

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, being by me duly sworn according to law, stated the following under oath:

“My name is Sarah B. Gerdes. I am over twenty-one (21) years of age and fully competent to make this affidavit. I have personal knowledge of all facts stated herein, and they are all true and correct.

I am the attorney for Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation (the “Association”), and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as defined in Section 202.001(2) of the Texas Property Code.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded: **1.) Community Parks, Tennis Court and Basketball Court Rules; and 2.) Community Swimming Pool Usage Rules.**

The documents attached hereto are subject to being supplemented, amended or changed by the Association.

Dedicatory instruments of the Association that have already been filed in the Real Property Records are as follows:

- a. Map Plat for Section One of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk’s File No. 404074 in the Official Map Records of Real Property of Harris County, Texas.
- b. Map Plat for Section Two of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk’s File No. 404083 in the Official Map Records of Real Property of Harris County, Texas.
- c. Map Plat for Section Three of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk’s File No. T348210 in the Official Map Records of Real Property of Harris County, Texas.
- d. Map Plat for Section Four of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk’s File No. T348211 in the Official Map Records of Real Property of Harris County, Texas.
- e. Map Plat for Section Five of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk’s File No. T424624 in the Official Map Records of Real Property of Harris County, Texas.

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- f. Map Plat for Section Six of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk's File No. V803340 in the Official Map Records of Real Property of Harris County, Texas.
 - g. Map Plat for Section Seven of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk's File No. V083341 in the Official Map Records of Real Property of Harris County, Texas.
 - h. Map Plat for Section Eight of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk's File No. V311180 in the Official Map Records of Real Property of Harris County, Texas.
 - i. Map Plat for Section Nine of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk's File No. V299839 in the Official Map Records of Real Property of Harris County, Texas.
 - j. Map Plat for Section Ten of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk's File No. V256333 in the Official Map Records of Real Property of Harris County, Texas.
 - k. Map Plat for Section Eleven of Canyon Gate at Northpointe Owners Association, Inc., filed under County Clerk's File No. U914714 in the Official Map Records of Real Property of Harris County, Texas.
 - l. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., filed on May 19, 1998, under County Clerk's File No. T028686 in the Official Public Records of Real Property of Harris County, Texas.
 - m. First Amendment to the Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., filed on July 13, 1998, under County Clerk's File No. T137346 in the Official Public Records of Real Property of Harris County, Texas.
 - n. Amended and Restated Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section One (1) and Section Two (2), filed on December 4, 1998, under County Clerk's File No. T421100 in the Official Public Records of Real Property of Harris County, Texas.
 - o. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Three (3), filed on January 11, 1999, under County Clerk's File No. T484266 in the Official Public Records of Real Property of Harris County, Texas.
 - p. Amended and Restated Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Three (3), filed on April 21, 1999, under County Clerk's File No. T674543 in the Official Public Records of Real Property of Harris County, Texas.
 - q. Supplement to Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Three (3), filed on May 6, 1999, under County Clerk's File No. T707211 in the Official Public Records of Real Property of Harris County, Texas.

