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Notice  
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NOTICE OF DEDICATORY INSTRUMENT  
FOR  
TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Short Term Leases

I, the undersigned, do hereby certify:

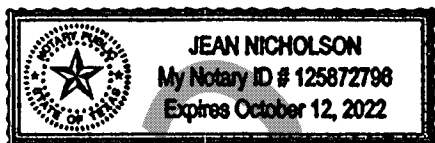
1. That I am the duly appointed Managing Agent of TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION, INC. (the Association), a Texas non-profit corporation; and
2. That the attached document applies to the operation of the Association and the utilization of property within TIMBER LANE, a subdivision in Harris County, Texas, more particularly described in the attached Exhibit "A"; and
3. That the attached document is a true and correct copy of the original; and
4. That the attached document is herewith being recorded in the Real Property Records of Harris County pursuant to Texas Property Code §202.006.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 6th day of December, 2019.


  
\_\_\_\_\_  
Larry January, Managing Agent

STATE OF TEXAS     §  
                              §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on December 6, 2019, by Larry January.



  
\_\_\_\_\_  
Notary Public, State of Texas

After recording, return to:   
Innovative Management Service  
623 West 25th Street  
Houston, TX 77008-1903

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RP-2019-553635

TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
SHORT TERM RENTALS

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

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions of the various sections of Timber Lane (the Declarations) provide that "(a) No lot shall be used for anything other than residential purposes. (b) No trade or business activity shall be carried on upon any lot ... nor shall anything be done thereon which may be or become obnoxious or offensive or an annoyance or a nuisance to the neighborhood"; and

WHEREAS, the Declarations further provide that "No garage apartment for rental purposes shall be permitted on any residential lot"; and

WHEREAS, Section 202.003(a) of the Texas Property Code provides that "A restrictive covenant shall be liberally construed to give effect to its purposes and intent"; and

WHEREAS, Section 202.004(a) provides that "An exercise of discretionary authority by a property owners' association ... concerning a restrictive covenant is presumed reasonable unless the court determines by a preponderance of the evidence that the exercise of discretionary authority was arbitrary, capricious, or discriminatory"; and

WHEREAS, the Board of Directors desires to establish a uniform and equitable procedure for the enforcement of the Declarations; and

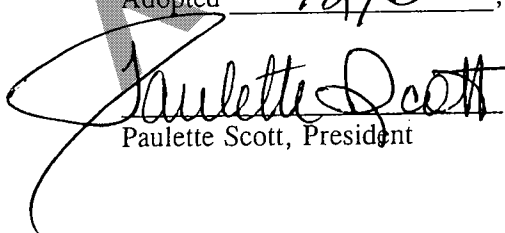
WHEREAS, the Board of Directors desires to bar transient, short term, and "bed & breakfast" rentals of the properties in the subdivision and rentals of individual rooms or areas within the properties:

now, therefore, it is **RESOLVED**, that

Rentals of the properties in the subdivision are subject to the following:

1. All rentals shall be only by written lease for a term of at least six (6) consecutive months.
2. All rental leases shall encompass the entire lot.
3. No lot shall be advertised on Airbnb.com or similar site or advertisement source for lease for any term less than six (6) continuous months.
4. Said leases must contain agreement by the tenant(s) to obey the Declarations, rules, regulations, policies, procedures, and other dedicatory instruments of the Association.
5. The term "lease" as used herein includes sub-leases and any other rental agreement.

Adopted 12/5, 2019.

  
Paulette Scott, President

attest:

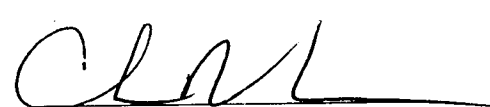
  
Chad Luellen, Secretary

EXHIBIT "A"TIMBER LANE SUBDIVISION  
PROPERTY DESCRIPTION

TIMBER LANE SECTION ONE (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 163, page 55, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION TWO (2), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 184, page 1, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION THREE (3), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 194, page 126, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION FOUR (4), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 191, page 75, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION FIVE (5), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 211, page 103, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION SIX (6), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 229, page 130, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION SEVEN (7), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 273, page 87, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION EIGHT (8), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 243, page 51, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION NINE (9), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 248, page 85, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION TEN (10), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 253, page 86, of the Map Records of Harris County, Texas, and

TIMBER LANE SECTION ELEVEN (11), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 282, page 49, of the Map Records of Harris County, Texas, and

all other additions which are subsequently annexed thereto and made subject to the authority of the Association.

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FILED FOR RECORD

3:49:05 PM

Monday, December 16, 2019

*Diane Mautman*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, December 16, 2019

*Diane Mautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



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