

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**SPRING SHADOWS CIVIC ASSOCIATION**

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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 and RP-2022-393370 ("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:

- **Spring Shadows Civic Association Collections Policy.**

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. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

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Executed on this 13<sup>th</sup> day of October, 2023.

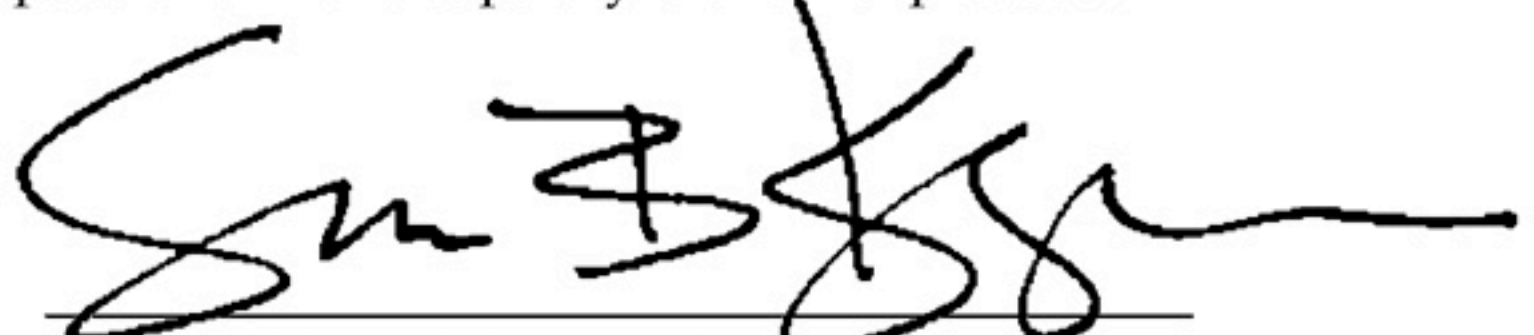
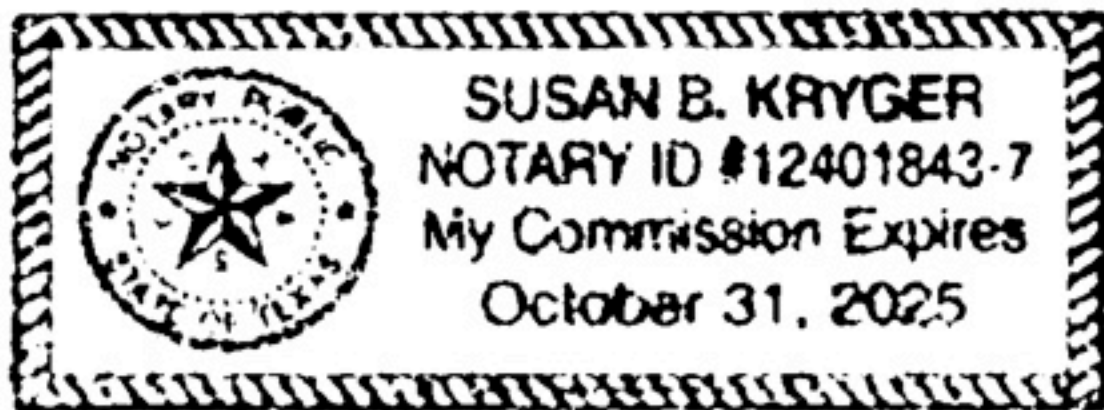
SPRING SHADOWS CIVIC ASSOCIATION



By: \_\_\_\_\_  
Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 13<sup>th</sup> day of October, 2023 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

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**SPRING SHADOWS CIVIC ASSOCIATION  
COLLECTIONS POLICY**

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The undersigned Secretary of Spring Shadows Civic Association, ("Association") does hereby certify that at the meeting of the Board of Directors of the Association ("Board"), on Sept 18, 2023, which meeting was duly noticed, and at which a quorum was present, the following Collection Policy was approved by a majority vote of the Directors present at the meeting.

**RECITALS:**

The Board enforces the provisions of the Declaration applicable to the Property to collect assessments and other charges due and owing to the Association.

The Board desires to adopt a Collection Policy consistent with Subdivision's Dedicatory Instruments and state law.

**COLLECTIONS POLICY**

The Spring Shadows Civic Association ("Association") will enforce the provisions of Spring Shadows Amended Restrictions [Spring Shadows, Sections One (1), Two (2), Three (3), Four (4), Five (5), Seven (7), Eight (8), Ten (10), Twelve (12), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19)], recorded under Harris County Clerk's File No. H762143, and Spring Shadows Amended Restrictions [Spring Shadows, Sections Nine (9), Eleven (11), Thirteen (13) and Fourteen (14)], recorded under Harris County Clerk's File No. H810211.

**Section 1. Definitions.** In this document:

"Assessment" means a regular assessment, special assessment, or other amount a property owner is required to pay a property owners' association under the dedicatory instrument or by law.

"Assessment lien" means a lien, lien affidavit, or other lien instrument evidencing the nonpayment of assessments or other charges owed to the Association, and is a legal instrument affecting title to real property if the assessment lien is filed in the official public records of Harris County.

"Board" means the governing body of the Association.

"Declaration" means an instrument filed in the real property records of a county that includes restrictive covenants governing a residential subdivision.

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"Dedictory instrument" means each governing instrument covering the establishment, maintenance, and operation of the Spring Shadows Subdivision. The term includes restrictions or similar instruments subjecting property to restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Spring Shadows Civic Association, to properly adopted rules and regulations and policies of Association, and to all lawful amendments to the covenants, bylaws, rules, or regulations, or policies.

"Property" means:

- Spring Shadows, Section One (1), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 122, Page 11, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Two (2), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 128, Page 13, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Three (3), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 126, Page 69, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Four (4), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 141, Page 50, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Five (5), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 148, Page 13, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Seven (7), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 148, Page 115, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Eight (8), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 152, Page 118, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Nine (9), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 155, Page 123, of the Map Records of Harris County, Texas, and a portion of which has been replatted as a Partial Replat of Spring Shadows, Section Nine (9), according to the map or plat thereof recorded in Volume 167, Page 64 of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Ten (10), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 171, Page 46, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Eleven (11), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 159, Page 47, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

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- Spring Shadows, Section Twelve (12), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 172, Page 1, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Thirteen (13), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 164, Page 40, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows Section Fourteen (14), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 165, Page 116, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Fifteen (15), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 186, Page 41, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Sixteen (16), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 191, Page 110, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Seventeen (17), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 195, Page 61, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Eighteen (18), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 209, Page 120, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.
- Spring Shadows, Section Nineteen (19), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 252, Page 10, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any;

and all other subdivisions or property that have been annexed or will be annexed into or otherwise fall under the jurisdiction of the Association, if any.

**Section 2. Due Date.** Each annual Assessment shall be due on the first (1<sup>st</sup>) day of January, or on such other date established by law, by the Declaration, or by the Board, as applicable. The due date for a special Assessment will vary depending on the membership vote approving same. Other assessments shall be due in the time period established by the Declaration or by the Board, as applicable.

**Section 3. Costs.** Each annual and special Assessment, together with interest, costs, and reasonable attorney's fees incurred in a collection action shall be secured by a continuing lien upon each Lot and shall also be the personal obligation of the Owner at the time when the assessment becomes due and payable. Costs of collection shall include, but are not limited to, charges imposed by the Association for sending collection notices and letters, and reasonable attorney's fees and expenses such as for postage, copying, filing fees, etc).

**Section 4. Delinquency Processing.** The delinquent date for all Assessments will be thirty (30) days from the Due Date, unless otherwise determined by law, by the

Declaration, or by the Board as may be appropriate.

**Section 5. Notices.** Collection notices and letters sent to the Owner shall specify the delinquent amount and the total amount of the payment required to make the account current and shall describe options to avoid collection through a collection agent, including the availability of a payment plan.

- 5.1. **Delinquent Notice(s).** The Association may, but is not required to, send one or more delinquent notices at a time or at intervals to be determined by the Board.
- 5.2. **Final Delinquent Notice.** Prior to collection through a collection agent or attorney, the Association shall send to the Owner, by certified mail, a notice that complies with Section 209.006 and/or Section 209.0064 of the Texas Property Code. If collection is by an attorney, the Association will provide written notice that attorney's fees and costs will be charged to the owner if the delinquency continues after a date certain.
- 5.3. **Assessment Lien.** The Association may file an Assessment Lien in accordance with the provisions of Section 209.0094 of the Texas Property Code, after notices of delinquency to the Owner as therein provided.

**Section 6. Interest.** Any assessment not paid within thirty (30) days after the Due Date, shall bear interest from the Due Date until paid at the rate of ten percent (10%) per annum.

**Section 7. Payment Plan and Partial Payments.** All Owners will be offered a payment plan in accordance with Section 209.0062 of the Texas Property Code and the Association's Payment Plan Policy. If accepted by the Association, partial payments shall be posted in accordance with Section 209.0063 of the Texas Property Code unless the owner is in default under a payment plan at the time the Association receives the payment. The acceptance of a partial payment for less than the full amount due at the time payment is made shall not constitute waiver or forgiveness of the remaining balance. The Association will not accept cash payments.

**Section 8. Dishonored Checks.** Checks dishonored by the bank may be re-deposited by the Association and will incur a dishonored check processing fee in the amount of \$25.00. An Owner shall be responsible for all charges and fees incurred by the Association as a result of a dishonored check.

**Section 9. Owner's Mailing Address.** Unless the Association is otherwise notified in writing, all collection notices shall be mailed to the Owner at the Owner's last known mailing address. Costs incurred by the Association to verify an Owner's current mailing address or obtain an Owner's current mailing address shall be, to the

extent permissible under the Association's Dedicatory Instruments and state law, charged to the Owner.

**Section 10. Required Action.** Nothing contained in this Policy that is not otherwise required by law, or by the Declaration, shall require the Association to take any of the actions set out in this Policy. The Board shall have the right, but not the obligation, to evaluate each delinquency on a case-by-case basis and proceed with collection activity as the Board, in its best judgment, deems reasonable. The Board will approve and direct the referral of a delinquent account to the Association's Collection Attorney. On referral, and unless otherwise limited by the referral, the Collection Attorney is authorized to take all actions necessary to collect the amount due the Association, including protecting the Association's claim in bankruptcy.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Collection Policy was approved by at least a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

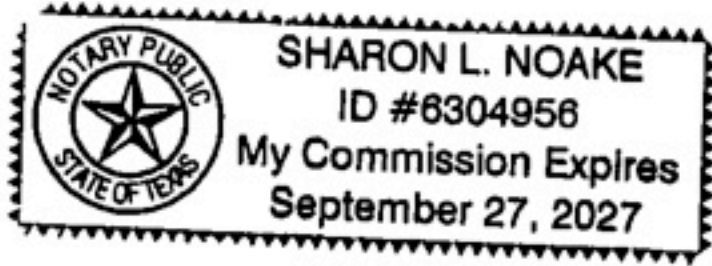
**SPRING SHADOWS CIVIC ASSOCIATION**

By *Annette Littleton*  
Secretary  
*ANNETTE LITTLETON*

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, notary public, on *Sept. 18, 2023* personally appeared *ANNETTE LITTLETON*, Secretary of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me this document was executed for the purpose and in the capacity therein expressed.

RP-2023-394421



*Sharon L. Noake*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

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

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# Pages 9  
10/13/2023 02:09 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$46.00

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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