

**DEERFIELD VILLAGE COMMUNITY  
ASSOCIATION, INC.**

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

**PROPERTY OWNERS' ASSOCIATION RULE**  
**PROHIBITING HARASSMENT AND AUTHORIZING**  
**ASSOCIATION TO IMPOSE AND COLLECT FINES THEREFOR**

- 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.

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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. ASSOCIATION RULE PROHIBITING HARASSMENT AND AUTHORIZING THE ASSOCIATION TO IMPOSE AND COLLECT FINES THEREFOR:**

To promote the general welfare of the Deerfield Village community, Members, residents and/or their guests are prohibited from engaging in any behavior constituting harassment, whether by verbal, physical, electronic means and/or otherwise, directed at other members, residents, guests, occupants, invitees and/or Association employees, vendors or contractors. This Rule applies to any dealings or interactions between members, residents, guests, or any other person at, on or directly related to any Association Common Area, Association membership meetings, Association Committee meetings, Association Board meetings, Association facilities and other Association functions. If any alleged incident is reported by any member or resident to the Association or reported by any Association employee, vendor, or contractor to the Association's Board of Trustees (the "Board"), such alleged incident or matter shall be reviewed, investigated, and addressed by the Association. After investigation, if the Board determines that a repeated or pervasive offense, egregious conduct or a pattern of conduct constituting harassment has occurred, the Board may impose an appropriate sanction upon the person(s) involved in the harassing conduct, including, but not limited to, a fine not to exceed \$500.00 for each subsequent incident, situation, or circumstance of harassment. The Association's notice of imposition of a fine shall be in writing and sent by certified mail to the person against whom such fine is imposed, and such fine shall be due and payable to the Association within 30 days after the date of notice. The owner(s) of a Lot (i.e., the applicable Association member or members) shall be responsible for any fine assessed against a tenant or occupant and/or their guests. After imposition of the fine, the assessed member or members shall have the right to appeal the fine to the Board in writing within 30 days of the date of the Association's mailed notice of imposition of a fine. If the fine is appealed in writing: (i) the Board shall hold a hearing thereon within 30 days of the date of the written request for hearing; (ii) the Association shall provide the assessed member(s) at least 10 days advance written notice of the date, time and location of the hearing, and enclose copies of any pertinent information which the Board plans to utilize at such hearing; (iii) the Board or the assessed member(s) may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days; and (iv) additional postponements may be granted by agreement of the parties. At the conclusion of such a hearing, the Board may sustain, reverse, or modify the fine originally imposed, and if the Board sustains or modifies the fine, such fine shall be due and payable to the Association within 10 days after the hearing date. If the fined member fails to timely request a hearing, the Board's decision on the fine shall be final. In the event that the fine is not timely paid, the Association may charge the fine back to the assessment account for the applicable property and pursue collection thereof.

"Harassment" is defined herein to mean the act of systematic and/or continued unwanted and unknowing actions of one individual or group against another individual or group, including threats and demands, and including, but not limited to, cyberbullying and stalking. "Cyberbullying" is defined herein as a form of harassment utilizing the internet, smart phones and/or social media involving repeated messages that are unwanted and unwarranted. "Stalking" is defined herein as the act of pursuing a person by stealth and/or harassing an individual in an aggressive, threatening, abusive or illegal manner.

**CERTIFICATION**

"I, the undersigned, being the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC., hereby certify that the foregoing Association Rule Prohibiting Harassment and Authorizing the Association to Impose and Collect Fines Therefor was adopted by at least a majority of the Association's Board of Directors, and such Association Rule has never been modified or repealed, and is now in full force and effect."

**DEERFIELD VILLAGE COMMUNITY  
ASSOCIATION, INC.  
(a Texas Non-Profit Corporation)**

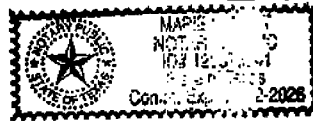
By:   
ERIC JEAN-PAUL TOUREILLES, President

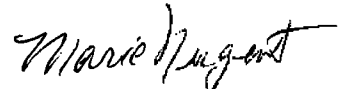
**ACKNOWLEDGMENT**

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 11 day of November, 2022.





**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 Rule Prohibiting Harassment and Authorizing the Association to Impose and Collect Fines Therefor**

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# Pages 4  
11/15/2022 08:11 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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