

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

JUN 26 2017

CKM PROP. MGMT

STATE OF TEXAS)(
COUNTY OF MONTGOMERY)(

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and WHEREAS the Decker Oaks Estates Community Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas, NOW THEREFORE, true copies of the following dedicatory instruments of the Decker Oaks Estates Community Association, Inc. which have not been previously filed in the public records of Montgomery County are attached hereto, including:

GUIDELINES REGARDING THE INSTALLATION OF DRAUGHT-RESISTANT LANDSCAPING AND WATER-CONSERVING TURF

FURTHER, other dedicatory instruments of the Decker Oaks Estates Community Association, Inc. have already been filed in the public records of Montgomery County and these documents supplement the previously filed documents.

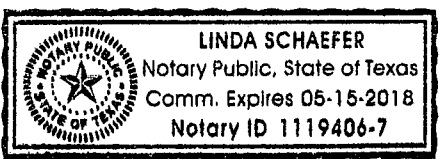
SIGNED on this 13th day of June, 2017.

Signature: [Handwritten Signature]
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for Decker Oaks Estates Community Association, Inc.

STATE OF TEXAS)(
COUNTY OF MONTGOMERY)(

This instrument was acknowledged before me on this 13th day of June, 2017 by Susan Gonzales.

Signature: [Handwritten Signature]
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/18



Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160

Decker Oaks Estates Community Association, Inc.

**GUIDELINES REGARDING THE INSTALLATION OF
DRAUGHT-RESISTANT LANDSCAPING AND WATER-CONSERVING TURF**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

WHEREAS, the Decker Oaks Estates Community Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

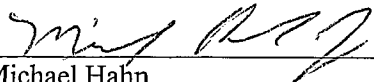
WHEREAS, due to recent statutory changes to § 202.007 of the Texas Property Code, the Association desires to enact regulations regarding the installation of draught-resistant landscaping and water-conserving turf ("Xeriscaping"), to advise owners as to what items the Board considers aesthetically incompatible with landscaping in the subdivision and will be prohibited;

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following regulations:

- I. The following items deemed aesthetically incompatible with the landscaping in the subdivision and will not be approved:
 - A) Astro-turf and any other artificial turf (all turf must be natural and living);
 - B) Artificial plants, trees, shrubs, bushes and other artificial landscaping (all landscaping must be natural and alive);
 - C) Areas of rock, gravel, stone, or similar ground cover that comprise a significant portion of the front yard that is visible from public view, as determined in the sole discretion of the Association;
 - D) Cacti and similar plants that constitute the primary landscaping feature on the lot; and
 - E) Species of plant or turf that are dangerous, toxic or invasive to humans, animals or indigenous plant life.
- II. The Association shall have the sole discretion as to what constitutes the meaning of "draught-resistant", "water-conserving", "artificial" and all other terms used in this policy that are not otherwise defined by applicable law or the Association's dedicatory instruments.
- III. No modification or installation of landscaping governed by this policy shall be made until the owner has first applied for and obtained the written approval of the Association.
- IV. The Board of Directors may not unreasonably withhold approval of items regulated by this policy.

The guidelines are effective upon recordation in the Public Records of MONTGOMERY County, and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 15th day of May 2017.

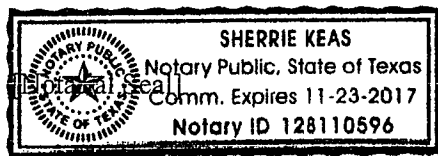


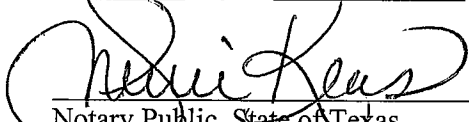
Michael Hahn
President
Decker Oaks Estates Community Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Before me, the undersigned authority, on this day personally appeared Michael Hahn, President of Decker Oaks Estates Community Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 9th day of June, 2017.





Notary Public, State of Texas

SHERRIE KEAS

Printed Name

My commission expires: 11/23/17

FILED FOR RECORD
06/19/2017 01:58PM




COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

06/19/2017



County Clerk
Montgomery County, Texas