

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive

Houston, Texas 77084

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Phone: (281) 463-2624

GREENBELT USE POLICIES, RULES AND REGULATIONS

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 instrument on behalf of the Association. This instrument supersedes only the portions of any prior Association instruments pertaining 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 "Protective Covenants," 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 Greenbelt Use Policies, Rules and Regulations are as follows:

The Deerfield Village Greenbelt area is owned, operated and maintained by the Association, and it is a wonderful attribute of the Deerfield Village neighborhood for runners, walkers, and casual bike riders to take advantage of. To ensure that authorized persons utilizing the Greenbelt have a safe and enjoyable experience, all persons must observe the following Use Policies, Rules and Regulations when using the Greenbelt.

GENERAL SAFETY RULES (required to be followed)

- No motorized vehicles are allowed on the Greenbelt. An e-bike or e-scooter may be used only if the motor is off and safety rules are followed.
- Motorized wheelchairs, scooters, walkers, and other mobility devices protected under the Americans with Disabilities Act (ADA) are permitted when used by an individual with a disability.
- Pedestrians have the right of way at all times.
- Non-pedestrians must yield to any pedestrian, no matter what the circumstances.

- When passing a pedestrian, the non-pedestrian is responsible to ensure safety.
- All passing of another needs to be done slowly and with ample room to pass.
- The passer has the responsibility to pass the pedestrian freely and clearly and shall adhere to the following:
 - Never assume the pedestrian is aware of you, especially if coming from behind.
 - When passing from the front, ensure the pedestrian is aware of you
 - When passing from behind, notification must be given with ample time to react and be aware that many people use earbuds and will not hear your warning.
 - It is the responsibility of the passer not to hinder the approaching user.
 - When in doubt, the passer must slow down or stop to ensure no incident occurs.

Greenbelt Etiquette

- All users should endeavor to be aware of and considerate of others using the Greenbelt.
- All riders should maintain speeds safe for conditions, slowing down when passing.
- Use caution at intersections and at blind corners where vision could be impaired.
- Pedestrians walking two abreast or more should remain aware of others and allow for easy passage of other pedestrians or cyclists.
- All users should stay to the right, if possible.
- Those being passed should move to the right, leaving the left for the passer.

BICYCLE SAFETY AND ETIQUETTE ON THE GREENBELT

Bicycle Safety Guidelines

- Pedestrians have the right of way at all times. Cyclists must be aware of pedestrians.
- All greenbelt users should stay to the right and use caution at intersections and at blind corners where vision could be impaired.
- Pedestrians should not walk more than two abreast to allow for easy passage of other pedestrians or cyclists.
- Cyclists and in-line skaters should maintain speeds safe for conditions, slowing down when passing pedestrians.
- A person passing other users must notify the users that they are passing—example: *“On your left.”* The use of a bell is another option. The person has the responsibility to pass freely and clearly. It is also the responsibility of the passer not to hinder the approaching user.

- Cyclists should have a white front and red rear light displayed and illuminated when riding at night, in addition to the reflectors on the spokes of tires, so that pedestrians can clearly see them.
- Pedestrians and cyclists should wear light colored or reflective clothing when using the greenbelt after dark.
- When cycling, always remember to wear a helmet!

Enforcement by Association

All Greenbelt area users are required to adhere to the foregoing Policies, Rules and Regulations. Failure to do so or having an accident with another Greenbelt user may result in the consequence of losing facility use privileges for the Greenbelt and Recreation Center areas for a period of time as determined by the Association's Board of Directors.

CERTIFICATION

"I, the undersigned, being the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC., hereby certify that the foregoing Association's Current Administrative Policies Regarding Architectural Review Authority 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 4th day of Sept., 2026.




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's Current Greenbelt Use Policies,
Rules and Regulations

RP-2026-369342
Pages 6
09/10/2026 02:36 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS