

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**  
4045 Deerfield Village Drive \* Houston, TX 77084  
Office: (281) 463-2624 \* Fax: (281) 463-7679  
Email: [dvmgr@deerfieldvillageonline.com](mailto:dvmgr@deerfieldvillageonline.com)

**ASSOCIATION'S GENERAL POLICIES/GUIDELINES (AMENDED AND UPDATED)**  
**(Recorded Pursuant to Section 202.006, 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 General 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.

V. The Association's current General 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:

VI. **RECREATION CENTER COMPLEX (INCLUDES GROUP USER QUALIFICATIONS, TENNIS AND PICKLE BALL COURTS, MEETING ROOMS, SWIMMING POOL, BASKETBALL COURT, AND ATHLETIC FIELD)** The Deerfield Village Recreation Center complex, consisting of the grounds, all building and meeting rooms, swimming pool and tennis courts, basketball court, and the athletic field (located at the far end of the subdivision), is the private property of the Deerfield Village Community Association, Inc. This property is maintained for the exclusive use of qualified\* homeowners and leaseholders of a residence Lot in Deerfield Village, their families and invited guests. Authorized use of the Association's facilities may be scheduled by the Association's Office Manager, according to instructions, rules and regulations set out by the Association's Board of Directors ("Board"), at the Board's discretion, and as scheduled by the Office Manager acting on behalf of the Association. Any reference herein to either an act by the Board, by an Association Director or by an Association Officer is an act of the Association, a Texas Non-Profit Corporation and property owners' association.

a. **Qualification as Group User:**

1. The Recreation Center Complex will not be used for the financial gain of any individual, non-civic group, political group, or religious group, unless approved in advance by the Board.
2. A group or organization using the Recreation Center Complex without charge must be made up of 50% or more of Deerfield homeowners. Names and addresses of participants may be requested by the Office Manager or Board.
3. The group must provide a "service to the community" (e.g., as defined in the Association's Articles of Incorporation and/or By-Laws, and in the Articles of Incorporation, By-Laws and/or mission statement for that group).
4. The proposed activity must be within the scope of activities covered by the Association's insurance policy and must meet Board and Underwriter approval.
5. If an independent contractor is to be hired to serve an approved group for a proposed activity: (i) the contractor must provide the Association with advance proof of adequate and appreciable insurance (including general liability and automobile liability coverage) covering all contractor employees, representatives and agents working within the boundaries of Deerfield Village; and (ii) the independent contractor's contract is subject to advance review by the Board or its designated agent, and the Board or its designated agent may, in their sole discretion, approve or deny such proposed use or activity by an approved group.
6. Previously approved organizations, such as Girl Scouts, Boy Scouts, Women's Association, Deerfield Investment Club, Craft Groups, Bridge Groups and Bazaar Group, may hold their regularly scheduled meetings without a rental fee, unless such policy is changed by the Board at any time (at the Board's sole discretion). Meeting dates and times are arranged with the Office Manager. To become a sanctioned activity, advance Board approval is required.
7. An activity where 50% or more of the members are residents of Deerfield Village may use the Recreation Center meeting rooms without a rental fee, unless such policy is changed by the Board at any time (at the Board's sole discretion). However, if the group through their activity should create unusual maintenance costs, the Board may elect to assess a user fee.

b. **Tennis & Pickle Ball Courts:** The gates of the Courts are locked at all times. A resident can register for an access key card through the Deerfield office during office hours. If lost, and a replacement is needed, there will be a fee of \$25.00 for each key. Any keys should be returned

when the individual is no longer a homeowner in Deerfield. To have access, all assessments must be current and all fees and/or charges for the applicable lot must be paid/current. **The courts are closed at 10:30PM and all lights automatically turn off at that time.**

1. Courts are for the residents of the Association and their accompanying guests only. One resident can invite a maximum of 3 guests to play. The resident must be playing on the court with their guests. Limit one court per household. Approved group users may have exceptions to this rule.
2. All players will wear proper tennis attire: tennis shorts/skirts, tennis shirts or t-shirt. Cut-offs, bathing suits, and bikinis are NOT considered proper attire. All players must wear proper tennis shoes with non-marking soles.
3. Courts times must be booked by the person playing on the signup sheets, posted on the Deerfield office window. The maximum time per booking is 2 hours per day, per household. Reservation is forfeited if players are more than 15 minutes late. Approved group users may have exceptions to this rule.
4. No organized tournaments are allowed unless approved in advance by the Association's Tennis Committee and the Board.
5. Profanity, loud noises, radios, music and/or unsportsmanlike conduct will not be tolerated.
6. No activities (such as bicycling, skateboarding, children's toys, soccer, or other games of any kind) other than tennis or pickle ball are allowed on the courts. These prohibited activities can be damaging to the court surface.
7. Players must leave the courts clean after playing and must empty the trash can(s) on the court used into the respective bins by the Court 1 gate. Players must ensure the gate is properly closed and locked after playing.
8. No glass containers are allowed on the courts. No animals are allowed on the courts.
9. Court 3 & 4 has marked lines for 4 Pickle Ball courts. Sign-up is the same as for tennis.
10. The Association assumes no responsibility or liability for any injury, harm or discomfort resulting from the use of these courts.
11. The Association is not responsible for personal property left on the premises.
12. Any player who disobeys the rules, or is not authorized to play, will be asked to leave. Repeat issues may be referred to the Board, and subject to loss of facility access and/or privileges.

**If a resident(s) observes any infraction of the above rules, please contact a member of the Tennis Committee or the Deerfield office.**

- c. **Association's Recreation Center Meeting Rooms:** The Board and the official Association Committees have priority in scheduling of all Deerfield Village Community Association facilities. The meeting rooms and athletic field may be scheduled by a resident group or organization which has met the guidelines. The swimming pool may also be rented for private parties after regularly scheduled pool hours. The grounds, tennis courts, area under Annex, pool pavilion, picnic table may NOT be reserved for private parties. Qualified\* residents may rent the rooms for private parties by arrangement with and at the discretion of the Board, by contacting the Association's Office Manager, and subject to availability. **\*All assessments, fees, dues and/or charges for the applicable Lot must be paid and current.**

d. **Qualification to Rent as a Resident User:**

1. Applicants must be a Homeowner or Leaseholder that has no outstanding deed restriction violations and all assessments, fees, dues and/or charges for the applicable Lot must be paid and current. A minor will not be allowed to reserve a room in a Homeowner's name. A Homeowner or Leaseholder renting the facility, or any portion thereof, for an activity for a minor must agree to be present during the intended activity with another adult(s) as required by the Board and the

Association's Office Manager, and the Homeowner or Leaseholder must accept full responsibility for care of the facilities and for diligently supervising all activities of any minors.

2. A private party, or informally organized group of residents may be able to schedule a social function with limited attendance.
3. Rental will be on an availability basis only.
4. Sponsoring homeowner must be in attendance throughout the entire duration of the function.
5. Homeowners in good standing may rent the Clubhouse, Annex, and Small Meeting Room. The Rental Fee for 4 hours includes: your set-up time, event, and clean-up time. A Room Rental Application may be obtained from the website: [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com), click on "Documents" then Room Rental Application. Costs are as follows:
  - a. \$ 120.00 Clubhouse (downstairs) \$ 30.00 per additional hour
  - b. \$ 120.00 Annex (upstairs room) \$ 30.00 per additional hour
  - c. \$ 30.00 Small Meeting Room (across from the Office) \$ 15.00 per additional hour
  - d. \$ 100.00 Refundable deposit check is required as a cleaning deposit for the rental area.
  - e. If there is a problem and the room is not left in satisfactory condition, the homeowner will be notified and given a chance to clean the room prior to the Association hiring a separate cleaning crew, at which time the deposit is used.
  - f. All rental fees and/or deposits are subject to change at any time at the sole discretion of the Board.
6. The sponsoring homeowner is responsible for obtaining an Access Control card from the Association Office to enter the facility and restrooms. Card key does not need to be returned.
7. Verification of reservation should be done 72 hours in advance.
8. The Board President or Vice-President may revoke use, in the event of a need by the Association and Homeowner may request a refund or reschedule the event.

e. **Recreation Center Functions:**

1. In compliance with the Fire Code, a maximum of 75 people is allowed in either of the large meeting rooms.
2. The serving, dispensing, and consumption of alcoholic beverages will be confined to the inside of the buildings unless the entire Center has been previously approved for an adult activity.
3. Recreation Center activities will not extend beyond 12:00 midnight unless specifically approved by the Board President, VP or Association's Office Manager acting under direction of the Board.
4. Wet bathing suits will not be allowed in the main Clubhouse, Annex or main restrooms. (Swimmers must use restrooms in Swim Pool Pump House only).
5. If any guest is under 21 years of age, at least two responsible adults must be in attendance for meeting room activities. There must be one homeowner adult couple per every 20 persons when any guests are under 18 years of age.
6. There will be no music outside the Recreation Center rooms after 10:00 p.m. Music on the grounds at all times must be kept at a level which will not disturb neighboring residents.
7. Restraint must be exercised in using streamers and other decorations. Holes are not to be made in the walls because of hanging decoration(s), nor shall the paint be damaged. Furniture is not to be dragged across vinyl flooring in the Annex or laminate wood flooring in the downstairs Clubhouse.
8. The Recreation Center lawns may be used for athletic games and play except when the lawns are excessively wet due to recent rain (or irrigation) and such activity would damage the grass.
9. The patio area under the annex may not be reserved but is available to residents on a first-come, first-served basis.
10. No BBQ grills may be used on any of the Recreation Center property or Common Areas. The only exception is if used for an HOA hosted events or Group approved by the Board.
11. The parks, basketball area and lawn are closed after 10:30PM. There should not be any loitering. Passing walkers or joggers are fine. DVCA sponsored events are exceptions to this rule.

