RP-2024-436110
11/21/2024 ER $37.00

B-1195.1

NOTICE OF DEDICATORY INSTRUMENTS
for
NORTH VILLAGE GREEN I ASSOCIATION, INC.

The undersigned, being the authorized representative of **North Village Green I Association, Inc.**, a Texas non-profit corporation ("Association"), the Association described in that certain "*Declaration of Condominium for North Village Green I*" recorded on November 27, 1991 under Harris County Clerk's File No. 164134 and Volume 100, Page 110 of the Condominium Real Property Records of Harris County, Texas, together with that *First Supplemental Declaration* recorded under Harris County Clerk's File No. J316652 and Volume 143, Page 23, *Second Supplemental Declaration* recorded under Harris County Clerk's File No. K0330468 and Volume 152, Page 33, and *Third Supplemental Declaration* recorded under Harris County Clerk's File No. K030469 and Volume 152, Page 36, together with all amendments thereto, and the Association being a property owners' association as defined in Second 202.001 of the Texas Property Code, does hereby certify that the following attached instruments are true and correct copies of Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code:

1. *Policy, Regarding Use of Association Clubhouse/Association Offices*, dated November 18, 2024, attached hereto as "**Exhibit A**."

This Notice and the document(s) attached as exhibits are being recorded as "Dedicatory Instrument(s)" for the purpose of complying with Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand at Houston, Harris County, Texas, this 21 day of November, 2024.

NORTH VILLAGE GREEN I ASSOCIATION, INC., a Texas non-profit corporation

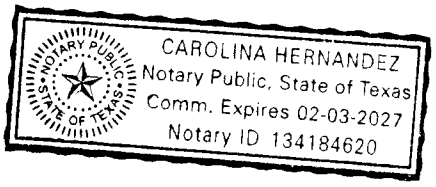
By: _____
Isela A. Deleon, secretary

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B-1195.2

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 day of November, 2024, by **Isela A. Deleon**, secretary of **NORTH VILLAGE GREEN I ASSOCIATION, INC.,** a Texas non-profit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas

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Policy Regarding the Use of the Clubhouse/HOA Office

WHEREAS, the North Village Green Homeowners Association (the "Association") is responsible for managing and maintaining the common areas and facilities, including the clubhouse located at 206 Plaza Verde Dr., Houston, TX 77038.

WHEREAS the clubhouse and HOA office are intended to serve the needs and interests of the Association and its members.

WHEREAS it is in the best interest of the Association and its members to establish clear guidelines for the use of the clubhouse and HOA office to prevent future conflicts and ensure the facility is utilized for its intended purposes.

NOW, THEREFORE, BE IT RESOLVED:

1. **Prohibition on Business Operations:**
   The clubhouse and HOA office shall not be rented, leased, or otherwise used by any individual, group, or entity to operate a business, including but not limited to rental management businesses or other commercial enterprises.

2. **Purpose of the Clubhouse/HOA Office:**
   The primary use of the clubhouse and HOA office shall be for Association operations, including board meetings, HOA events, and other activities directly related to the management and functioning of the Association.

3. **Rental Use by Unit Owners:**
   Unit owners in good standing may rent the clubhouse for private gatherings or events, subject to the following conditions:

   - **Liability Waiver:** Unit owners must sign a liability waiver indemnifying the Association against any damages, injuries, or losses that may occur during the event.
   - **Short-Term Rental Agreement:** Unit owners must sign a short-term rental agreement outlining basic rules for clubhouse use, including:
     - **Prohibited Activities:** No alcohol consumption is permitted on the premises.
     - **Noise Control:** No extreme loud music is allowed.
     - **Attendance Limit:** Events shall not exceed 30 attendees.
   - **Responsibility for Damages:** Unit owners shall be responsible for any damages to the clubhouse resulting from their use.
   - **Rental Fee and Deposit:** A rental fee shall be established by the board to generate income for the Association. This fee, along with a refundable security deposit, must be paid in advance.

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EXHIBIT
A
exhibitsticker.com

4. **Enforcement:**
   The Board of Directors of the Association shall have the authority to enforce this resolution, including denying rental requests that do not comply with the conditions outlined above.

5. **Effective Date:**
   This resolution is effective immediately upon its adoption by the majority vote of the Board of Directors and shall remain in effect indefinitely.

ADOPTED by the Board of Directors on this 18 day of Nov., 2024.

Signed:

Isela Deleon
Board Member, North Village Green HOA

Signed by:
Isela A. Deleon 11/18/2024
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Brylan Chinonso
Board Member, North Village Green HOA

Signed by:
11/18/2024
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Pages 5

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $37.00

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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