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- r. Correction to Amended and Restated Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Three (3), filed on May 18, 1999, under County Clerk's File No. T729099 in the Official Public Records of Real Property of Harris County, Texas.
 - s. First Amendment to Restated Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Three (3), filed on June 4, 1999, under County Clerk's File No. T766317 in the Official Public Records of Real Property of Harris County, Texas.
 - t. Declaration of Covenants, Conditions and Restrictions for Villages at Northpointe of Canyon Gate at Northpointe Owners Association, Inc., filed on May 19, 1998, under County Clerk's File No. T028685 in the Official Public Records of Real Property of Harris County, Texas.
 - u. First Amendment to Declaration of Covenants, Conditions and Restrictions of Villages at Northpointe at Canyon Gate at Northpointe Owners Association, Inc., Section Three (3), filed on July 13, 1998, under County Clerk's File No. T137345 in the Official Public Records of Real Property of Harris County, Texas.
 - v. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages at Northpointe of Canyon Gate at Northpointe Owners Association, Inc., filed on January 11, 1999, under County Clerk's File No. T484265 in the Official Public Records of Real Property of Harris County, Texas.
 - w. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Five (5), filed on January 11, 1999, under County Clerk's File No. T484264 in the Official Public Records of Real Property of Harris County, Texas.
 - x. First Amendment to Declaration of Covenants, Conditions and Restrictions for Villages of Northpointe of Canyon Gate at Northpointe Owners Association, Inc., filed on February 2, 1999, under County Clerk's File No. T524017 in the Official Public Records of Real Property of Harris County, Texas.
 - y. First Amendment to Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Five (5), filed on February 2, 1999, under County Clerk's File No. T524016 in the Official Public Records of Real Property of Harris County, Texas.
 - z. Amendment to Declaration of Covenants, Conditions and Restrictions for Villages of Northpointe of Canyon Gate at Northpointe Owners Association, Inc., filed on March 31, 1999, under County Clerk's File No. T629873 in the Official Public Records of Real Property of Harris County, Texas.
 - aa. First Amendment to Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Five (5), filed on March 29, 1999, under County Clerk's File No. T623616 in the Official Public Records of Real Property of Harris County, Texas.
 - bb. Amendment to Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Five (5), filed on April 16, 1999, under County Clerk's File No. T665679 in the Official Public Records of Real Property of Harris County, Texas.

- cc. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Six (6), filed on May 17, 2002, under County Clerk's File No. V809387 in the Official Public Records of Real Property of Harris County, Texas.
- dd. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Seven (7), filed on May 31, 2002, under County Clerk's File No. V837650 in the Official Public Records of Real Property of Harris County, Texas.
- ee. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Eight (8), filed on September 20, 2001, under County Clerk's File No. V314892 in the Official Public Records of Real Property of Harris County, Texas.
- ff. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Nine (9), filed on September 20, 2001, under County Clerk's File No. V314893 in the Official Public Records of Real Property of Harris County, Texas.
- gg. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Ten (10), filed on September 5, 2001, under County Clerk's File No. V283762 in the Official Public Records of Real Property of Harris County, Texas.
- hh. Declaration of Covenants, Conditions and Restrictions of Canyon Gate at Northpointe Owners Association, Inc., Section Eleven (11), filed on June 8, 2001, under County Clerk's File No. V104053 in the Official Public Records of Real Property of Harris County, Texas.
- ii. Amended and Restated By-Laws for Canyon Gate at Northpointe Owners Association, Inc., recorded under County Clerk's Film Code No. RP012-72-1689 in the Official Public Records of Harris County, Texas.
- jj. Supplemental Notice of Dedicatory Instruments filing the Collection Policy for Delinquent Accounts and the Minimum Construction Standards and Guidelines for Canyon Gate at Northpointe Owners Association, Inc., filed on February 19, 2008, under County Clerk's File No. 20080082445 in the Official Public Records of Real Property of Harris County, Texas.
- kk. Supplemental Notice of Dedicatory Instruments filing the Amended and Restated Fining Policy for Canyon Gate at Northpointe Owners Association, Inc., filed on April 27, 2010, under County Clerk's File No. 20100168981 in the Official Public Records of Real Property of Harris County, Texas.
- ll. Clubhouse Rental Rules for Canyon Gate at Northpointe Owners Association, Inc., filed on October 25, 2011, under County Clerk's File No. 20110447670 in the Official Public Records of Real Property of Harris County, Texas.
- mm. Community Swimming Pool Usage Rules for Canyon Gate at Northpointe Owners Association, Inc., filed on October 25, 2011, under County Clerk's File No. 20110447665 in the Official Public Records of Real Property of Harris County, Texas.

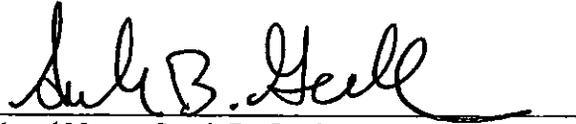
201007201071

- nn. Payment Plan Policy for Canyon Gate at Northpointe Owners Association, Inc., filed on October 25, 2011, under County Clerk's File No. 20110447640 in the Official Public Records of Real Property of Harris County, Texas.
- oo. Records Production and Coping Policy for Canyon Gate at Northpointe Owners Association, Inc., filed on October 25, 2011, under County Clerk's File No. 20110447657 in the Official Public Records of Real Property of Harris County, Texas.
- pp. Document Retention Policy for Canyon Gate at Northpointe Owners Association, Inc., filed on October 25, 2011, under County Clerk's File No. 20110447639 in the Official Public Records of Real Property of Harris County, Texas.
- qq. Board Resolution Regarding Community Parks, Tennis Court and Basketball Court Rules for Canyon Gate at Northpointe Owners Association, Inc., filed on November 18, 2011, under County Clerk's File No. 20110486427 in the Official Public Records of Real Property of Harris County, Texas.
- rr. Community Fitness Rules for Canyon Gate at Northpointe Owners Association, Inc., filed on November 18, 2011, under County Clerk's File No. 20110486431 in the Official Public Records of Real Property of Harris County, Texas.
- ss. Guidelines for Display of Certain Religious Items for Canyon Gate at Northpointe Owners Association, Inc., filed on October 4, 2011, under County Clerk's File No. 20110417412 in the Official Public Records of Real Property of Harris County, Texas.
- tt. Guidelines for Rainwater Recovery Systems for Canyon Gate at Northpointe Owners Association, Inc., filed on October 4, 2011, under County Clerk's File No. 20110417413 in the Official Public Records of Real Property of Harris County, Texas.
- uu. Guidelines for Roofing Materials for Canyon Gate at Northpointe Owners Association, Inc., filed on October 4, 2011, under County Clerk's File No. 20110417414 in the Official Public Records of Real Property of Harris County, Texas.
- vv. Guidelines for Solar Energy Devices for Canyon Gate at Northpointe Owners Association, Inc., filed on October 4, 2011, under County Clerk's File No. 20110417411 in the Official Public Records of Real Property of Harris County, Texas.
- ww. Guidelines for Display of Flags for Canyon Gate at Northpointe Owners Association, Inc., filed on October 4, 2011, under County Clerk's File No. 20110417410 in the Official Public Records of Real Property of Harris County, Texas.
- xx. Affidavit in Compliance with Section 202.006 for Canyon Gate at Northpointe Owners Association, Inc., recording the following dedicatory instruments that have not been previously recorded: 1) Board Resolution Regarding the Deed Restriction Enforcement Procedure; and 2) Articles of Incorporation, filed on April 16, 2012, under County Clerk's File No. 20120162247 in the Official Public Records of Real Property of Harris County, Texas.
- yy. Affidavit in Compliance with Section 202.006 for Canyon Gate at Northpointe Owners Association, Inc., recording the following dedicatory instruments that have not been previously recorded: 1) First Amendment to Guidelines for Display of Flags; and 2) Guidelines for Front Yard Drought Resistant Landscaping, filed on August 30, 2014, under County Clerk's File No. 20130446379 in the Official Public Records of Real Property of Harris County, Texas.

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zz. Guidelines for Street Tree Pruning for Canyon Gate at Northpointe Owners Association, Inc., filed on January 12, 2016, under County Clerk's File No. RP-2016-13615 in the Official Public Records of Real Property of Harris County, Texas.

SIGNED on this the 18th day of May 2018.



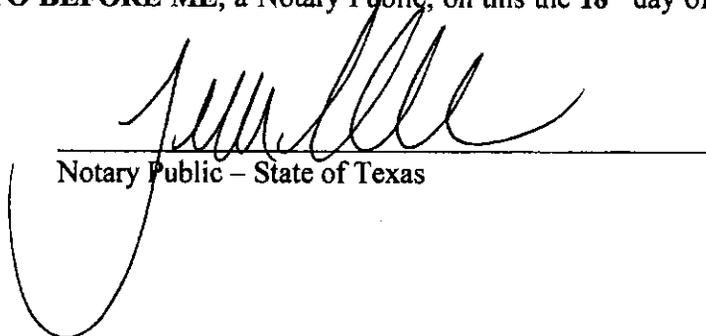
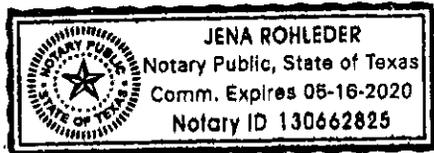
Printed Name: Sarah B. Gerdes
Attorney/ Agent for Canyon Gate at Northpointe
Owners Association, Inc.

VERIFICATION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 18th day of May 2018.


Notary Public – State of Texas

RETURN TO:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

210707-0107-11

**CANYON GATE AT NORTHPOINTE OWNERS ASSOCIATION, INC.
RESOLUTION
COMMUNITY PARKS, TENNIS COURT and BASKETBALL COURT RULES**

We, the undersigned, being all of the members of the Board of Directors (the "Board") of Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation (the "Association") organized under the Texas Non-Profit Corporations Act, as presently constituted, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Article V, Section 5.2 of the Amended and Restated Bylaws of the Association (the "Bylaws") provides:

The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Subdivision. The Board may do all such acts and things that are not by these By-Laws or by the Declaration directed to be exercised and done by the Owners;

WHEREAS, Article V, Section 5.3 (a, b) of the Bylaws provides that the Board shall have the power to:

To administer and enforce the covenants, and conditions, restrictions, uses, limitations, obligations and all other provisions set forth in the Declarations.

To establish, make and enforce compliance with rules necessary for the orderly operation, use and occupancy of the Subdivision.

THEREFORE, BE IT RESOLVED, the Board of Directors of the Association does hereby adopt the following Parks, Tennis Court and Basketball Court Rules to wit:

RESOLUTION PURPOSE

To provide owners the enjoyment of the Common Areas of the neighborhood. To keep in good order the Common Areas of the neighborhood.

RESOLUTION SPECIFICS

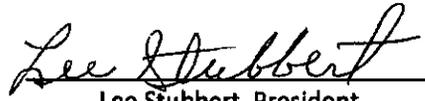
Canyon Gate at Northpointe Owners Association, Inc. Community Parks, Tennis Court and Basketball Court Rules

1. No bicycle riding permitted on the tennis courts or basketball courts ("Courts")
2. No skateboarding permitted on Courts
3. No rollerblading permitted on Courts
4. No scooter riding permitted on Courts
5. Motorized vehicles of any type are not permitted in parks nor on Courts
6. The use of playground equipment is at your own risk.
7. CGNOA is not responsible for any accidents or injuries
8. No rough playing
9. Hurling, throwing, discharging, firing or propelling any object, other than an athletic object, is prohibited.
10. Young children must be supervised
11. Play equipment must be used in the manner intended.
12. No glass or glass bottles permitted
13. Alcoholic beverages may not be consumed in the Common Areas of the Neighborhood at any time.
14. No barbequing or cooking of any kind permitted
15. No foul language permitted
16. Any animals in the park must be on a leash and under control at all times.
17. You are required to pick up and properly dispose of all waste and feces left by your animal

18. Aggressive and threatening animals are not permitted in the park
19. No loud music permitted
20. No loitering permitted
21. Please place litter in the receptacles provided
22. No guns, paintball guns or air guns nor any type of weapon permitted
23. Parks and Courts are for residents & their supervised guests only - violators and trespassers will be prosecuted
24. Only 4 guests per household are permitted in the park or Courts
25. Warning-video surveillance in use
26. The Board of Directors shall have the final authority on interpretation of the rules
27. If an Owner, Resident or Guest refuses to exit the park or Courts upon request, law enforcement will be contacted for assistance.
28. The Park is closed from Dusk until Dawn.
29. The Association has the right to suspend the use of the recreational facilities by an Owner/Resident for a period not to exceed sixty (60) days for each infraction of its rules and regulations.
30. Guests violating these rules may be banned from the premises and/or amenities permanently.
31. In case of an emergency, dial 911.
32. Any adjustment to these rules by the Board shall not be construed as a waiver of these rules or the Association's Dedicatory Instruments.

This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any policy regarding community parks, tennis court and basketball court rules, which may have previously been in effect. Except as affected by this Resolution, all other provisions contained in the Declarations and Dedicatory Instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 19th day of April 2018.



Lee Stubbert, President

Canyon Gate at Northpointe Owners Association, Inc.

2101037-0107-11

CANYON GATE AT NORTHPOINTE OWNERS ASSOCIATION, INC.
RESOLUTION
COMMUNITY SWIMMING POOL USAGE RULES

We, the undersigned, being all of the members of the Board of Directors (the "Board") of Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation (the "Association") organized under the Texas Non-Profit Corporations Act, as presently constituted, do by this writing consent to the following actions adopt the following resolution:

WHEREAS, Article V, Section 5.2 of the Amended and Restated Bylaws of the Association (the "Bylaws") provides:

The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the subdivision. The Board may do all such acts and things that are not by these By-laws or the Declaration directed to be exercised and done by the Owners;

WHEREAS, Article V, Section 5.3 (a,b) of the Bylaws provides that the Board of the Association has the power to:

To administer and enforce the covenants, and conditions, restrictions, uses, limitations, obligations and all other provisions set forth in the Declarations.

To establish, make and enforce compliance with rules necessary for the orderly operation, use and occupancy of the Subdivision.

THEREFORE, BE IT RESOLVED, the Board of Directors of the Association does hereby adopt the following Swimming Pool Usage Rules to wit:

RESOLUTION PURPOSE

To provide owners the enjoyment of the Common Areas of the neighborhood. To keep in good order those Common Areas of the neighborhood.

RESOLUTION SPECIFICS

Canyon Gate at Northpointe Owners Association, Inc. Swimming Pool Usage Rules

1. Residents may only access pool with an active pool card during designated swimming hours.
2. Swimming is only allowed when lifeguards are on duty.
3. Residents without an active pool card will not be permitted entry.
4. Only residents in good standing are permitted access to swimming pool.
5. No running or rough play on the deck, surface areas or surrounding areas of the swimming pool.
6. No glass containers, alcoholic beverages or smoking allowed in pool area.
7. No diving, flipping or jumping backwards into the pool.
8. No balls, frisbees or throwing of objects in the pool area.
9. No skates, skate boards or bicycles allowed in the pool area.
10. No pets permitted in the pool area with the exception of Registered Service Animals.
11. Proper swimming attire required, no cutoffs, denim, dark clothing or sagging attire will be allowed.
12. Persons with bandages, sores or open wounds are not allowed in the pool.
13. No inappropriate physical touching of others.

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14. Only small floating items, upon manager's discretion, will be allowed in the pool.
15. Children using floatation devices must remain in arms reach of an adult at all times.
16. Lifeguards are not responsible for the supervision of the baby pool or the supervision of any non-swimming child.
17. A parent or adult guardian must accompany and be within arm's reach of children in or near the baby pool.
18. Children in diapers must wear swim diapers – No disposables allowed.
19. Members who have guests must sign them in and are responsible for them at all times, no more than 4 guest will be allowed per family.
20. The use of cocoa butter, baby oil, any other suntan oil causes filter damage. These lotions will not be permitted in the pool.
21. All children under 12 years of age must be accompanied by an adult of at least 18 years of age.
22. No swimming after designated swimming hours.
23. No loud music, offensive or foul language.
24. Individuals using the pool must use outdoors showers to rinse off prior to swimming.
25. The Lifeguards and/or the Board of Directors have the final authority on interpretation of rules.
26. Should weather or the water conditions dictate, the lifeguards and/or the Board of Directors shall have full authority to close the pool and all residents shall clear the deck and pool area.
27. The Lifeguards have the full authority to ask an Owner, Resident or Guest to leave the pool area upon violation of these rules. If an Owner, Resident or Guest refuses to exit upon request, law enforcement will be contacted for assistance.
28. Any vandalism of the facility may cause the pool to close for the period needed to address the vandalism.
29. The Association shall at its sole discretion set the hours of operation.
30. The Association has the right to suspend the use of recreational facilities by an Owner/Resident for a period not to exceed sixty (60) days for each infraction of the rules and regulations.
31. Guest violating these rules may be banned from the premises and/or amenities permanently.
32. Any adjustment to these rules by the Board shall not be construed as a waiver of the rules and/or the Association's Dedicatory Instruments.
33. Trespassers will be prosecuted.
34. No concealed handguns or other weapons allowed on premises.

This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any policy regarding swimming pool use which may have previously been in effect. Except as affected by this Resolution, all other provisions contained in the Declarations and Dedicatory Instruments of the Association shall remain in full force and effect.

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RP-2018-257815
Pages 11
06/11/2018 01:39 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$52.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

20180611-0107-11