f. Association Swimming Pool:

General Rules:

1. This is a private community pool. The pool grounds will be restricted to bona fide residents of Deerfield Village who have paid their assessment account in full. Residents must have a current pool ID.
2. Guests are permitted according to the Guest Policy below. A resident must accompany any guest and must remain at the pool while his/her guest is in the pool area.
3. Groups or parties of 9 people or more that include non-residents using the pool during regular scheduled hours must have prior approval, and the Association may require a fee to cover additional lifeguards. Groups or parties of 15 or more must book a lifeguard through the pool management company. The group/party may not occupy over half of the pavilion area.
4. Dress Code: Only swimsuits/swim trunks may be worn in the pool. The guards will ask any person in improper attire to leave the pool (THONG SWIMSUITS AND/OR DENIM SHORTS ARE NOT ALLOWED IN THE POOL). Lifeguards have the ultimate pool-side decision regarding any infraction(s).
5. Lifeguards have the ultimate poolside decision regarding any infraction(s).

Safety Rules:

1. No person will be admitted to the pool who has sores, open abrasions, a cold or flu, or other physical condition(s), which might contaminate the pool or jeopardize another person's health. Extra clothing over bathing suits will not be allowed in the pool except in cases of severe sunburn or for the protection of persons highly susceptible to sunburn. The decision of the pool management will be final.
2. The pool will be closed at any time it is deemed necessary by the management in order to safeguard the health, safety and well-being of all persons using the pool.
3. In the event of lightning or thunder, the pool will be evacuated immediately and closed for 20 minutes, resetting at each occurrence.
4. No running or rough playing will be permitted within the pool grounds or restrooms.
5. Undue loud noises or loud music will not be permitted.
6. Diving from the sides of the pool will only be permitted in the deep end. No flips or back dives will be allowed off the side of the pool in the deep end.
7. Excessive bouncing on the diving board will not be permitted. Diving off either side of the board will not be permitted.
8. No children under the age of 14 will be allowed in the pool area unless they are accompanied by a parent, guardian, or a person 18 years of age or older who accepts responsibility for their safety. All children 14 and older who are unattended must be prepared to demonstrate to the lifeguard their ability to swim one length of the pool, or they will be asked to leave the pool grounds.
9. Children over 6 are not allowed in the baby pool. A parent or guardian must supervise all children in the baby pool at all times.
10. The lap lane is set aside for lap swimming primarily by adults. If there are no lap swimmers, it may be used for other purposes. Sharing the lap lane by two swimmers is encouraged and expected.
11. There will be a ten-minute break each hour. At this time, only those persons 18 years of age or older will be allowed in the pool. All others must leave the pool. The guards will whistle when the break time is over.
12. No glass containers of any kind will be permitted within the pool grounds.
13. Smoking, chewing tobacco and/or use of any other tobacco products is/are not allowed in the pool area.

14. No dogs or pets of any kind will be permitted within the pool grounds or restrooms.
15. Firearms and/or weapons is/are not permitted within the pool grounds.
16. No rollerblading, skating, skateboarding or bicycling is permitted within the pool grounds.

\* **The lifeguards have the ultimate pool-side decision regarding any infractions and can ask you to leave the pool area.**

Pool Guest Policy:

1. Bringing guests to the DVCA pool is a privilege and guests will only be allowed to enter the pool if the conditions allow for it. If the pool is too busy for the number of guards available, guests may not be allowed to use the pool, or if while guests are at the pool, the pool becomes too busy, guests may not be allowed to use the pool.
2. A guest is a non-resident, or a family member who is not residing in Deerfield. At no time may a Deerfield resident be a guest of another Deerfield resident.
3. Deerfield residents with a valid pool ID card may bring up to 3 guests to the pool. If the resident is under 14, a parent must also be present in order to bring in guests. For 14 - 18 year-old, without a parent present, only 2 guests may be allowed.
4. The maximum number of guests per household that will be allowed entry without prior approval from the Association is 6.
5. The resident must accompany any guest(s) and must remain at the pool while his/her guest(s) is in the pool area.

g. **Athletic Field:** The Athletic Field is for the use of Deerfield residents. The following criteria are to be used to determine the schedules and use of this facility.

