

Deerfield Village Community Association
SPECIAL BOARD MEETING
Tuesday November 9, 2021
7:00 PM

The special meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center. President Eric Toureilles called the meeting to order at 7:04 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Gerry Hilliard (Secretary), Terry Gray (Treasurer), Jason Nace, Jim Hunt, Hak Dickenson, John Devine and John Murphy.

1. **DETERMINATION OF QUORUM** (6 required)

Eric determined that a quorum was present with all members attending.

2. **SUPPLEMENTAL GUIDELINES**

A discussion was held concerning the new supplemental guidelines needed to be put in place due to new legislation as of September 1, 2021. Major concern was put on the new fencing boundaries and the type of fence allowable. The HOA attorney has written what guidelines are appropriate after researching the new legislation and reviewing our Protective Covenants. After much discussion with several residents a motion was made by Jason Nace and seconded by Hak Dickerson to accept the new guidelines as written by the association's attorney. The motion passed unanimously. A copy of those new guidelines is attached.

3. **EXECUTIVE SESSION**

A motion was made by Eric Toureilles and seconded by Brent Burris to Move to Executive Session at 7:57pm to discuss properties and Member conduct. The motion passed unanimously.

The Board ended Executive Session at 8:57 pm.

It was decided that Eric Toureilles and Hak Dickerson would attempt to meet with resident on Cadbury to discuss his behavior.

It was decided to proceed with a suspension regarding the Member's behavior on the tennis court and place this on the November 22nd agenda to have a Board vote.

4. ADJOURNMENT

A motion was made by Brent Burris and seconded by John Murphy to adjourn the meeting. The motion was unanimously approved.

Meeting was adjourned at 8:59pm.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

**4045 Deerfield Village Drive
Houston, Texas 77084**

ASSOCIATION'S SUPPLEMENTAL POLICIES/GUIDELINES

**[Recorded Pursuant to Sections 202.007, 202.018, 202.019, 202.022 and 202.023,
Title 11, Texas Property Code]**

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this Association Supplemental Policies and Guidelines on behalf of the Association. This instrument supersedes any prior Association Policies and Guidelines pertaining only to the herein described matters filed by the Association. The Association certifies as to the following:

- I. The name(s) of the Subdivision(s) is/are DEERFIELD VILLAGE, Sections One (1) through Six (6) inclusive, DEERFIELD VILLAGE, Section Eight (8) and DEERFIELD VILLAGE PATIO HOMES, Sections One (1), Two (2) and Three (3).
- II. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.
- 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:

Map(s) or Plat(s) Records of Harris County, Texas:

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.
Deerfield Village Patio Homes, Section Three - Volume 243, page 149.

- IV (a). The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Harris County, Texas):

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.
Deerfield Village Patio Homes, Section Three - Clerk's File No. J551385.

- IV (b). The recording data for the "Community Services Charge" for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Community Services Charge (Deed Records of Harris County, Texas):

Deerfield Village, Section One - Clerk's File No. E564713.
Deerfield Village, Section Two - Clerk's File No. E564713.
Deerfield Village, Section Three - Clerk's File No. E564713.
Deerfield Village, Section Four - Clerk's File No. E564713.
Deerfield Village, Section Five - Clerk's File No. E564713.
Deerfield Village, Section Six - Clerk's File No. E564713.
Deerfield Village, Section Eight - Clerk's File No. E564713.
Deerfield Village Patio Homes, Section One - Clerk's File No. E764216.
Deerfield Village Patio Homes, Section Two - Clerk's File No. E764216.
Deerfield Village Patio Homes, Section Three - Clerk's File No. E764216.

- V. The Association's current Supplemental Policies/Guidelines pertaining to the herein described matters are as follows:

A. **Policies/Guidelines regarding Solid-Waste Composting of Vegetation, Efficient Irrigation Systems (Including Underground Drip or Other Drip Systems) and Drought-Resistant Landscaping or Water-Conserving Natural Turf**

1. Prior to installation of a composting device, irrigation system and/or drought-resistant landscaping or water conserving natural turf, the advance written approval of the Association's Architectural Control Committee is required.
2. The Association may regulate the requirements, including size, type, shielding, and materials, for or the location of a composting device that does not prohibit the economic installation of the device on the property owner's property where there is reasonably sufficient area to install the device;
3. A composting device is not allowed if it is located in or on property: (i) owned by the property owners' association; (ii) owned in common by the members of the property owners' association; or (iii) in an area other than the fenced yard or patio of a property owner.
4. The Association may regulate the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes;
5. The Association may regulate the installation or use of gravel, rocks, or cacti;

6. The Association may regulate yard and landscape maintenance that does not restrict or prohibit turf or landscaping design that promotes water conservation;
7. The Association may require an owner to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the property owners' association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision.

