

HIGHLAND VILLAGE CIVIC CLUB, INC.
CONSTRUCTION NOISE GUIDELINES

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, covenants, conditions and restrictions were imposed upon Lots comprising the Highland Village subdivision ("Subdivision") by that certain instrument recorded on May 14, 1948, in Volume 1768, Page 673, of the Deed Records of Harris County, Texas (the "Original Restrictions"), as same were amended and extended from time to time; and

WHEREAS, the Original Restrictions were amended and restated in their entirety by the recording of that certain Declaration of Covenants, Conditions and Restrictions for Highland Village, recorded in the Harris County, Texas Public Records under Clerk's File No. V868642 (the "Declaration"); and

WHEREAS, the Declaration was amended by the recording of that certain amendment to the Declaration of Covenants, Conditions and Restrictions for Highland Village, recorded in the Harris County, Texas Public Records under Clerk's File No. Z232204 (the "First Amendment"); and

WHEREAS, the Declaration was further amended by the recording of that certain second amendment to the Declaration of Covenants, Conditions and Restrictions for Highland Village, recorded in the Harris County, Texas Public Records under Clerk's File No. 20130498689 (the "Second Amendment"); and

WHEREAS, the Declaration, First Amendment, Second Amendment, and all other instruments that have amended, renewed, or extended the Declaration from time to time, are hereinafter collectively referred to as the "Declaration"; and

WHEREAS, pursuant to the provisions of the Articles of Incorporation, Bylaws and Declaration of the Highland Village Civic Club, Inc. (the "Association"), the Board of Directors of the Association (the "Board") has the authority to manage the business and affairs of the Association, and the duty, amongst other things, to represent the homeowners of the Association in a fair and just manner; and

WHEREAS, the Board has determined that it is in the best interests of the Association to adopt construction noise guidelines applicable to Highland Village; and

WHEREAS, the Board and Architectural Review Committee designated by the Board ("ARC") have determined that in connection with maintaining the aesthetics and architectural harmony of Highland Village, as well as the use and enjoyment of the subdivision for all Property Owners, it is appropriate for the Association to adopt the following guidelines regarding construction noise.

SDG: HVCC-1

RP-2020-518461

NOW, THEREFORE, the Board has duly adopted the following *Construction Noise Guidelines*.

Important:

These Guidelines supplement the requirements designated in the Declaration of Covenants, Conditions and Restrictions and other recorded policies regarding construction. Before initiating any construction project, plans must be submitted and approved by the Association. Any changes not approved may result in fines against the property and immediate action including, but not limited to, removal of the improvement at the Owner's expense.

Construction Noise:

1. All homebuilding and construction activity generates considerable noise concerns during the process. In order to deal with excessive construction noise concerns, construction shall only be allowed Monday through Saturday and shall not begin before 8:00 A.M. and must conclude by 7:00 P.M.
2. No construction work shall be allowed on Sundays however landscaping may be performed any day of the week.
3. Pouring of foundations may begin earlier to avoid excessive daytime heat but must be approved in writing by the Association prior to commencement of the work.
4. "Quiet work" may be done at any time once the structure has been closed in.
5. Emergency work may be done at any time.

Failure to Abide by Guidelines:

1. These Guidelines are strictly enforced. If the Guidelines are not complied with, the Association has the authority to impose a fine in an amount not to exceed \$1,500.00 per incident on the Owner as a result of violations by the Contractor. It is the responsibility of the general Contractor and sub-contractor to make all project-related vendors aware of and comply with the Guidelines, however, the ultimate responsibility lies with the Owner.

The ARC may, in its sole and absolute discretion, grant a variance to these guidelines.

The Association reserves the right to adopt further guidelines pertaining to construction noise based on preserving the use and enjoyment of the subdivision for all Property Owners.

The guidelines are effective upon recordation in the Public Records of Harris County, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Highland Village Civic Club, Inc., hereby certify that the foregoing guidelines were adopted by at least a majority of the Highland Village Civic Club, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 14 day of October, 2020.

HIGHLAND VILLAGE CIVIC CLUB, INC., a Texas non-profit corporation, acting through its President

By: [Signature]
_____, President
Adam Ross

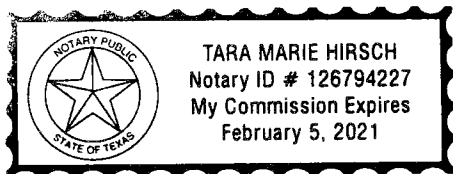
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

Adam Ross as President for Highland Village Civic Club, Inc., acknowledged this instrument before me on the 14 day of October 2020.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

SEARS BENNETT & GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

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Pages 4
10/27/2020 10:08 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

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