

ADDITIONAL DEDICATORY INSTRUMENT
for
AMHURST COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence George, who, being first duly sworn, stated on oath the following:

“My name is Lawrence George. I am competent and authorized to submit this affidavit on behalf of Amhurst Community Association, Inc. The statements made herein are based upon my personal knowledge and are true and correct.

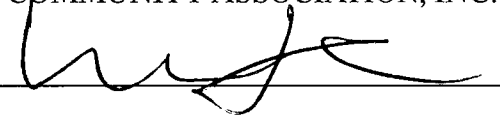
“I am the managing agent of Amhurst Community Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following document is a true and correct copy of original official document on file with the Association:

(1) **Fine Policy.”**

DATED this 13 day of June, 2026

AMHURST COMMUNITY ASSOCIATION, INC.

By: _____

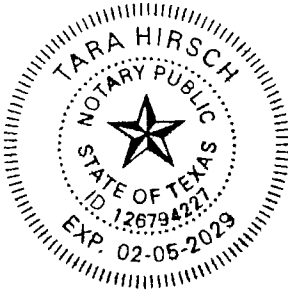


Lawrence George, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

RP-2026-235454

This instrument was sworn, subscribed, acknowledged, and signed before me on this 13 day of June 2026, by Lawrence George as duly authorized agent for Amhurst Community Association, Inc..



[Handwritten Signature]
 Notary Public for the State of Texas
 My Commission Expires:

AMHURST COMMUNITY ASSOCIATION, INC.

RESOLUTION

WHEREAS, **Amhurst Community Association, Inc.** (the “Association”) is the governing body for Amhurst, a residential subdivision located in Harris County, Texas, being more particularly described as all of said lots being located in **Amhurst, Section Two (2)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in **Volume 296, Page 37, of the Map Records of Harris County, Texas**, together with any amendments, additions, or replats thereof (the “Subdivision”); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, Restrictions for Amhurst, Section Two, as recorded under **Clerk’s File No. H939656** in the Official Public Records of Harris County, Texas, and reflected in the Map Records of Harris County, Texas under **Volume 296, Page 37**, together with any amendments thereto (the “Declaration”);

WHEREAS, the Subdivision is further subject to the Bylaws of Amhurst Community Association, Inc., including that certain **Amendment to the Bylaws recorded under File No. 20090537023** in the Official Public Records of Harris County, Texas, as well as any rules, regulations, and policies duly adopted by the Association (collectively, the “Governing Documents”);

WHEREAS, the Declaration and Governing Documents grant the Association, acting through its Board of Directors, the authority to enforce the terms thereof, including through the imposition of reasonable fines; and

WHEREAS, pursuant to **Texas Property Code Chapter 209**, the Association is authorized to adopt and implement a fine enforcement policy; and

RP-2026-235454

WHEREAS, a quorum of the Board of Directors met and voted to enact a Fine Policy for Enforcement Policy for the Subdivision;

NOW, THEREFORE, pursuant to the authority granted to the Board of Directors, the following Policy is hereby enacted:

AMHURST COMMUNITY ASSOCIATION, INC. FINE POLICY

1. The Association reserves the right to issue a fine to any Owner for a violation of the Declaration of Covenants, Conditions and Restrictions, Bylaws, and/or rules, regulations, or policies duly adopted by as amended (collectively, the "Governing Documents"), by an Owner, her/his tenant(s), guest(s), and/or invitee(s). The issuance of a fine shall not preclude the Association from pursuing other means of enforcement, including seeking judicial remedies.

2. Before the Association may levy a fine for a violation of the Governing Documents, it shall provide written notice to the Owner(s) that describes the violation; states the amount of the fine; and provides the date by which the Owner(s) must cure the violation in order to avoid the fine. unless the Owner was given notice and a reasonable opportunity to cure a similar violation in the preceding twelve months. The notice shall also advise the Owner(s) that s/he may, no later than the 30th day after the date of the notice, request a hearing before the Board of Directors to contest the fine. Such notice shall be delivered by email to the email address(es) on file with the Association, delivery to any occupant of the Lot, and/or posting to the front door of the Lot.

3. If a fine is levied, the Association shall give notice of the fine to the Owner(s) no later than 30 days after the date of levy. Such notice shall be provided to the Owner(s) by email to the email address(es) on file with the Association and/or first-class mail to the mailing address on file with the Association.

FINE SCHEDULE

VIOLATION	FIRST OFFENSE	SECOND OFFENSE
Operating Business (No Customer Traffic)	\$50.00/day	\$50.00/day
Non-Single Family Residential Use	\$50.00/day	\$50.00/day

RP-2026-235454

Animals (Livestock / Prohibited Animals)	\$50.00	\$50.00
Animals (Exceeding Pet Limit)	\$25.00	\$50.00
Animals (Nuisance / Dangerous Behavior)	\$25.00	\$50.00
Animals (Loose Pets)	\$25.00	\$50.00
Animals (Pet Waste)	\$25.00	\$50.00
Unauthorized / Improper Vehicle (Including Boat, Trailer, RV, Commercial, or Non-Operational)	\$25.00/day	\$50.00/day
Parking Violations (Blocking Driveway / Improper Position)	\$25.00/day	\$50.00/day
Vehicle Repairs / Vehicle-Related Business	\$50.00/day	\$50.00/day
Nuisance (Noise / Disturbance)	\$50.00/day	\$50.00/day
Nuisance (Odors / Offensive Activity)	\$50.00/day	\$100.00/day
Nuisance (Illegal / Hazardous Activity)	\$50.00/day	\$100.00/day
Trash / Refuse Violations	\$25.00	\$50.00
Trash Containers (Visible / Not Screened)	\$25.00	\$50.00
Improper Trash Placement / Timing	\$25.00	\$50.00
Debris / Hazardous Materials	\$25.00	\$50.00
Outdoor Storage (Unscreened Materials / Equipment)	\$25.00	\$50.00
Unapproved Improvements / Structural Changes	\$50.00	\$100.00
Garage Modifications (Unapproved)	\$50.00	\$100.00
Prohibited Structures (Tents, Temporary Structures, Portable Buildings, etc.)	\$50.00	\$100.00
Fences / Walls / Hedges (Non-Compliant / Unapproved)	\$50.00	\$100.00

RP-2026-235454

Signage (Unapproved / Non-Compliant)	\$25.00	\$50.00
Landscaping Force Mows	\$50.00 per incident	
Exterior Maintenance / Property Condition	\$50.00	\$100.00
Tree Maintenance (Dead / Missing / Overgrown)	\$50.00	\$100.00
Visual Obstruction at Intersection / Corner Lot	\$25.00	\$50.00
Clotheslines / Drying Clothes in Public View	\$25.00	\$50.00
Holiday Decorations (Out of Season / Excessive Duration)	\$25.00	\$50.00
Fireworks / Unsafe Activities	\$50.00	\$100.00
General Violations of Governing Documents (Not Otherwise Listed)	\$50.00	\$100.00

****** *A Second Offense is one that occurs within twelve months of the notice letter for the First Offense.*

Nothing herein is intended to amend, alter, or repeal the Declaration or any other governing document of the Association except as specifically provided herein.

IN WITNESS WHEREOF, I certify under penalty of perjury that the foregoing Fine Policy was properly adopted on the **11th day of June, 2026** in accordance with the governing documents of Amhurst Community Association, Inc., and Texas law, by a vote of a majority of the members of the Board of Directors, to be effective as of the date it is recorded in the Real Property Records of Harris County, Texas.

Signed by:

Mary Scarmardo

003056560063401...

Director, Mary Scarmardo,
Amhurst Community Association, Inc.

RETURN TO:
HOUSTON HOA MANAGEMENT, LLC
5850 San Felipe, Suite 500
Houston, Texas 77057

RP-2026-235454

RP-2026-235454
Pages 6
06/15/2026 10:39 AM
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2026-235454