

NOTICE OF DEDICATORY INSTRUMENTS
for
CRESMERE PLACE-WEST ORMOND PLACE CIVIC ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Cresmere Place-West Ormond Place Civic Association (“Association”), a property owners’ association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Cresmere Place, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 998, Page 193 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. West Ormond Place, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 855, Page 725, SAVE AND EXCEPT the Lots in West Ormond Place fronting on North Boulevard, of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - (1) Modification of Restrictions.

 - b. Recording Information:
 - (1) Harris County Clerk’s File No. Y104895.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in 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. Document:

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(1) Instrument to Record Dedicatory Instruments [Articles of Inc and Bylaws].

b. Recording Information:

(1) Harris County Clerk's File No. 20110547766.

4. Dedicatory Instruments: In addition to the Dedicatory Instruments identified in Paragraph 3 above, the following document is a Dedicatory Instrument governing the Association:

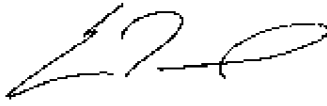
a. ARC Guidelines and Interpretations Cresmere Place/W. Ormond Place Deed Restrictions.

A true and correct copy of such Dedicatory Instrument is attached to this Notice.

This 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 Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 9th day of June, 2022.

**CRESMERE PLACE-WEST ORMOND PLACE
CIVIC ASSOCIATION**

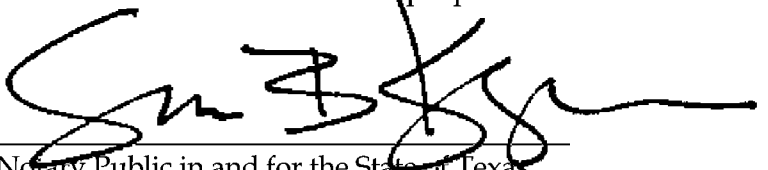


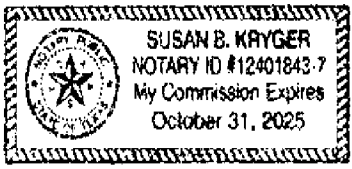
By: _____

Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of June, 2022 personally appeared Eric B. Tonsul, authorized representative of Cresmere Place-West Ormond Place Civic Association, 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

RP-2022-303782

**ARC Guidelines and Interpretations
Cresmere Place/W. Ormond Place Deed Restrictions**

Adopted May 31, 2022

These guidelines and interpretations (these "Guidelines") have been approved by the Board of Directors of Cresmere Place–West Ormond Place Civic Association ("CWOCA") for the express purpose of preserving, maintaining and protecting the deed restrictions in the Cresmere Place and West Ormond Place subdivisions and promoting the welfare of the residents of such subdivisions.

WHEREAS, some ambiguities have arisen over time relating to the deed restrictions adopted and currently in effect for the Cresmere Place and West Ormond Place subdivisions (the "Deed Restrictions"); and

WHEREAS, the Board of Directors of CWOCA desires to clarify the application of the Deed Restrictions by the adoption of these Guidelines; and

WHEREAS, except as otherwise defined in these Guidelines, capitalized terms used in these Guidelines will have the meanings set forth in the Deed Restrictions;

NOW, THEREFORE, the Board of Directors of CWOCA hereby adopts the following Guidelines at a duly called meeting at which a quorum was present as guidelines and interpretive clarifications of the Deed Restrictions.

1. For purposes of the Deed Restrictions, the term "garage" will apply to any enclosed structure used or useful for storing or parking one or more vehicles that may be structurally attached to or detached from the House. If structurally attached, both (1) the setback restrictions in the Deed Restrictions applicable to a House¹, and (2) the front setback and height restrictions in the Deed Restrictions applicable to a garage² will apply to the garage portion of the House. For purposes of the prior sentence, a garage connected to a House by a roofed/covered open-air breezeway that is not enclosed on its two sides will not be considered structurally attached.
2. For purposes of the Deed Restrictions, a drive-through structure attached to or extending from the side of a House for temporarily parking a vehicle while loading or unloading and prior to storing vehicles in a garage, commonly referred to as a "porte-cochere", will be subject to all restrictions in the Deed Restrictions applicable to a House. A porte-cochere may have living space above it, which will be subject to all restrictions in the Deed Restrictions applicable to a House, and must be permanently open on at least two sides

¹ Paragraph f of the Deed Restrictions currently provides in pertinent part as follows:

- "A House on a Lot shall be set back no less than seven (7') feet from either the Side Lot Line or the Interior Lot Line and no less than five (5') feet from whichever of those lines is on the opposite side of the House from the seven-foot side set back."

² Paragraph f of the Deed Restrictions currently provides in pertinent part as follows:

- "A garage on a Lot shall be set back no less than eighty (80') feet from the Front Lot Line."
- "A garage shall not exceed twenty-five (25') feet in height nor exceed two stories, . . ."

(front and back at a minimum) that allow a vehicle to drive through from the front to the rear of the lot. The "pass through" portion of a porte-cochere may not be walled off, although a see-through gate made of steel, wrought iron, or similar material (with at least 80% open space) may be installed at either end of the porte-cochere.

- 3. For purposes of the Deed Restrictions, a "carport", as that term is used in the definition of "Accessory Structure", will be considered to be a detached, roofed structure open on at least two sides farthest from the Rear Lot Line and/or a Side Lot Line or Interior Lot Line for storing or parking vehicles. The rear or side of a carport parallel to the Rear Lot Line and/or Side Lot Line or Interior Lot Line may be walled and contain storage space.

I hereby certify that I am the duly elected, qualified and acting Secretary of CWOCA and that the foregoing ARC Guidelines and Interpretations were approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of CWOCA, 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 6th day of June, 2022.

Cresmere Place-West Ormond
Place Civic Association

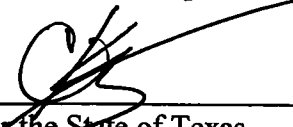
By: Margaret A. Dwyer

Printed: Margaret (Peggy) A. Dwyer

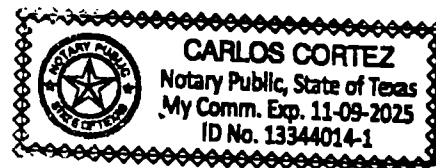
Its: Secretary

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 6th day of June, 2022, personally appeared Margaret (Peggy) A. Dwyer, Secretary of Cresmere Place-West Ormond Place Civic Association, 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.



Notary Public in and for the State of Texas



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Pages 5
06/10/2022 12:01 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-303782