

# CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION

## **ASSOCIATION'S CURRENT ADMINISTRATIVE POLICIES REGARDING REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS**

**[Recorded Pursuant to Section 209.016, Title 11, Texas Property Code]**

CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION (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 of the Subdivision(s) is/are CHARTERWOOD, Sections One (1), Two (2), Three (3), Four (4) and Five (5), inclusive.
- II. The name of the Association is CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION.
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map(s) or Plat(s) Records of Harris County, Texas:**

- (i) Charterwood, Section One (1) : Volume 213, Page 71 of the Map Records of Harris County, Texas;
- (ii) Charterwood, Section Two (2) : Volume 258, Page 96 of the Map Records of Harris County, Texas;
- (iii) Charterwood, Section Three (3): Volume 258, Page 103 of the Map Records of Harris County, Texas;
- (iv) Charterwood, Section Four (4): Volume 236, Page 44 of the Map Records of Harris County, Texas; and
- (v) Charterwood, Section Five (5): Volume 296, Page 78 of the Map Records of Harris County, Texas.

- IV. The recording data for the Declaration (which may be referred to as the "Declaration," 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:

**Deed Restrictions (Deed Records of Harris County, Texas):**

- (i) Charterwood, Section One (1): County Clerk's File No. E123669; and Amendment County Clerk's File No. E379130;
- (ii) Charterwood, Section Two (2): County Clerk's File No. F481480; and Amendment County Clerk's File No. F605221;
- (iii) Charterwood, Section Three (3): County Clerk's File No. F481481; and Amendment County Clerk's File No. F605222;

- (iv) Charterwood, Section Four (4): County Clerk's File No. G217242; and
- (v) Charterwood, Section Five (5): County Clerk's File No. G594407; Amendment County Clerk's File No. M935359; and Amendment County Clerk's File No. M935360.

**V. The Association's current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements are as follows:** The Association requires the following information to be submitted to the Association regarding a lease or rental applicant: (1) contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the Subdivision under a lease; and (2) the commencement date and term of the lease.

#### CERTIFICATION

"I, the undersigned, being the President of CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION, hereby certify that the foregoing Association's Current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements 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."

#### **CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION**

By: Kathy Goedecke  
KATHY GOEDECKE, President

#### ACKNOWLEDGMENT

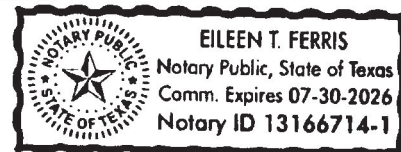
THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

**BEFORE ME, A NOTARY PUBLIC**, on this day personally appeared KATHY GOEDECKE, President of CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION, 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 she 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 16 day of April, 2025

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**After recording, return to:**  
Consolidated Management Services  
128 Vision Park Boulevard, Suite 110  
Shenandoah, Texas 77384



**CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION - Association's Current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements**

RP-2025-189133

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.



*Lanisha Hudson*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS