File No. 20080292483.

4. Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified above and in the Notice, the following document is a Dedicatory Instrument governing the Association.

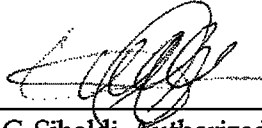
- a. Amendment to Guidelines relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Royal Shores Community Association, Inc.

A true and correct copy of such Dedicatory Instrument is 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 copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

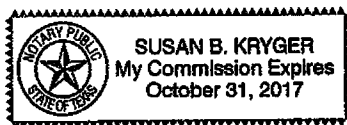
Executed on this 1st day of December, 2016.

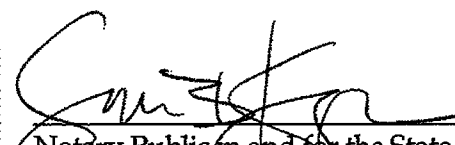
ROYAL SHORES COMMUNITY ASSOCIATION, INC.

By: 
 Christian C. Siboldi, Authorized Representative

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 1st day of December, 2016 personally appeared Christian C. Siboldi, Authorized Representative of Royal Shores Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas

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AMENDMENT
to
**GUIDELINES RELATING TO RAIN BARRELS AND RAIN HARVESTING SYSTEMS,
SOLAR ENERGY DEVICES, STORM AND ENERGY EFFICIENT SHINGLES,
FLAGS, AND RELIGIOUS ITEMS**
for
ROYAL SHORES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Fred C. McCarty, Jr., President of Royal Shores 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 17th day of November, 2016, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following Amendment to Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items (the "Amended Guidelines"), was duly approved by a majority vote of the members of the Board in attendance:

RECITALS:

1. The Board, in accordance with Chapter 202 of the Texas Property Code, previously adopted Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items (the "Guidelines"), and recorded the Guidelines in the Official Public Records of Real Property of Harris County, Texas on October 8, 2013, under Clerk's File No. 20130517226.
2. Section 202.019 of the Texas Property Code was enacted effective June 19, 2015 to address the installation and operation of standby electric generators.
3. The Board desires to amend the Guidelines to adopt guidelines relating to the installation and operation of standby electric generators on Lots in the Subdivision consistent with Section 202.019 of the Texas Property Code.

NOW, THEREFORE, BE IT RESOLVED, the Guidelines are amended as follows:

1. Section 1, Paragraph 1.2, of the Guidelines, entitled "Declaration", is amended and restated to read as follows:
 - 1.2 Declaration – means the following:
 - a. The Declaration of Covenants, Conditions and Restrictions for Royal Shores, Section 1, recorded in the Official Public Records of Real

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of Harris County, Texas on December 29, 2003, under Clerk's File No. X288349; and

- b. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section 3, Phase A, recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 2003, under Clerk's File No. X292538; and
- c. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section 3, Phase B, recorded in the Official Public Records of Real Property of Harris County, Texas on August 20, 2004, under Clerk's File No. X857794; and
- d. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section Five (5), recorded in the Official Public Records of Real Property of Harris County, Texas on December 7, 2007, under Clerk's File No. 20070718974; and
- e. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section Six (6), recorded in the Official Public Records of Real Property of Harris County, Texas on December 7, 2007, under Clerk's File No. 20070718975; and
- f. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kings Point Village, Section Seven, Partial Replat No. 2, recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 2003, under Clerk's File No. X292537; and
- g. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section One (1), recorded in the Official Public Records of Real Property of Harris County, Texas on August 30, 2006, under Clerk's File No. 20060010022; and
- h. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section Two (2), recorded in the Official Public Records of Real Property of Harris County, Texas on August 22, 2007, under Clerk's File No. 20070517015; and
- i. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section Three (3), recorded in the Official Public Records of Real Property of Harris County, Texas on August 22, 2007, under Clerk's File No. 20070517016.

2. Section 1, Paragraph 1.5, of the Guidelines, entitled "Royal Shores", is amended and restated to read as follows:

1.5 Royal Shores - means the following:

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- a. Reserves at Royal Shores, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in the Map Records of Harris County under Film Code No. 617812.
- b. Royal Shores, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 544206.
- c. Royal Shores, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 544210.
- d. Royal Shores, Section Three (3), Partial Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 586181.
- e. Royal Shores, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 615053.
- f. Royal Shores, Section Five (5), Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 634272.
- g. Royal Shores, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Plat Records of Harris County, Texas under Film Code No. 603095.
- h. Kings Point Village, Section Seven (7), Partial Replat No. 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 543295.
- i. Royal Shores Patio Homes, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Plat Records of Harris County, Texas under Film Code No. 601277.
- j. Royal Shores Patio Homes, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Plat Records of Harris County, Texas under Film Code No. 614024.
- k. Royal Shores Patio Homes, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas under Film Code No. 614026.

2. The Guidelines are amended to add Section 8, entitled "Standby Electric Generators", to read as follows:

Section 8. Standby Electric Generators. Section 202.019 of the Texas Property Code provides that a property owners' association may not adopt or enforce a dedicatory instrument that prohibits, restricts, or has the effect of prohibiting or restricting an owner from owning, operating, installing or maintaining a permanently installed standby electric generator except as otherwise provided therein.

The following guidelines are applicable to standby electric generators on Lots in Royal Shores:

8.1. Definition of Standby Electric Generator. A device that converts mechanical energy to electrical energy and is:

- a. powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
- b. fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
- c. connected to the main electrical panel of the Residence by a manual or automatic transfer switch; and
- d. rated for generating capacity of not less than seven (7) kilowatts.

8.2. ARC Approval. The Declaration requires an Owner to submit an application for a proposed exterior improvement on the Owner's Lot and obtain the written approval of the application from the ARC prior to installation or construction. Accordingly, a Standby Electric Generator may not be installed on a Lot unless an application therefor is first submitted to, and approved in writing by, the ARC as to compliance with the provisions of this Section 8.2. The submission of plans must include a completed application for ARC, a site plan showing the proposed location of the Standby Electric Generator, the type of screening to be used (if required as provided in Section 8.4., below), and a copy of the manufacturer's brochures. The ARC may not withhold approval of a Standby Electric Generator if the proposed installation meets or exceeds the provisions set forth in Section 8.3., below, and, if visible as provided in Section 8.4., below, the Standby Electric Generator is screened in the manner required by the ARC.

8.3. Requirements. The installation and operation of a permanent Standby Electric Generator on a Lot is permitted, subject to the prior written approval of the ARC and compliance with the following requirements:

- a. a Standby Electric Generator must be installed and maintained in compliance with the manufacturer’s specifications and applicable governmental health, safety, electrical, and building codes;
- b. all electrical, plumbing, and fuel line connections for a Standby Electric Generator must be installed by a licensed contractor;
- c. all electrical connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
- d. all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
- e. all liquefied petroleum gas fuel line connections for a Standby Electric Generator must be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes;
- f. a nonintegral Standby Electric Generator fuel tank must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;
- g. a Standby Electric Generator and all electrical lines and fuel lines relating to the Standby Electric Generator must be maintained in good condition;
- h. a deteriorated or unsafe component of a Standby Electric Generator, including electrical or fuel lines, must be repaired, replaced, or removed;
- i. periodic testing of a Standby Electric Generator must be in accordance with the manufacturer’s recommendations, and may not occur more than once a week, excluding Sundays, between the hours of 10:00 a.m. and 4:00 p.m.; and
- j. the preferred location of a Standby Electric Generator is:
 - (i) at the side or rear plane of the residence;
 - (ii) outside (not within) any easement applicable to the Lot;
 - (iii) outside (not within) the side setback lines applicable to the Lot.

However, in the event the preferred location either (i)

increases the cost of installing the Standby Electric Generator by more than ten percent (10%) or (ii) increases the cost of installing and connecting the electrical and fuel lines for the Standby Electric Generator by more than twenty percent (20%), the Standby Electric Generator may be located on the Lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) herein.

8.4. Screening. If a Standby Electric Generator is:

- a. visible from the street in front of the residence on the Lot on which it is located,
- b. located in an unfenced side or rear yard of the Lot and is visible either from an adjoining Lot or from adjoining property owned by the Association, or
- c. located in a side or rear yard of the Lot that is fenced by a wrought iron fence or residential aluminum fence and is visible through the fence either from an adjoining Lot or from adjoining property owned by the Association.

An Owner will be required to screen the Standby Electric Generator by evergreen landscaping or in another reasonable manner, as determined by the ARC.

8.5. Non-Payment for Utility Service. A Standby Electric Generator may not be used to generate all or substantially all of the electrical power to a residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than non-payment for utility service to the residence.

8.6. Property Owned by the Association. An Owner may not install or place a Standby Electric Generator on property owned or maintained by the Association.

8.7. Non-Compliance. The installation of a Standby Electric Generator that is not in compliance with the provisions of this Standby Electric Generator Policy will be considered a violation of the Dedicatory Instruments governing the Subdivision.

In the event of a conflict between a provision in the Declaration and a provision in these Guidelines that is based upon applicable law, the provision in these Guidelines controls.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Amendment to Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items was approved by 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 Real Property of Harris County, Texas.

TO CERTIFY which witness my hand this the 17th day of November, 2016.

ROYAL SHORES COMMUNITY ASSOCIATION, INC.

By: Fred C. McCarty, Jr.

Print Name: Fred C. McCarty, Jr

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 17 day of NOVEMBER 2016 personally appeared FRED C. MCCARTY, JR. President of Royal Shores Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Maryalice C. Gill
Notary Public in and for the State of Texas



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Pages 11
12/05/2016 11:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$52.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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