

WHEREAS, Section 202.006(b) of the Texas Property Code, effective January 1, 2012, provides that a dedicatory instrument has no effect until the instrument is filed in accordance with this section; and

WHEREAS, the Association desires to record the dedicatory instruments attached as Exhibit "A" in the Real Property Records of Montgomery County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as *Exhibit "A"* are true and correct copies of the originals and are hereby filed of record in the Real Property Records of Montgomery County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice of Filing of Dedicatory Instruments for April Point South to be executed by its duly authorized agent as of the date first above written.

APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: Nancy S. Harris
Its: Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Nancy Harris, Secretary of April Point South Property Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 24 day of February 2012.

Susan Rothe
Notary Public, State of Texas
SUSAN ROTHE
MY COMMISSION EXPIRES
JULY 19, 2012
My Commission Expires

Exhibit "A"

Dedicatory Instruments

- A-1 Solar Energy Device Guidelines
- A-2 Rainwater Collection Device Guidelines
- A-3 Flag Display Guidelines
- A-4 Religious Item Display Guidelines
- A-5 Articles of Incorporation of April Point South Property Owners Association, Inc.

APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.

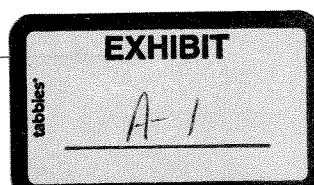
SOLAR ENERGY DEVICE GUIDELINES

WHEREAS, the Texas Legislature passed House Bill 362 which amends Chapter 202 of the Texas Property Code by adding Section 202.010 which precludes associations from adopting or enforcing a complete prohibition on solar energy devices; and

WHEREAS, pursuant to Section 202.010 of the Texas Property Code, the Board of Directors of April Point South Property Owners Association, Inc. (the "Association") is permitted to adopt certain limitations on solar energy devices.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.010 of the Texas Property Code, the Board of Directors hereby repeals any and all prior restrictions on solar energy devices contained in any governing document of the Association which are inconsistent with the new law, and adopts the following guidelines to govern solar energy devices.

- A. An owner may not install a solar energy device that:
1. as adjudicated by a court:
 - a. threatens the public health or safety; or
 - b. violates a law;
 2. is located on property owned or maintained by the Association;
 3. is located on property owned in common by the members of the Association;
 4. is located in an area on the owner's property other than:
 - a. on the roof of the home or of another structure allowed under a dedicatory instrument; or
 - b. in a fenced yard or patio owned and maintained by the owner;
 5. if mounted on the roof of the home:
 - a. extends higher than or beyond the roofline;
 - b. is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device if located in an area designated by the Association;
 - c. does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or



- d. has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
 - 6. if located in a fenced yard or patio, is taller than the fence line;
 - 7. as installed, voids material warranties; or
 - 8. was installed without prior approval by the Association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.

IT IS FURTHER RESOLVED that these Solar Energy Device Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on February 24, 2012, and has not been modified, rescinded or revoked.

DATE: 2/24/12

Nancy L. Harris
Secretary

APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.

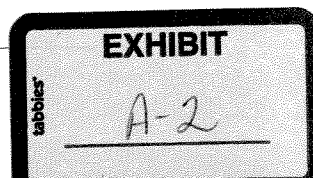
RAINWATER COLLECTION DEVICE GUIDELINES

WHEREAS, the Texas Legislature passed House Bill 3391 which amends Section 202.007(d) of the Texas Property Code which precludes associations from adopting or enforcing certain prohibitions or restrictions on rain barrels and rainwater harvesting systems; and

WHEREAS, pursuant to Section 202.007(d) of the Texas Property Code, the Board of Directors of April Point South Property Owners Association, Inc. (the "Association") is permitted to adopt specific limitations on rain barrels and rainwater harvesting systems.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.007(d) of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for rain barrels and rainwater harvesting systems.

