

**CERTIFICATE OF SECRETARY**  
*of*  
**LAKES AT NORTHPOINTE HOMEOWNERS ASSOCIATION, INC.**  
*adopting*  
**BASKETBALL GOAL RULES AND REGULATIONS**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Robert Wanninger, Secretary of Lakes at NorthPointe Homeowners Association, Inc., a Texas non-profit corporation ("Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") duly called and held on the 24 of August, 2017, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business the following resolutions were passed:

WHEREAS, Article X, Section 8 of that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Lakes at NorthPointe" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. Y401112 (the "Declaration") provides in pertinent part:

Each Owner and Occupant shall comply strictly with the covenants, conditions, and restrictions set forth in this Declaration, as may be amended from time to time, and with the rules and regulations adopted by the Board.

...

WHEREAS, Article III C.1.(f) of the By-Laws of the Association provides in pertinent part:

... [T]he Board of Directors shall have the power to establish policies relating to, and shall be responsible for performing or causing to be performed, the following, in way of explanation, but not limitation:

(f) making and amending rules and regulations;

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

WHEREAS, pursuant to their power to do so, the Board of Directors desires to adopt certain basketball goal rules and regulations governing the administration, management, operation and use of the Subdivision.

NOW, THEREFORE, BE IT RESOLVED the below Basketball Goal Rules and Regulations are hereby adopted as follows:

RP-2017-427549

## BASKETBALL GOAL RULES AND REGULATIONS

The guidelines listed below are provided in an effort to reconcile the need for recreational equipment with the goal of minimizing its visual impact. Prior to installation of a basketball goal on a Lot, whether permanent or portable, an application to the Residential ARC must be submitted for approval with a limit of one (1) basketball goal per home.

1. Unless otherwise defined herein, all capitalized terms have the meaning ascribed to them in the Declaration of Covenants, Conditions and Restrictions for Lakes at Northpointe (the "Declaration").
2. No basketball hoop/rim/backboard or related equipment may be mounted or attached to the front or side of any residential dwelling, garage or other structure on a Lot (other than a pole as outlined herein).
3. Permanent ground pole-mounted basketball goals are permissible but require approval for placement by the Residential ARC subject to the following:
  - a. Backboards must be mounted on a free standing pole on the outer-most side of the driveway. A backboard is not allowed to face a street in front of the Lot. The pole support may be located forward of the garage but no closer to the street than fifty percent (50%) of the distance from the front building line of the dwelling on the Lot to the top of the sidewalk. Basketball goals must be installed on commercially made, standard-size backboards.
  - b. Poles and supports must be professionally manufactured and must be white, gray, brown, tan or black. Fluorescent colors are not permitted and will not be approved.
  - c. Nets and backboards must be professionally manufactured and must always be displayed on the goal.
  - d. Permanent basketball goals must be installed to manufacturers specifications, which are to be included in the application submitted to the Residential ARC.
4. Portable basketball goals (i.e., any basketball goal that is not on a pole mounted into the ground and can be moved from one location to another) are permissible but require approval for placement by the Residential ARC. All portable basketball goals must be professionally manufactured.
  - a. Bases must be black, tan, brown or gray. The base should be properly filled with sand or water per the manufacturer's instructions. Bases may not be weighted down with stones, bricks, cinder blocks, heavy bags, or any other weight on the outside of the base's container.

- b. Portable basketball goals may be located forward of the garage at the immediate outside edge of the driveway but no closer to the street than fifty percent (50%) of the distance from the front building line of the dwelling on the Lot to the top of the sidewalk or at the top of the driveway backed to the garage.
  - c. For safety concerns, portable basketball goals may not be placed or used on public street right-of-ways. Portable basketball goals placed or used in public street right-of-ways are subject to removal by Harris County. The Association reserves the right to contact Harris County with no notice to the Owner and request the removal of any portable basketball goal placed or left in the public street right-of-way.
  - d. Portable basketball goals may not be placed or used on Association owned Common Area (including private streets) and are subject to removal from the Common Area by the Association without notice to the Owner. Per Article II, Section 5 of the Declaration, the Association may, after giving the notice required by law, if any, levy a fine of up to one hundred and 00/100 dollars (\$100.00) per occurrence for a violation of this paragraph 4(d). The Board may, at its discretion, issue a fine less than \$100.00 or no fine at all for a violation of this paragraph 4(d). Each day that a violation is maintained will constitute a separate occurrence for which a fine may be levied.
5. Only white, black or tri-color nylon or cord nets are permitted. Chain or metal nets are prohibited.
  6. Backboards must be white, gray, brown, tan, black or clear and free of brightly colored decals or graphics. Post-purchase artwork, stickers and/or graphics on backboards are prohibited. Fluorescent colors are not permitted and will not be approved.
  7. Only one basketball goal may be maintained on a Lot.
  8. All basketball goals must be maintained in neat and attractive condition. Any of the following conditions constitutes a violation of this provision:
    - a. Torn or missing net;
    - b. Bent rim;
    - c. Bent or broken support;
    - d. Chipped or missing paint on a backboard, rim or support;
    - e. Worn or discolored backboard;
    - f. Rusted, discolored or leaning pole;

- g. Post-purchase graffiti, stickers or artwork on backboard; or
- h. Holes or cracks in the backboard.

In addition to the above, the Residential ARC has the discretion to determine if any other condition is a violation of this section 7.

- 9. Spotlights or other lighting for illuminating the area of play are prohibited.
- 10. These Rules and Regulations constitute a restrictive covenant [as that term is defined in Texas Property Code Section 202.001(4) or its successor statute] applicable to the Association.
- 11. The Association retains all rights and remedies to pursue a violation of these Rules and Regulations, including the right to file a lawsuit against any Owner, Occupant, or any other person or entity who violates any term or provision of these Rules and Regulations.

These Basketball Goal Rules and Regulations replace and supersede any previous portable basketball specifications, basketball goal specifications, or other basketball goal rules/regulations adopted by the Association.

I hereby certify that I am the Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

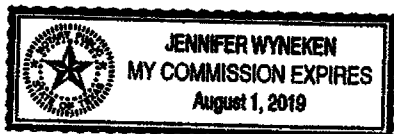
TO CERTIFY WHICH WITNESS my hand on this 24 day of August, 2017.

LAKES AT NORTHPOINTE HOMEOWNERS ASSOCIATION, INC.

By: Robert Wanninger  
 Printed: Robert Wanninger  
 Its: Secretary

THE STATE OF TEXAS           §  
   §  
 COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 24 day of August, 2017, by Robert Wanninger, as the Secretary of Lakes at NorthPointe Homeowners Association, Inc., for the consideration and in the capacities stated therein.



Jennifer Wyneken  
 Notary Public in and for the State of Texas

RP-2017-427549

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# Pages 7  
09/28/2017 11:48 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$36.00

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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