



VG-267-2022-1459031

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1459031
Volume : 17664

Real Property Recordings

Recorded On: January 20, 2022 09:57 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 1459031
Receipt Number: 20220120000023
Recorded Date/Time: January 20, 2022 09:57 AM
User: Patsy D
Station: CCLERK07

Record and Return To:

Gary Gawer
4128 Woodcrest Dr.

BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

WOODCREST HOMEOWNERS ASSOCIATION, INC

A NON-PROFIT ORGANIZATION

ADOPTED RULES AND REGULATIONS

AMENDED JANUARY 8, 2020

AS OF the 30th day of August, 2005, the Woodcrest Homeowners Association, Inc., a non-profit organization has adopted the following rules and regulations as part of the BYLAWS OF WOODCREST HOMEOWNERS ASSOCIATION, INC. A NON-PROFIT ORGANIZATION (the "Bylaws"). As required by ARTICLE 12, AMENDMENTS TO BYLAWS of the Bylaws of the Woodcrest Homeowners Association, and shall be adopted as Article 13, Rules and Regulations, 13.01 of the Bylaws of Woodcrest Homeowners Association, Inc.

THE RULES are as follows:

- I. All garbage dumpsters, trash containers shall be put out on the curb after 5:00 p.m. on Tuesday and returned no later than 8: p.m. on Wednesday. This rule complies with the City of Bryan Code of Enforcement and shall be subject to change should the City of Bryan Code of Enforcement change. At that time the Rule 1 shall change with whatever rule the City adopts and enacts.
- II. No vehicles shall be permitted to block or obstruct any right-of-way; this includes common drive way areas and alleyways. Short term parking may be allowed, but no more than one hour, with the exception of service vehicles, which may need a reasonable amount of additional time, but no more than 72 hours. Any vehicle that blocks the drive way will be towed.
- III. No trash storing or stock piling will be allowed in the patio areas or back yard areas. Items such as appliances, broken or worn out furniture, old carpeting, cardboard storage boxes, etc. shall be hauled off and/or put on the curb for bulk trash pickup which is on Friday. All appliances shall be secured by being tied or taped shut and/or the door shall be removed. *Disposable items left for more than ten (10) days will be hauled off at the expense of the resident/owner.*
- IV. Plastic, fiberglass or tin inserts placed over the beams in the back area are prohibited. Those that are currently there as of the 30th day of August, 2005 are now considered to be grandfathered and will be allowed to remain; however, there shall be no new plastic, fiberglass or tin inserts over the beams installed in the future; however what will be allowed is the continuation of the roof line with matching shingles, which may be presented to the Board of Directors as per Article 4 of the Declarations.
- V. Solar films and foils on the windows are prohibited at any time. Only solar screens are permitted.
- VI. Parking on lawns is not allowed at any time.
- VII. No cutting or trimming of trees by anyone other than the hired landscape company is allowed.
- VIII. Owners of rental units must register their tenants with the HOA.
- IX. No more than one satellite dish is permitted on the roof of the townhome and is to be mounted on the roof only, not in ground. This rule applies to dishes mounted after the effective date of January 8, 2020 prior installed dishes are "grandfathered".
- X. Solar panel are allowed only on the roof and are not to be seen from Woodcrest Drive.
- XI. No additional trees, plants, flowers or decorations may be placed in the front of homes without prior board approval. Exceptions include flags on poles and seasonal or holiday decorations which are to be removed within the week following the season or holiday. Political, For Rent or For Sales signs are permitted if within five feet of sidewalk.

IN WITNESS WHEREOF, the undersigned, being the Declarant Herein, has hereunto set his hand and seal this 18th day of January, 2022.

Woodcrest Home Owners Association

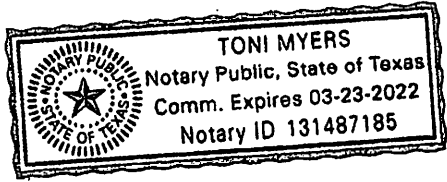
[Signature]
Gary J. Gawer

WHOA Secretary Treasurer

THE STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on Jan. 18th, 2022, by Gary J. Gawer, Secretary-Treasurer of Woodcrest Home Owners Association, Inc. a Texas Corporation.



[Signature]

Notary Public in and for Brazos County, Texas

My commission expires 3-23-2022

Toni Myers

Print name of Notary