- A. An owner may not install a rain barrel or rainwater harvesting system if:
1. such device is to be installed in or on property:
 - (a) owned by the Association;
 - (b) owned in common by the members of the Association; or
 - (c) located between the front of the owner's home and an adjoining or adjacent street; or
 2. the barrel or system:
 - (a) is of a color other than a color consistent with the color scheme of the owner's home; or
 - (b) displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- B. The Association may regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if:
1. the restriction does not prohibit the economic installation of the device or appurtenance on the owner's property; and
 2. there is a reasonably sufficient area on the owner's property in which to install the device or appurtenance.
- C. In order to enforce these regulations, an owner must receive written approval from the Board or the architectural control or review committee (if one exists) prior to installing any rain barrel or rainwater harvesting system. Accordingly, prior to installation, an owner must submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show



the proposed location, color, material, shielding devices, size and type of such system or device (and all parts thereof). The plans should also identify whether the device or any part thereof will be visible from any street, other lot or common area.

- D. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- E. In the event of any conflict between the new law cited above and any restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, the new law and this Rainwater Collection Device Policy control.

IT IS FURTHER RESOLVED that these Rainwater Collection Device Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on February 24, 2012, and has not been modified, rescinded or revoked.

DATE: 2/24/12

Thomas S. Harris
Secretary

APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.

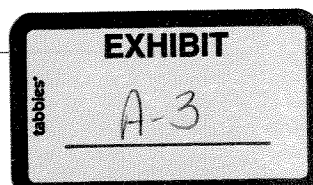
FLAG DISPLAY GUIDELINES

WHEREAS, the Texas Legislature passed House Bill 2779 which amends Chapter 202 of the Texas Property Code by adding Section 202.011 which precludes associations from adopting or enforcing a prohibition or restriction on certain flag displays; and

WHEREAS, pursuant to Section 202.011 of the Texas Property Code, April Point South Property Owners Association, Inc. (the "Association") is permitted to adopt specific limitations on certain flag displays.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.011 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for flag displays.

- A. An owner or resident may display:
 - 1. the flag of the United States of America;
 - 2. the flag of the State of Texas; or
 - 3. an official or replica flag of any branch of the United States armed forces.
- B. An owner may only display a flag in A. above if such display meets the following criteria:
 - 1. a flag of the United States must be displayed in accordance with 4 U.S. C. Sections 5-10;
 - 2. a flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
 - 3. a flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
 - 4. the display of a flag or the location and construction of the supporting flagpole must comply with applicable zoning ordinances, easements and setbacks of record;
 - 5. a displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;
- C. The Association hereby adopts the following additional restrictions on the display of flags on an owner's lot:
 - 1. an owner may not install a flagpole which is greater than twenty feet (20') in height;
 - 2. an owner may not install more than one flagpole on the owner's property;



3. any flag displayed must not be greater than 3' x 5' in size;
4. an owner may not install lights to illuminate a displayed flag which, due to their size, location or intensity, constitute a nuisance;
5. an owner may not locate a displayed flag or flagpole on property that is:
 - (a) owned or maintained by the Association; or
 - (b) owned in common by the members of the Association.

D. Prior to erecting or installing a flag and/or flag pole, an owner must first submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate a displayed flag).

E. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.

IT IS FURTHER RESOLVED that these Flag Display Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on February 24, 2012, and has not been modified, rescinded or revoked.

DATE: 2/24/2012

Nancy S. Harris
Secretary

APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.

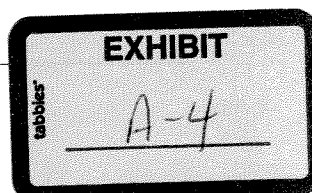
RELIGIOUS ITEM DISPLAY GUIDELINES

WHEREAS, the Texas Legislature passed House Bill 1278 which amends Chapter 202 of the Texas Property Code by adding Section 202.018 which precludes associations from adopting or enforcing a restrictive covenant which governs an owner's or resident's right to display or affix on the entry to the owner's or resident's dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief; and

WHEREAS, pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors of April Point South Property Owners Association, Inc. (the "Association") is permitted to adopt certain limitations on the display of religious items.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the display of religious symbols.

- A. An owner or resident may not display or affix a religious item on the entry to the owner or resident's dwelling which:
 - 1. threatens the public health or safety;
 - 2. violates a law;
 - 3. contains language, graphics, or any display that is patently offensive to a passerby;
 - 4. is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
 - 5. individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than 25 square inches;
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- C. In the event of any conflict between Section 202.018(b) of the Texas Property Code and any restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, Section 202.018(b) and this Religious Item Display Policy controls.



IT IS FURTHER RESOLVED that these Religious Item Display Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on February 27, 2012, and has not been modified, rescinded or revoked.

DATE: 2/24/12

Thomas S. Harris
Secretary

ARTICLES OF INCORPORATION

OF

APRIL POINT SOUTH

PROPERTY OWNERS ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas

FEB 22 1982

CLERK I H
Corporation Division

I, the undersigned, natural person of the age of twenty-one (21) years or more, and a citizen of the State of Texas, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

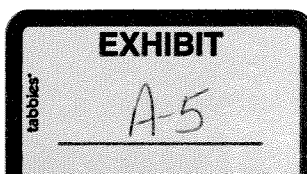
The purpose for which the corporation is organized is:

A. The administration and operation of April Point South Condominia, a Condominium Project in Montgomery County, Texas, including but not limited to providing for the maintenance, repair, replacement, administration, insuring, and operation of April Point South Condominia pursuant to provisions set forth in the April Point South Condominia Declaration and the By-Laws and Rules and Regulations of the APRIL POINT SOUTH PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 182 April Point South, Montgomery, Texas, 77356, and the name of the registered agent at such address is:

W. THOMAS BALLANTINE.



ARTICLE SIX

The number of directors constituting the initial Board of Directors of the corporation is nine and the names and addresses of the persons who are to serve as the initial directors are:

PAT ANDERSON	13711 Apple Tree Houston, Texas 77079
TOM BALLANTINE	6223 Little Berry Houston, Texas 77088
BOB CRAIG	10003 Piping Rock Houston, Texas 77042
DAVID GAVIN	145 April Point South Montgomery, Texas 77356
TAYLOR HANCOCK	134 April Point South Montgomery, Texas 77356
MARGIE RUNDGREN	16 April Point South Montgomery, Texas 77356
C. K. VINCENT	19 April Point South Montgomery, Texas 77356
JOE WATSON	146 Lakeside Dr. Montgomery, Texas 77356
JIM WINDER	91 April Point South Montgomery, Texas 77356

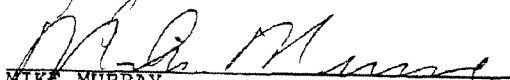
ARTICLE SEVEN

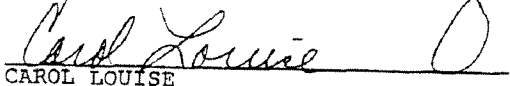
The names and addresses of the incorporators are:

MIKE MURRAY	101 Simonton, Conroe, Texas 77301
CAROL LOUISE	101 Simonte Conroe, Te 77301
KATHY O'HARA	1 April S. and Blvd. Montgomery, Texas 77356

IN WITNESS WHEREOF, We have hereunto set our hands this the 19th day of February, 1982.

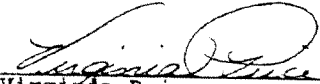

KATHY O'HARA


MIKE MURRAY


CAROL LOUISE

THE STATE OF TEXAS)
COUNTY OF MONTGOMERY)

I, Virginia Price, a Notary Public, in and for said County and State, do hereby certify that on this the 19th day of February, 1982, personally appeared MIKE MURRAY, CAROL LOUISE, and KATHY O'HARA, who being by me duly sworn, declared that they are the persons who signed the foregoing document as incorporators and that the statements contained therein are true.



Virginia Price
Notary Public in and for
Montgomery County, Texas

My commission expires: 12/23/84

E-FILED FOR RECORD

03/14/2012 2:31PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF MONTGOMERY**

**I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.**

03/14/2012



County Clerk
Montgomery County, Texas