

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**

4045 Deerfield Village Drive \* Houston, TX 77084

Office: (281) 463-2624 \* Fax: (281) 463-7679

Email: [deerfield4@sbcglobal.net](mailto:deerfield4@sbcglobal.net)

**ASSOCIATION'S POLICIES/GUIDELINES REGARDING OUTBUILDINGS AND  
PLAY STRUCTURES APPLICABLE ONLY TO LOTS LOCATED SECTIONS ONE (1),  
TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND EIGHT (8)  
(Recorded Pursuant to Chapter 202, Title 11, Texas Property Code)**

- I. The name of the Subdivision(s) is/are DEERFIELD VILLAGE and DEERFIELD VILLAGE PATIO HOMES (together sometimes referred to herein as "Deerfield Village").
- 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:

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.

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

**V. POLICIES/GUIDELINES REGARDING OUTBUILDINGS AND PLAY STRUCTURES APPLICABLE ONLY TO LOTS LOCATED IN SECTIONS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND EIGHT (8)**

The Architectural Control Committee ("ACC") is appointed by the Deerfield Village Community Association, Inc.'s Board of Trustees (the "Board"). The Board may serve as the ACC.

*The Protective Covenants generally provide in part as follows: "....Any building or structure, other than the main residence and garage shall be limited to eight (8) feet in height and must be approved in accordance with Paragraph 3, Part I of these Protective Covenants....Friendswood or its assignee, at its sole discretion, is hereby permitted to approve deviations in the Protective Covenants hereinabove set out where, in its judgment, such deviations will result in a more common beneficial use. Such approvals must be in writing and when given, will become a part of these restrictions...."*

The current ACC Guidelines regarding outbuildings and play structures are as follows:

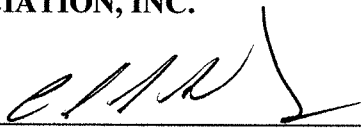
Any building or structure, other than the main residence and garage shall be limited to eight and one-half (8.5) feet in height from the top of the foundation to the top of the structure and/or not to exceed nine (9) feet in height from the original ground level elevation to the top of the structure. Exceptions not to exceed a maximum height of ten (10) feet from the original ground level elevation may be made for gazebos, trampoline safety nets, playsets and forts or other items if approved in advance and in writing by the Board or its appointed ACC. Notwithstanding the foregoing, regarding any and all such structures, a written application accompanied by detailed plans and specifications, elevations and a site plan are required to be submitted, and the advance written approval of the Board or its appointed ACC must be received prior to commencement of any such construction or project in accordance with Paragraph 3, Part I of the Protective Covenants.

**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 Policies/Guidelines were adopted by at least a majority of the Association's Board of Directors, and such Policies/Guidelines have never been modified or repealed, and are now in full force and effect."

**DEERFIELD VILLAGE COMMUNITY  
ASSOCIATION, INC.**


By:   
ERIC JEAN-PAUL TOUREILLES, President

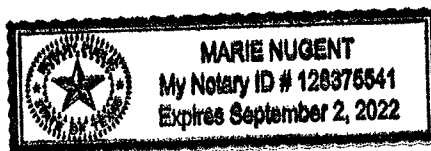
**ACKNOWLEDGMENT**

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., a Texas Non-Profit Corporation, 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 20 day of February, 2019.

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



**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**  
Association's Policies/Guidelines regarding Outbuildings and Play Structures Applicable Only to Lots Located in Sections One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Eight (8)

Return to: ✓

Deerfield Village Community Association Page 3 of 3 Pages  
4045 Deerfield Village Drive  
Houston, TX 77084

FILED FOR RECORD

8:00:00 AM

Friday, March 29, 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

Friday, March 29, 2019



*Diane Mautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS