

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**  
4045 Deerfield Village Drive \* Houston, TX 77084  
Office: (281) 463-2624 \* Fax: (281) 463-7679  
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**ASSOCIATION’S SUPPLEMENTAL STATUTORY-DEEDS POLICIES/GUIDELINES**  
**(AMENDED AND UPDATED)**

**(Recorded Pursuant to Chapter 202, Title 11, Texas Property Code and Section 259.002, Texas Election 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 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”). This instrument supersedes any prior Association Policies and Guidelines pertaining only to the herein described matters filed by 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.

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- V. The Association's current Supplemental Statutory-Deeds Policies/Guidelines were 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 24 day of November 2025, at which Meeting a quorum was present:

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 Page 3 of 5 Pages 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, dimension, material, exterior color, construction method, appearance or location of perimeter fence(s) not approved in advance and in writing by the Association Authority Committee (“AAC”). A property owner must submit an Architectural Approval (“AA”) form and obtain approval before commencing work. 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 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 an recessed court yard) utilizing an Architectural Authority Committee’s approved location and style/type of fence (i.e., location, style/type, height and all other details approved in advance and in writing).

The Association may:

1. prohibit the placement of fencing that obstructs:
  - (A) a license area, as defined by a written license agreement or plat;
  - (B) a sidewalk in the public right-of-way or otherwise installed for public or community use; or
  - (C) a drainage easement or drainage area;
2. require a driveway gate to be set back at least 10 feet from the right-of-way if the driveway intersects with a laned roadway, as defined by Section 541.302, Transportation Code; or
3. if provided by a restrictive covenant, prohibit the installation of fencing in front of the front-most building line of a dwelling.

Notwithstanding item “3” above, a property owner may maintain any ACC approved perimeter fencing or fencing in front of a dwelling’s front-most building line installed or constructed before September 1, 2025.

Subject to “1” and “2” above, notwithstanding the preceding paragraph and/or “3” above, and subject to receiving advance written ACC approval therefor, commencing September 1, 2025, the Association may not prohibit a property owner from installing perimeter fencing or fencing in front of the front-most building line of a dwelling if:

- (1) the property owner’s residential address is exempt from public disclosure under state or federal law; or
- (2) the property owner provides to the association documentation from a law enforcement agency of the property owner’s need for enhanced security measures.

**F. Policies/Guidelines regarding Flags and Flag Poles:**

1. Prior to installation of a freestanding flagpole, the advance written approval of the Association’s Architectural Control Committee is required as set forth in the Restrictions.
2. The following flags may be displayed by an Owner or Resident of an occupied premises: 1) one flag of the United States of America; 2) one flag of the State of Texas; 3) one official or replica flag of any branch of the United States armed forces; 4) one college or school flag.
3. The flag of the United States must be displayed in accordance with 4 USC Sections 5-10.
4. The flag of the State of Texas must be displayed in accordance with Chapter 3100, Texas

Government Code.

5. A flagpole attached to a dwelling, or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
6. The display of a flag and/or the location and construction of the supporting flagpole must comply with any and all applicable easements and setbacks of record.
7. A displayed flag and the flagpole on which it is flown must be maintained in good condition. Further, any deteriorated flag or deteriorated or structurally unsafe flagpole must be timely repaired, replaced or removed.
8. Only one of each type of flag identified in item "2" above may be displayed at an occupied premise.
9. Only one Permitted Flag may be displayed on a flagpole attached to a structure, with a maximum of two per structure, and two on an approved free-standing flagpole that is at least fifteen feet (15') tall. There is a maximum of two freestanding poles per lot.
10. No flags may be displayed at any unoccupied (i.e., vacant) premises;
11. Any displayed flag may be no larger than 3' x 5' in size and must be flown from an approved flagpole attached to a dwelling or from an approved freestanding flagpole. A freestanding flagpole may not exceed twenty feet (20') in height. The diameter, design, materials, color and location of any flagpole (whether attached to a dwelling or freestanding) must be approved in advance, and in writing, by the Association's Deeds Committee.
12. The intensity of any lights installed to illuminate a flag or flags is subject to approval by the Association so as to avoid a potential nuisance or annoyance to the neighborhood. Further, no flag may be installed or displayed in such a manner as to create excessive noise caused by an external halyard of a flagpole.
13. Unless installed or displayed by the Association, a flag or flags may not be displayed on any property owned or maintained by the Association.

**G. Policies/Guidelines regarding Solar Panels and/or Solar Energy Devices:**

1. Prior to installation of any solar panel or any other solar energy device, the advance written approval of the Association's Deeds Committee is required as set forth in the Restrictions.
2. A solar panel and/or any other solar energy device are not allowed if it threatens the public health or safety and/or if it violates any Federal, State or local law.
3. Any approved solar panel and/or any other approved solar energy device must be installed on the roof of the home or of another structure allowed under the Restrictions or, alternatively, in a fenced yard or patio owned and maintained by the property owner.
4. The following solar panels and/or other solar energy devices are prohibited:
  - a. if installed on the roof of the home: (i) it extends higher than or beyond the roofline; (ii) it is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device if located in an area designated by the Association; (iii) it does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; and/or (iv) it has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
  - b. if installed in a fenced yard or patio, it is taller than the fence line;
  - c. if as installed, it voids material warranties;
  - d. if it was installed without the property owner first receiving the advance written approval of the Association's Deeds Committee; and/or

- e. if the Association or its Deeds Committee determines in writing that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities (*note*: for the purpose of making a determination under this sub-paragraph “e,” the written approval of the proposed placement of the device by all property owners of adjoining property constitutes *prima facie* evidence that such a condition does not exist).
5. Unless installed by the Association, a solar panel and/or any other solar energy device may not be installed on any property owned or maintained by the Association.

**H. Policies/Guidelines regarding Storm, Solar and/or Energy Efficient Roof Shingles (i.e., roof shingles designed primarily to be wind and hail resistant, provide heating and cooling efficiencies greater than those provided by customary composite shingles, and/or provide solar generation capabilities):**

1. Prior to installation of storm, solar and/or energy efficient roof shingles, the advance written approval of the Association’s Deeds Committee is required as set forth in the Restrictions.
2. When installed, any such shingles must: (a) resemble the shingles used or otherwise authorized for use on property in the Subdivision; and (b) are more durable than and are of equal or superior quality to shingles used or otherwise authorized for use on property in the Subdivision.
3. When installed, any such shingles must match the aesthetics of the property surrounding the owner’s property.

**I. Policies/Guidelines regarding Rain Barrels and/or Rainwater Harvesting Systems:**

1. Prior to installation of a rain barrel(s) and/or rainwater harvesting system, the advance written approval of the Association’s Deeds Committee is required as set forth in the Restrictions.
2. A rain barrel(s) and/or rainwater harvesting system is not allowed if: (i) it is located between the front of the property owner’s home and an adjoining or adjacent street; (ii) the barrel(s) or system is of a color other than a color consistent with the color scheme of the property owner’s home; and/or (iii) the barrel(s) or system displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
3. The Association may regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if: (a) the regulation (or restriction) does not prohibit the economic installation of the device or appurtenance on the property owner’s property; and (b) there is a reasonably sufficient area on the property owner’s property in which to install the device or appurtenance.
4. Unless installed by the Association, a rain barrel(s) and/or rainwater harvesting system may not be installed on any property owned or maintained by the Association.

**J. Policies/Guidelines regarding Yard Decoration and/or Displays:**

1. To the extent allowed by the U. S. Constitution and the Texas Constitution, the following displays are prohibited: (i) displays that threaten the public health or safety; (ii) displays that violate a Federal, State or local law; (iii) displays that contain language, graphics, or any display that is patently offensive.
2. An Owner, resident or tenant can place seasonal appropriate yard decorations, lights and displays for that season, and at the conclusion of the season, must remove those seasonal items displayed in a timely manner.
3. The Association may remove such decorations or displays in violation of a restrictive covenant.

**K. Policies/Guidelines regarding Political Signs:**

1. A property owner may display on the owner's property (i.e., Lot) one or more signs advertising a political candidate or ballot item for an election only on or after the 90th day before the date of the election to which the sign relates until the 10th day after that election date.
2. Any such political sign must be ground-mounted, and a property owner(s) may display on his and/or her Lot only one sign for each candidate or ballot item.
3. Prohibited political signs include any sign that: (1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component; (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object; (3) includes the painting of architectural surfaces; (4) threatens the public health or safety; (5) is larger than four feet by six feet; (6) violates a law; (7) contains language, graphics, or any display that would be offensive to the ordinary person; or (8) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.
4. The Association may remove, or cause to be removed, a sign displayed in violation of the foregoing Policy for Political Signs, at property owners expense.

**L. Policies/Guidelines regarding Front Yard Signs:**

Only specific quantities and types of signs are permitted. Each specific type of sign must comply with specific regulations listed below. Signs should have no commercial advertisements, billboard or advertising structure of any kind displayed to the public view on any portion of the properties. The Deeds Restrictions Committee will require removal of signs which have deteriorated or not maintained. The Deeds Restrictions Committee has the authority to remove or cause to be removed a sign displayed in violation of this policy at the owner's expense.

- A. Only one (1) "For Sale or "Lease" sign on Owners lot, not exceeding 2'x3' in area. The sign must be fastened to a stake(s) or post on the ground and extend to no more than five feet above the surface of the property for sale.
- B. Community, local elementary, middle, and high school youth affiliated sports and any activity sign approved by the Board shall be permitted. Signs must be located in the landscaping beds and blend in with the existing shrubbery or trees. Signs are to be no larger than forty-two (42) inches in height above the natural ground nor be wider than eighteen (18) inches. One (1) sign per child is permitted.
- C. Only two (2) "Beware of Dog" signs are permitted and should be attached to your fence or gate going to the area where the dog(s) are present, generally a back or side yard. The signs should not be larger than 12"x12".
- D. Home security signs shall be permitted for the purpose of warning of the presence of a home security system. One sign shall be allowed at each entrance. For example, one sign at the front entryway, and one sign for any side entryway. Signs must be maintained in good condition.
- E. Signs that contain language, graphics or any display that is patently offensive are not allowed.
- F. No lighted signs are permitted.

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G. No signs are permitted in windows.

H. Only two (2) "No Trespassing or No Soliciting" signs are permitted, one in the yard and one attached to the house or fence. The sign(s) must not exceed a maximum of 144 inches squared (i.e. 12"x12"). The placement must be at ground level or attached to the house or fence. Color can be black w/gold, silver or white letters.

**(Date, Certification, Signature and Acknowledgment are Contained on Page 9 Hereof)**

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**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 is now in full force and effect.”

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**

  
**Printed Name: ERIC JEAN-PAUL TOUREILLES**  
**Position 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., 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 28 day of January, 2026.**

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



**Deerfield Village Community Association, Inc. - Association’s Supplemental Statutory-Deeds 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 , Religious Displays, Standby Electric Generators, Back Yard Swimming Pool Enclosures, Security Measures, Flags, Flagpoles, Solar Panels, Solar Energy Devices, Storm Roof Shingles, Solar Roof Shingles, Energy Efficient Roof Shingles, Rain Barrels, Rainwater Harvesting Systems, Yard Decorations and/or Displays, Political Signs and Yard Signs.**

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# Pages 10  
02/12/2026 10:11 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$57.00

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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