B. Policies/Guidelines regarding Display or Affixing of Religious Items

These Policies/Guidelines relate to a property owner or resident displaying or affixing on the owner's or resident's property or dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief. To the extent allowed by the U. S. Constitution and the Texas Constitution, the display or affixing of the following religious item(s) on the owner's or resident's property or dwelling is/are prohibited: (1) any religious item(s) that threaten(s) the public health or safety; (2) any religious item(s) which violate(s) a law other than a law prohibiting the display of religious speech; (3) any religious item(s) which contain(s) language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content; (4) any religious item(s) installed on property: (A) owned or maintained by the property owners' association; or (B) owned in common by members of the property owners' association; (5) any religious item(s) which violate(s) any applicable building line, right-of-way, setback, or easement; and (6) any religious item(s) attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

C. Policies/Guidelines regarding Standby Electric Generators

These Policies/Guidelines relate to a property owner building or installing a standby electric generator: (1) powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen; (2) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure; (3) connected to the main electrical panel of a residence by a manual or automatic transfer switch; and (4) rated for a generating capacity of not less than seven kilowatts. A standby electric generator must: a) be installed and maintained in compliance with: (A) the manufacturer's specifications; and (B) applicable governmental health, safety, electrical, and building codes; b) be installed so that all electrical, plumbing, and fuel line connections are installed only by licensed contractors; c) be installed in accordance with applicable governmental health, safety, electrical, and building codes; d) be installed so that all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections to be installed in accordance with applicable governmental health, safety, electrical, and building codes; e) be installed so that all liquefied petroleum gas fuel line connections are installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes; f) be installed so that nonintegral standby electric generator fuel tanks are installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes; g) be maintained in good condition, including, but not limited to, its electrical lines and fuel lines; h) be maintained in a manner requiring immediate repair, replacement, or removal of any deteriorated or unsafe component of a standby electric generator, including electrical or fuel lines; i) be screened if the standby electric generator is: (A) visible from the street faced by the dwelling; (B) located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the property owners' association; or (C) located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the property owners' association; j) have reasonable set times, consistent with the manufacturer's recommendations, for the periodic testing of such standby electric generator; k) not generate all or substantially all of the electrical power to a residence, except when utility-generated electrical power to the

residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence; l) be located in a location in the back yard approved by the Association; m) not be located on property: (A) owned or maintained by the property owners' association; or (B) owned in common by the property owners' association members. The Association shall reasonably apply and enforce these Policies/Guidelines, which may not: (1) increase the cost of installing the standby electric generator by more than 10 percent; or (2) increase the cost of installing and connecting the electrical and fuel lines for the standby electric generator by more than 20 percent. The Association may not withhold approval if the proposed installation meets or exceeds the above requirements. The information required to be submitted to the Association as part of the application for the installation of a standby electric generator may not be greater or more detailed than the application for any other improvement.

D. Policies/Guidelines regarding Back Yard Swimming Pool Enclosures

These Policies/Guidelines relate to a property owner installing on the property owner's property a swimming pool enclosure that conforms to applicable state or local safety requirements, which enclosure: (1) surrounds a water feature, including a swimming pool or spa; (2) consists of transparent mesh or clear panels set in metal frames; (3) is not more than six feet in height; and (4) is designed to not be climbable. Regarding the appearance of such an enclosure, the Association approves only a swimming pool enclosure that is black in color and consists of transparent mesh set in metal frames.

E. Policies/Guidelines regarding Security Measures

These Policies/Guidelines relate to a property owner building or installing security measures on a property owner's private property, including but not limited to a security camera, motion detector, or perimeter fence (enclosing any portion of a lot). The Association regulates the type of fencing that a property owner may install. The following security measures are prohibited: 1) the installation of a security camera, motion detector, or other security measure by a property owner in a place other than the property owner's private property; 2) a security measure installed in, on, upon or over a street right-of-way; (3) a security measure installed on a Common Area, unless installed by the Association; 4) any perimeter fence(s) which violate(s) any applicable building line, right of way or easement; and 5) any fencing type, location, dimension, style, height, material(s), exterior color, construction method(s) or appearance of perimeter fence(s) not approved in advance and in writing by the Association's Architectural Control Committee ("ACC"). The ACC may also be referred to as the "Deeds Committee." A property owner must submit an Application for Architectural Approval ("AA") form and obtain written ACC approval before commencing work on a security measure. The AA form must include information on the type of security measure, location of the security measure, general purposes of the security measure, and construction plans. Further, the Association may regulate the placement and appearance of security measures so as to maintain the aesthetics of the community. Any proposed perimeter fence must be in harmony of exterior design with existing and proposed structures in the community. Although a perimeter fence may not encroach on, upon or over building lines or rights-of-way/easements, the Association may consider alternative security measures such as: a request to install a flush mounted wrought iron or aluminum gate enclosing a covered front porch; a request to install aesthetic burglar bars (with quick release mechanisms) on the interior of windows; or a request to fence in an area behind the building line (such as a recessed court yard area) utilizing an ACC approved location and type of fence.

Note: An AA form may be obtained online by accessing the Association's website (www.deerfieldvillageonline.com) and clicking on the heading "Deeds."

(Certification, Signature and Acknowledgment are Contained on Page 5 Hereof)

RP-2021-671712

RP-2021-671712
Pages 6
11/22/2021 02:48 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS