

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive

Houston, Texas 77084

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

**ASSOCIATION'S DRIVEWAY, WALKWAY,
AND SIDEWALK POLICY**

- I. The name of the Subdivision(s) is/are DEERFIELD VILLAGE and DEERFIELD VILLAGE PATIO HOMES.
- II. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (a Texas Non-Profit Corporation, sometimes referred to herein as the "Association").
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, recorded in the Map or Plat Records of Harris County, Texas, is as follows:

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|--|---|---------------------------|-----|
| Deerfield Village, Section One | - | Clerk's File No. E565236; | lll |
| Deerfield Village, Section Two | - | Clerk's File No. E824180; | lll |
| Deerfield Village, Section Three | - | Clerk's File No. G961226; | lll |
| Deerfield Village, Section Four | - | Clerk's File No. F761973; | lll |
| Deerfield Village, Section Five | - | Clerk's File No. J123883; | lll |
| Deerfield Village, Section Six | - | Clerk's File No. M276167; | lll |
| Deerfield Village, Section Eight | - | Clerk's File No. L792807; | lll |
| Deerfield Village Patio Homes, Section One | - | Clerk's File No. E807466; | lll |
| Deerfield Village Patio Homes, Section Two | - | Clerk's File No. H029605; | lll |
| | | and | |
| Deerfield Village Patio Homes, Section Three | - | Clerk's File No. J551385. | lll |

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- IV. The recording data for the Protective Covenants or Declarations (i.e., Deed Restrictions) for each Section of the Subdivision, recorded in the Official Public Records of Real Property of Harris County, Texas, is as follows:

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|----------------------------------|---|----------------------|
| Deerfield Village, Section One | - | Volume 229, Page 1; |
| Deerfield Village, Section Two | - | Volume 237, Page 44; |
| Deerfield Village, Section Three | - | Volume 256, Page 31; |
| Deerfield Village, Section Three | - | Volume 290, Page 50; |
| Deerfield Village, Section Four | - | Volume 257, Page 13; |

Deerfield Village, Section Five	-	Volume 306, Page 136;
Deerfield Village, Section Six	-	Volume 343, Page 40;
Deerfield Village, Section Eight	-	Volume 308, Page 146;
Deerfield Village Patio Homes, Section One	-	Volume 235, Page 124;
Deerfield Village Patio Homes, Section Two	-	Volume 243, Page 142; and
Deerfield Village Patio Homes, Section Three	-	Volume 243, page 149.

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V. **DRIVEWAY, WALKWAY, AND SIDEWALK POLICY:** The following Association Driveway and Sidewalk Policy was approved by at least a majority vote of the Board of Directors of Deerfield Village Community Association, Inc. (the "Board"), at a duly called Meeting of the Board held on the 23rd day of May, 2016, at which Meeting a quorum was present:

1. This Policy is for the clarification of harmony for each of the protective covenant sections, as it applies to driveways, walkways and sidewalks.
2. Each driveway approach shall be of concrete matching the concrete street
2. Each driveway and each sidewalk are to be constructed of concrete matching the concrete street, unless either brick, stone, pebbles, or stamped concrete is approved in advance and in writing by the Association's Deeds Committee (with the approval signature of at least one Association Director).
3. A driveway approach, driveway, walkway or sidewalk may not contain asphalt or exposed aggregate concrete.
4. Any and all driveway, driveway approach, walkway and/or sidewalk repair, replacement, expansion and/or modification project(s) of any kind is/are subject to the approval or disapproval of the Association's Deeds Committee, and no such project may commence unless approved in advance and in writing by the Association's Deeds Committee (with the approval signature of at least one Association Director).
5. The Association's Deeds Committee has full authority to specify the dimensions, configuration, depth, rebar size, expansion joints, materials, quality of materials and construction methods regarding any driveway approach.
6. The Association's Deeds Committee has full authority to specify the dimensions, configuration, depth, rebar size, expansion joints, materials, quality of materials, color of materials and construction methods regarding any driveway and/or sidewalk.
7. In addition to the foregoing, the Property Owner(s) must also adhere to, and comply with, any and all applicable provisions of the Deed

Restrictions regarding any and all driveway, driveway approach and/or sidewalk repair, replacement, expansion and/or modification project(s) of any kind.

TERMS

1. **SIDEWALK:** A hard-surfaced path for pedestrians at the side of a roadway or street.
2. **APPROACH:** Is an area, construction or improvement between the roadway of a public street and private property intended to provide access for vehicles from the roadway of a public street to the driveway of the private property.
3. **WALKWAY:** A passage for walking, typically connecting the front or back of a house, leading from the door to the sidewalk, road or driveway.
4. **EXPOSED AGGREGATE:** When the gravel or stone chips in the concrete mix is partially exposed in the finished surface.

CERTIFICATION

“My name is ERIC JEAN-PAUL TOUREILLES. I am fully competent and authorized to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the “Association,” a Texas Non-Profit Corporation). I hereby certify that the foregoing Driveway, Walkway and Sidewalk Policy Resolution was adopted by at least a majority of the Association’s Board of Directors, and such Driveway, Walkway and Sidewalk Policy Resolution has never been modified or repealed, and is now in full force and effect.”

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

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[Handwritten Signature]

By:

Printed name: ERIC JEAN-PAUL TOUREILLES
Office Held: President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared ERIC JEAN-PAUL TOUREILLES, President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the “Association,” a Texas Non-Profit Corporation and a Texas property owners’ association), 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 18 day of July, 2016.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Marie Nugent

*Return to: ✓
Michael T Gainer
9801 Westheimer
Suite 302
Houston, TX 77042*

Deerfield Village Community Association, Inc. / Driveway, Walkway, and Sidewalk Policy

FILED FOR RECORD

8:00:00 AM

Thursday, July 27, 2017

Stan Stewart

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

Thursday, July 27, 2017



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS