

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
SPRING SHADOWS CIVIC ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Spring Shadows Civic Association, a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements instruments entitled "Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instrument for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instrument for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", and "Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association", respectively, recorded in the Official Public Records of Harris County, Texas under Clerk's File Nos. U171810, 20080031621, 20090087751, 20120254638, RP-2016-23752, RP-2019-541649, RP-2021-401541, RP-2021-576236, RP-2021-641357, RP-2022-314548, RP-2022-393370, RP-2023-394421 and RP-2024-41336 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

- **Single Family Residence Policy.**

[The attached document was properly adopted in the open session of the November 18, 2024 meeting of the Association Board of Directors.]

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

Executed on this 2nd day of June, 2025.

SPRING SHADOWS CIVIC ASSOCIATION

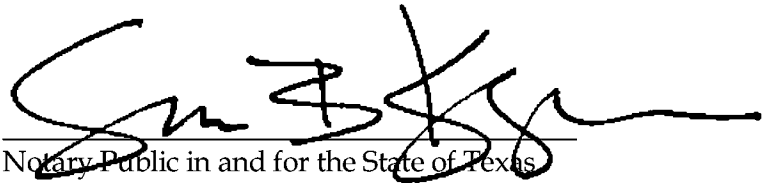
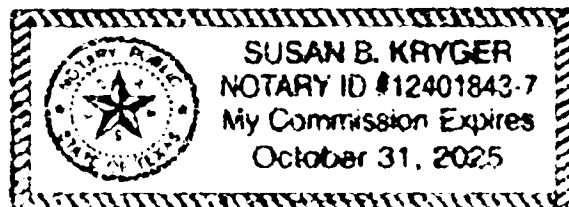
By:



Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 2nd day of June, 2025 personally appeared Cliff Davis, authorized representative of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

SINGLE FAMILY RESIDENCE POLICY

The purpose of this Policy is to uphold Article II, Section 1 of the *Spring Shadows Amended Restrictions*, filed for record under Clerk's File Number H762143, Film Code Nos. 034-92-1662 et seq, in the Real Property Records of Harris County, Texas, which states in part:

No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling.

Single Family Dwelling. The addition of any improvement to a residence, garage, or other structure on a Lot that would constitute a second dwelling is strictly prohibited.

"Dwelling" means a structure that includes accommodations for sleeping, cooking, and sanitation, and is intended for residential use. Improvements that include the addition of a kitchen, bathroom, and sleeping area create a second dwelling, and are not permitted.

"Kitchen" means an area used for the cooking, and preparation of food, including utility connections for fixtures, appliances or other devices to wash, prepare, heat, cook, and refrigerate food.

A homeowner intending to erect, place, or alter a structure must submit complete building plans and specifications to the Architectural Control Committee as required by the *Spring Shadows Amended Restrictions*.

This document is being recorded as a COURTESY ONLY by Roberts Markel Weinberg Butler Hailey PC, without review and without liability, expressed or implied.

RP-2025-208975

RP-2025-208975
Pages 4
06/02/2025 11:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-208975