1. The field may be reserved for any sports activity.
2. The coach and assistant coach and at least 50% of the players on the team reserving and using the field must be Deerfield homeowner and present during the time of use of the field.
3. An adult must obtain a copy of these rules and agree to comply therewith, prior to reserving the field.
4. The coach and/or assistant coach is responsible for damage to the property and all related amenities on site.
5. After each scheduled use, the property is to be free of litter (e.g., cans, paper, debris, etc).
6. The field may be reserved by two (2) teams at the same time. The reserved time shall not exceed two (2) hours and no team may reserve the field for more than two (2) times per week. If both teams require the use of the backstop at the same time, then the coaches must agree to share the facilities.
7. Parking shall be limited to the parking lot only. No cars shall be parked on the street or cul-de-sacs. If available for use, the school parking lot should be used if additional parking is required.
8. If the sports field is reserved to two (2) teams at the same time, the coaches shall coordinate with each other and share the backstop/goals, facility and cleanup.
9. Reservations shall be coordinated through the Association's Office Manager. The area is closed after 10 PM and will open again at 7 AM, unless approved by the Association's President or Vice-President.

**VII. WEBSITE:** The Association maintains a website to provide information for residents of the neighborhood. The site is currently maintained by a homeowner volunteering as Webmaster. The following guidelines apply to the website:

1. The website is maintained to provide information to residents of the Association that is relevant to the services, safety, security and activities available to all residents of the Association.
2. The Community Services Committee has oversight for the Association website, and the Webmaster is a member of the Community Services Committee. Website policies, as may be proposed by the Community Services Committee, are subject to approval of the Association's Board of Directors.
3. Each section on the website will have a supervisor who reviews the content of that section. Supervisors are defined herein to include the Association's Board, the Association's Office Manager and the standing Committees of the Association.
4. All information posted to the website, other than updates to existing information or previously approved notices, must be approved through the Association Manager's office.
5. Information that promotes business ventures, political or religious creeds, or opinions, or activities not related to the Association will not be posted on the website.
6. Advertising will not be allowed on the website. Advertising is available in the Association's monthly newsletter (*Deerfield Village News*), which is posted on the website.
7. Information on the home page will be posted until it is no longer timely or until no longer relevant to residents. Information may be removed after 30 days unless it is re-submitted to the Office Manager or Webmaster.
8. Information in other sections should be updated by the responsible parties as often as possible to keep the information fresh and relevant. Updates should be done on at least a monthly or annual basis, depending on the type of information.
9. Some Committees may have access to administrative rights on the website in order to keep the most up-to-date information posted regarding their sections of the website. Any Committee that would like to obtain administrative rights to their portion of the website must submit a request to the Community Services Committee.
10. The webmaster may make determinations on the timeliness and appropriateness of information as stated in the guidelines and may remove it when no longer relevant or when it meets the previously stated guidelines on length of time for posting.
11. The content of the entire website will be viewed by the Association's Community Services Committee on at least an annual basis for relevance of content and to ensure the site provides information that residents need to maintain safety, security and quality of life in the Association.
12. The Association (in the sole discretion of the Board or its designated Office Manager or Committee) reserves the right to deny/refuse publication of any submitted article, commentary, editorial or other submission.

## **VIII. BLAST EMAIL:**

Blast emails may be sent to residents to provide information that is time-sensitive and important to the safety, security or quality of life in the Association. Blast emails will be sent to all residents who have provided a current email address to the Office Manager. The following guidelines will apply:

1. All information for blast emails must be submitted to and approved by the Association Office Manager. The Office Manager will instruct the Association Webmaster to distribute the email.
2. Email blasts will normally be sent on Tuesday evenings. Information must be submitted to the Office Manager by noon on Monday. Additional emails may be distributed, if approved by the Office Manager.
3. Blast e-mails will only contain information that is relevant to the safety, security or quality of life in the neighborhood. Advertising for business or services, political or religious creeds, or opinions, or activities not directly related to the Association will not be allowed in blast emails.
4. Examples of information that may be sent by blast email include information related to service such as trash pickup, disaster preparedness or relief, drainage, activities sponsored by the Association or an Association standing Committee, notices of community meetings, and other information relevant to quality of life in the neighborhood.

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

**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 25 day of November, 2025.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. - Association’s General Policies/Guidelines regarding Group User Qualifications, Tennis and Pickle Ball Courts, Swimming Pool, Athletic Field, Meeting Rooms, Recreation Center, Website and Blast Email.**

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# Pages 10  
12/31/2025 12:14 PM  
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

RP-2025-514642