

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive

Houston, Texas 77084

Telephone No. 281.463.2624 / Fax No. 281.463.7679

Email: deerfield4@sbcglobal.net

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

PROPERTY OWNERS' ASSOCIATION'S POLICY
PROHIBITING GARAGE SALES AT INDIVIDUAL RESIDENCES

I. The name of the Subdivision(s) is/are DEERFIELD VILLAGE and DEERFIELD VILLAGE PATIO HOMES. (13) See

II. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (a Texas Non-Profit Corporation, sometimes referred to herein as the "Association"). 102

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:

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

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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:

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 Replat	-	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;

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Deerfield Village Patio Homes, Section Two - Volume 243, Page 142; and
Deerfield Village Patio Homes, Section Three - Volume 243, page 149.

V. RATIONALE FOR POLICY PROHIBITING GARAGE SALES AT INDIVIDUAL RESIDENCES:

a) The Protective Covenants/Declarations for the various Sections within the Association's jurisdiction generally provide, in pertinent part as follows: (i) no business activity, for profit or not, shall be permitted on any Lot; (ii) no noxious or offensive activity of any sort shall be permitted; and (iii) no signs are permitted to be displayed except one (1) For Sale or Rent sign advertizing a residence for sale or rent.

b) Garage sales are generally commercial or business in nature;

c) Garage sales at individual residences increase traffic into the community and incoming vehicles congest the streets and often are parked so as to block the street(s), thereby preventing ingress/egress for emergency vehicles, as well as preventing ingress/egress for passenger vehicles.

d) The influx of traffic caused by individual residence garage sales increases the likelihood of vehicular and pedestrian accidents.

e) Garage sales are generally advertized with signs posted in esplanades, yards, green belts and other areas within the Deerfield Village Community, and not permitted.

f) The Association offers a community-wide garage sale (up to 2 per calendar year) at which a homeowner may hold a sale at their property or approved area. At such a community-wide garage sale, the Association will pay for security and traffic control.

VI. POLICY PROHIBITING GARAGE SALES AT INDIVIDUAL RESIDENCES: The following Association Policy Prohibiting Garage Sales 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 29 day of May, 2018, at which Meeting a quorum was present:

Based on multiple rationale, including but not limited to the rationale listed in paragraph "V" above, any and all GARAGE SALES at any time for any duration at any individual residence(s), including single-family detached residences and patio home residences, ARE EXPRESSLY PROHIBITED in Deerfield Village, Sections One, Two, Three, Four, Five, Six and Eight, and Deerfield Village Patio Homes, Sections One, Two and Three, with exception to a Community Garage sale, approved by the Association and open to all Members .

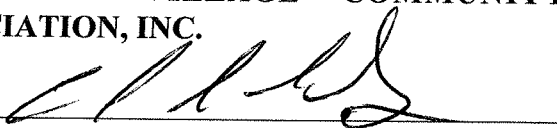
a) The Community Garage Sale date/time will be determined by the DVCA Board of Directors, and there is typically one in Spring, and a 2nd sale in Fall. .

b) The Association will assess a nominal fee to participate, in order to cover cost of security, traffic control, advertising and any other administrative costs. Member must not be delinquent on their Annual dues.

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 Association Policy Prohibiting Garage Sales was adopted by at least a majority of the Association's Board of Directors, and such Association Policy Prohibiting Garage Sales has never been modified or repealed, and is now in full force and effect."

**DEERFIELD VILLAGE COMMUNITY
ASSOCIATION, INC.**

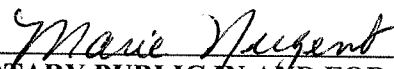
By: 
Printed name: ERIC JEAN-PAUL TOUREILLES
Office Held: President

ACKNOWLEDGMENT

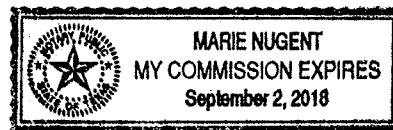
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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 30 day of MAY, 2018.


**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

✓ **After recording, return to:**
Deerfield Village Community Association, Inc.
4045 Deerfield Village Drive
Houston, Texas 77084



Deerfield Village Community Association, Inc. / Association Policy Prohibiting Garage Sales

FILED FOR RECORD

8:00:00 AM

Tuesday, June 12, 2018

Stan Stanart

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

Tuesday, June 12, 2018



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS