



17171 PARK ROW, SUITE 250 • HOUSTON, TEXAS 77084 • (281) 578-6262 • (281) 579-1785 FAX

December 30, 2013

Hannover Forest Homeowners Association
c/o Ms. Liz Trapolino
Crest Management Company
P.O. Box 219320
Houston, Texas 77218-9320

Re: Hannover Forest Homeowners Association

Dear Liz:

Enclosed please find the original Amendment to Regulations Regarding Flags and Flagpoles and Hannover Forest Homeowners Association Regulations regarding the Installation of Drought-Resistant Landscaping and Water-Conserving Turf both recorded in the real property records on December 13, 2013.

Please file in the corporate books.

Please feel free to contact me if you have any questions.

Sincerely,

MESSOCK & WALTON

By: 
Bradley R. Walton

BRW:tl
Enclosures

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RECEIVED
JAN 03 2014

BY: _____

WHEREAS, due to recent statutory changes to § 202.007 of the Texas Property Code, the Association desires to enact regulations regarding the installation of drought-resistant landscaping and water-conserving turf ("Xeriscaping"), to advise owners as to what items the Board considers aesthetically incompatible with landscaping in the subdivision and will be prohibited;

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following regulations:

- I. The following items deemed aesthetically incompatible with the landscaping in the subdivision and will not be approved:
 - A. Astro-turf and any other artificial turf (all turf must be natural and living);
 - B. Artificial plants, trees, shrubs, bushes and other artificial landscaping (all landscaping must be natural and alive);
 - C. Areas of rock, gravel, stone, or similar ground cover that comprise a significant port of the front yard that is visible from public view, as determined in the sole discretion of the Association;
 - D. Cacti and similar plants that constitute the primary landscaping feature on the lot; and
 - E. Species of plant or turf that are dangerous, toxic or invasive to humans, animals or indigenous plant life.
- II. The Association shall have the sole discretion as to what constitutes the meaning of "drought-resistant", "water-conserving", "artificial" and all other terms used in this policy that are not otherwise defined by applicable law or the Association's dedicatory instruments.
- III. No modification or installation of landscaping governed by this policy shall be made until the owner has first applied for and obtained the written approval of the Association.
- IV. The Board if Directors may not unreasonably withhold approval of items regulated by this policy.

CERTIFICATION

"I, the undersigned, being a Director of the Hannover Forest Homeowners Association, hereby certify that the foregoing regulations was adopted by at least a majority of the Association Board of Directors, at a duly held meeting at which a quorum of directors was present."

IN WITNESS WHEREOF, I have subscribed my name on this 6th day of December, 2013.

HANNOVER FOREST HOMEOWNERS ASSOCIATION

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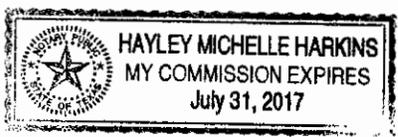
By: Jerome Patridge
Director

Print Name: Jerome Patridge

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Jerome Patridge, a Director for the Hannover Forest Homeowners Association, and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this 6th day of December, 2013.



Hayley Harkins
NOTARY PUBLIC in and for the
STATE OF TEXAS
Name: Hayley Harkins
My Commission Expires: JULY 31, 2017

RETURN TO:

Messock & Walton
17171 Park Row, Suite 250
Houston, Texas 77084

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

0655-05-0590
HP 889-85-0590

RP 089-05-0591

FILED FOR RECORD
8:00 AM

DEC 13 2013

Stan Stewart
County Clerk, Harris County, Texas

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

DEC 13 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

HANNOVER FOREST HOMEOWNERS ASSOCIATION

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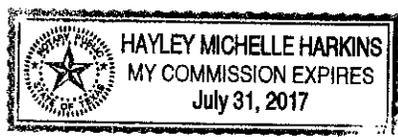
By: J.P. Patridge
Director

Print Name: Jerome Patridge

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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Given under my hand and seal of office this 6th day of December, 2013.



Hayley Harkins
NOTARY PUBLIC in and for the
STATE OF TEXAS
Name: Hayley Harkins
My Commission Expires: July 31, 2017

RETURN TO:
W
Messock & Walton
17171 Park Row, Suite 250
Houston, Texas 77084

1009-85-0593

HP 889-85-8594

FILED FOR RECORD
8:00 AM

DEC 13 2013

Stan Stewart
County Clerk, Harris County, Texas

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