

# NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC.

## ASSOCIATION'S SUPPLEMENTAL POLICIES/GUIDELINES

[Recorded Pursuant to Sections 202.007, 202.018, 202.022 and 202.023,

Title 11, Texas Property Code]

NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this Association Supplemental Policies and Guidelines on behalf of the Association. This instrument supersedes any prior Association Policies and Guidelines pertaining only to the herein described matters filed by the Association. The Association certifies as to the following:

- I. The name(s) of the Subdivision(s) is/are Nottingham Country, Sections One (1), Two (2), Three (3), Four (4), Six (6), Seven (7), Eight (8) and Nine (9), and Mason Creek Park, Section One (1).
- II. The name of the Association is NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC.
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map(s) or Plat(s) Records of Harris County, Texas:**

Nottingham Country, Section One (1)	<u>D641611;</u>
Replat Nottingham Country, Section One (1)	<u>D781339;</u>
Nottingham Country, Section Two (2)	<u>D856188;</u>
Corrected Nottingham Country, Section Two (2)	<u>D735098;</u>
Nottingham Country, Section Three (3)	<u>E233034;</u>
Nottingham Country, Section Four (4)	<u>E712798;</u>
Nottingham Country, Section Six (6)	<u>E949286;</u>
Nottingham Country, Section Seven (7)	<u>F480639;</u>
Nottingham Country, Section Eight (8)	<u>G139208;</u>
Nottingham Country, Section Nine (9)	<u>G139192;</u> and
Mason Creek Park, Section One (1)	<u>F828507.</u>

- IV. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

**Deed Restrictions (Deed Records of Harris County, Texas):**

Nottingham Country, Section One (1) -	<u>D649702;</u>
Nottingham Country, Amendment Section One (1) -	<u>D846832;</u>
Nottingham Country, Section Two (2) -	<u>E066394;</u>

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Nottingham Country, Section Three (3) -	<u>E616795;</u>
Nottingham Country, Section Four (4) -	<u>F253600;</u>
Nottingham Country, Section Six (6) -	<u>F390729;</u>
Nottingham Country, Amendment Section Six (6) -	<u>G179347;</u>
Nottingham Country, Section Seven (7) -	<u>G003653;</u>
Nottingham Country, Section Eight (8) -	<u>G712708;</u>
Nottingham Country, Section Nine (9) -	<u>G075347;</u> and
Mason Creek Park, Section One (1) -	<u>G180262.</u>

V. The Association's current Supplemental Policies/Guidelines, pertaining only to the herein described matters, are as follows:

A. **Policies/Guidelines regarding Solid-Waste Composting of Vegetation, Efficient Irrigation Systems (Including Underground Drip or Other Drip Systems) and Drought-Resistant Landscaping or Water-Conserving Natural Turf:**

1. Prior to installation of a composting device, irrigation system and/or drought-resistant landscaping or water conserving natural turf, the advance written approval of the Association's Architectural Control Committee is required.
2. The Association may regulate the requirements, including size, type, shielding, and materials, for or the location of a composting device that does not prohibit the economic installation of the device on the property owner's property where there is reasonably sufficient area to install the device;
3. A composting device is not allowed if it is located in or on property: (i) owned by the property owners' association; (ii) owned in common by the members of the property owners' association; or (iii) in an area other than the fenced yard or patio of a property owner.
4. The Association may regulate the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes;
5. The Association may regulate the installation or use of gravel, rocks, or cacti;
6. The Association may regulate yard and landscape maintenance that does not restrict or prohibit turf or landscaping design that promotes water conservation;
7. The Association may require an owner to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the property owners' association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision.

B. **Policies/Guidelines regarding Display or Affixing of Religious Items:**

These Policies/Guidelines relate to a property owner or resident displaying or affixing on the owner's or resident's property or dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief. To the extent allowed by the U. S. Constitution and the Texas Constitution, the display or affixing of the following religious item(s) on the owner's or resident's property or dwelling is/are prohibited: (1) any religious item(s) that threaten(s) the public health or safety;

(2) any religious item(s) which violate(s) a law other than a law prohibiting the display of religious speech; (3) any religious item(s) which contain(s) language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content; (4) any religious item(s) installed on property: (A) owned or maintained by the property owners' association; or (B) owned in common by members of the property owners' association; (5) any religious item(s) which violate(s) any applicable building line, right-of-way, setback, or easement; and 6) any religious item(s) attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

**C. Policies/Guidelines regarding Back Yard Swimming Pool Enclosures**

These Policies/Guidelines relate to a property owner installing on the property owner's property a swimming pool enclosure that conforms to applicable state or local safety requirements, which enclosure: (1) surrounds a water feature, including a swimming pool or spa; (2) consists of transparent mesh or clear panels set in metal frames; (3) is not more than six feet in height; and (4) is designed to not be climbable. Regarding the appearance of such an enclosure, the Association approves only a swimming pool enclosure that is black in color and consists of transparent mesh set in metal frames.

**D. Policies/Guidelines regarding Security Measures**

These Policies/Guidelines relate to a property owner building or installing security measures, including but not limited to a security camera, motion detector, or perimeter fence (enclosing any portion of a Lot). The Association regulates the type of fencing that a property owner may install. The following security measures are prohibited: (1) the installation of a security camera by a property owner in a place other than the property owner's private property; (2) any perimeter fence(s) which violate(s) any applicable building line, right-of-way/easement or setback; and (3) any type, dimension, material, exterior color, construction method or location of perimeter fence(s) not approved in advance and in writing by the Association's Architectural Control Committee ("ACC"). Further, the Association may regulate the placement of security measures so as to maintain the aesthetics of the community. Although a perimeter fence may not encroach on, upon or over building lines, rights-of-way/easements (e.g., street rights-of-way/easements) and/or setback lines, the Association may consider alternative security measures such as: (i) a request to install a flush mounted wrought iron or aluminum gate enclosing a covered front porch; or (ii) a request to fence in an area behind the building line or behind a setback line (such as a recessed courtyard area) utilizing an ACC approved location and type of fence.

**(Certification and Acknowledgment are Contained on Page 4 Hereof)**

**CERTIFICATION**

"I, the undersigned, being the President of NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC., hereby certify that the foregoing Policies/Guidelines Resolution was adopted by at least a majority of the Association's Board of Directors, and such Policies/Guidelines have never been modified or repealed, and are now in full force and effect."

**NOTTINGHAM COUNTRY COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.**

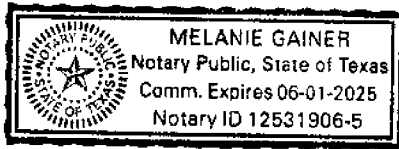
By: *Don Mach*  
DON MACH, President

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

**BEFORE ME, A NOTARY PUBLIC**, on this day personally appeared DON MACH, President of NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 12 day of August, 2021.



*Melanie Gainer*  
**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**

**After recording, return to:**  
Chaparral Management Company-Katy (CMC-Katy)  
1400 Broadfield Blvd., Suite 600  
Houston, Texas 77084

**NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC. - Association's Supplemental Policies/Guidelines regarding Solid-Waste Composting of Vegetation, Efficient Irrigation Systems (Including Underground Drip or Other Drip Systems) and Drought-Resistant Landscaping or Water-Conserving Natural Turf, Religious Displays, Back Yard Swimming Pool Enclosures and Security Measures**

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# Pages 5  
09/01/2021 04:05 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

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