

NOTICE
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FIRST 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., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Royal Shores Community Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on August 28, 2012 under Clerk's File No. 20120394954, which Notice was filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

- Rules and Regulations Governing the Use of the Common Open Areas

This First 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 First Supplemental Notice is true and correct and the document attached to this First Supplemental Notice is a true and correct copy of the original.

Executed on this 8th day of January, 2013.

ROYAL SHORES COMMUNITY ASSOCIATION, INC.

1EE
1OR

By: *Rick S. Butler*
Rick S. Butler, authorized representative

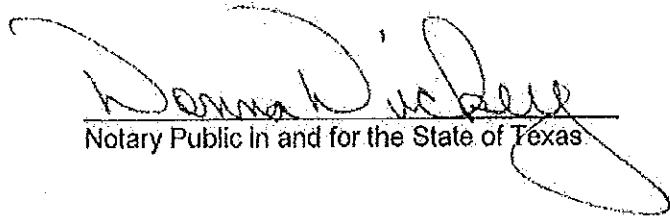
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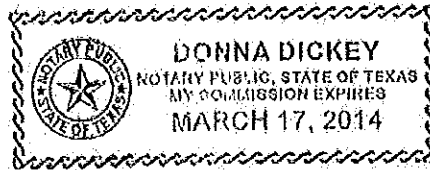
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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Rick S. Butler, 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 8th day of January, 2013, to certify which witness my hand and official seal.


Notary Public In and for the State of Texas



Return to:
Rick S. Butler
BUTLER | HAILEY
8901 Gaylord Drive, Suite 100
Houston, Texas 77024
231953

Royal Shores Community Association, Inc.

Rules and Regulations Governing The Use of Common Open Areas

In accordance with the legal documents governing the Association, the Board of Directors has adopted the following rules and regulations to govern the use of Common Open Areas which includes all real property owned by the Association. Additional Rules and Regulations applicable to areas such as the parks, the Gazebo, and the Pond are posted in these areas and remain in effect. This document contains additional Rules and Regulations that apply to all property owned by the Association with a special focus on the Reserve areas which are meant to be left in their natural, undeveloped state.

- 1) Except as noted herein, unauthorized alterations, modifications, or use of the Reserve areas is prohibited. This includes digging or cutting of trees, shrubs, or other natural flora, and installation of man-made materials.
- 2) The construction or placement of a temporary or permanent play structure, storage building, woodpile, gazebo, or other structure on a Common Open Area or the use of a Common Open Area for the temporary or permanent storage of any materials or equipment owned by a Homeowner is prohibited.
- 3) Dumping of trash, grass clippings, garbage, litter, waste, timber, tree trimmings, construction materials or animal waste on a Common Open Area is strictly prohibited.
- 4) The owner of property that is adjacent to a Reserve area may clear and/or mow a portion of the Reserve area along the common property line not more than five (5) feet in width. Clearing and/or a mowing the designated portion of a Reserve area may include cutting trees that have a diameter of less than two inches (2") measured twelve inches (12") above the ground and underbrush. In no event shall a tree in a Reserve area having a diameter of two inches (2") or greater measured twelve inches (12") above the ground be removed from a Reserve area. No pathways may be cut into the Reserve area.
- 5) Owners of lots where the surface elevation of the lot was raised with fill creating a flat area transitioning into a sloped area then into the natural Reserve area may clear to the bottom of the slope and plant grass and install irrigation on the land outside their property line as necessary to provide stability for the slope and to prevent slope erosion. Planting of any trees or shrubs or installation of irrigation for those trees or shrubs requires written approval in advance from the RSCA Board of Directors.
- 6) Fences adjoining a Reserve area shall be installed and maintained to the standards of the community.
- 7) Dogs and other pets must be kept on a leash in a Reserve area and in all Common Open Areas.
- 8) The use or possession of guns, including but not limited to, BB guns, pellet guns, or any other firearms on a Reserve area or Common Open Area is prohibited at all times.
- 9) An open fire in a Reserve area or Common Open Area is strictly prohibited. Damaging or defacing Association property, or other vandalism is prohibited and violators will be prosecuted. Homeowners are responsible for any misconduct of their family members or guests which results in damage to Association property.
- 10) The use of a motorized vehicle of any kind on a Reserve area or Common Open Area is prohibited without the express authorization of the Board and then only for performing maintenance and repair work.

Dated 9/29/12

[Signature]
Fred C. McCarty, Jr.

[Signature]
[Signature]

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ER 040 - 14 - 1181

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Pages 4
01/08/2013 12:08:23 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

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