



**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENT**  
*for*  
**BENDERS LANDING PROPERTY OWNERS ASSOCIATION**

STATE OF TEXAS                   §  
   §  
 COUNTY OF MONTGOMERY       §

The undersigned, being the Managing Agent for Benders Landing Property Owners Association ("the Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instrument for Benders Landing Property Owners Association", "Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association", and "Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association" respectively filed of record in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File Nos. 2006-059697, 2007-097748 and 2009-010874 (the "Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

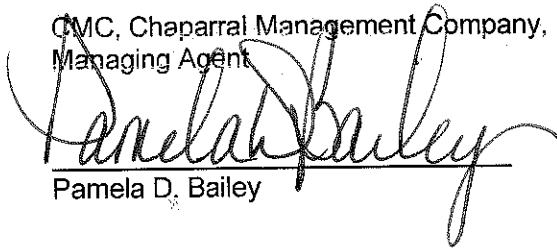
Additional Dedicatory Instrument. In addition to the Dedicatory Instrument identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

Resolution Adopted by Unanimous Written Consent of the Board of Directors and the Architectural Control Committee of Benders Landing Property Owners Association regarding Certain Types of Signs.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct.

**BENDERS LANDING PROPERTY OWNERS ASSOCIATION**

By: CMC, Chaparral Management Company, Inc.,  
 Managing Agent

  
 Pamela D. Bailey

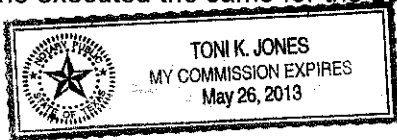


THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this 20<sup>th</sup> day of September, 2010 personally appeared Pamela D. Bailey of CMC, Chaparral Management Company, Inc., Managing Agent for Benders Landing Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



*Toni K. Jones*  
Notary Public in and for the State of Texas

**Return to:**  
**Butler | Hailey**  
**8901 Gaylord Drive, Suite 100**  
**Houston, Texas 77024**

184543

**RESOLUTION ADOPTED BY UNANIMOUS WRITTEN CONSENT**  
*of the*  
**BOARD OF DIRECTORS**  
*and the*  
**ARCHITECTURAL CONTROL COMMITTEE**  
*of*  
**BENDERS LANDING PROPERTY OWNERS ASSOCIATION**  
*regarding*  
**CERTAIN TYPES OF SIGNS**

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We, the undersigned, being all of the members of the Board of Directors ("Board") and the Architectural Control Committee ("Committee") of Benders Landing Property Owners Association (the "Association"), a Texas non-profit corporation, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Article IV, Section 4.05 of the Declarations for Benders Landing, Section One (1), Two (2) and Three (3) respectively filed of record in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File Nos. 2001-024582, 2002-029410 and 2004-127533 (collectively the "Declarations") provide:

Section 4.05 Minimum Construction Standards. The Developer or the Committee may from time to time promulgate an outline of minimum acceptable construction standards; provided, however, that such outline will serve as a minimum guideline only and the Developer or Committee shall not be bound thereby.

WHEREAS, Article VIII, Section 8.08 of the Declarations provide:

Section 8.08 Duties with Respect to Architectural Approvals. The Association shall perform functions to assist the Committee as elsewhere provided in Article IV of this Declaration.

WHEREAS, Article VIII, Section 8.10 of the Declarations provide:

Section 8.10 Power to Adopt Rules and Regulations. The Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.

WHEREAS, Article III, Section 3.20 of the Declarations for Benders Landing, Sections One (1) and Two (2) and Article III, Section 3.19 of the Declaration for Benders Landing, Section Three (3) provide in pertinent part "... no signs, advertisement, billboard or advertising structure of any kind may be erected

or maintained on any Lot without the consent in writing of the Architectural Control Committee... .”

WHEREAS, the Board and the Committee desire to simplify the approval process for certain types of signs.

NOW, THEREFORE, BE IT RESOLVED, that the Committee and Board jointly approve the resolution regarding certain types of signs:

#### Resolution Regarding Certain Types of Signs

With the intent of simplifying the approval process for certain signs (which would otherwise require an application and approval of the Committee under Sections 3.19 and 3.20 (as applicable) and Article IV of the Declarations), the approval process is modified for the certain limited types of signs listed below. Listed signs exactly meeting the description, do not require an application to be submitted and approved prior to placement, provided the installation and placement meets the Declarations and these guidelines and such signs are considered preapproved by the Committee. Owners accept the responsibility of compliance with the Declarations and these guidelines when using the preapproval process agree to bear the responsibility and cost of bringing items to compliance if lack of compliance is later determined. Owners unwilling to accept the conditions of the preapproval process or are unsure of whether or not an alternate approval applies, must submit an application to the Committee and seek approval as required by Article 4.02 of the Declarations. The lack of requirement for application and prior approval does not preclude the Board of Directors from enforcing the Declarations against any item that is in violation of Sections 3.23 and 3.24 of the Declarations (as applicable), which relate to the maintenance and upkeep of lots and improvements situated thereon.

Political Signs. The following restrictions apply to signs advertising a political candidate or ballot item for elections, as regulated by Section 202.009 of the Texas Property Code (“Political Signs”). No Political Sign may be placed on an Owner’s Lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner’s Lot subsequent to the tenth (10th) day after the election date. No more than one (1) Political Sign is allowed per political candidate or ballot item. No Political Sign may: contain roofing material, siding, paving, materials, flora, one (1) or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component; be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object; include the painting of architectural surfaces; threaten the public health or safety; be larger than 4’ x 6’; violate a law; contain language, graphics, or any display that would be offensive to the ordinary person; or be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

School Spirit Signs. Signs containing information about one (1) or more children residing in the dwelling unit and the school they attend shall be permitted so long as the sign is not more than six (6) square feet. Only one (1) sign per child under the age of eighteen (18) residing in the dwelling unit.

Security Signs/Stickers. Signs or stickers provided to an Owner by a commercial security or alarm company providing service to the dwelling unit shall be permitted so long as the sign is not more than 12" x 12" or the sticker is no more than 4" x 4". There shall be no more than one (1) sign and no more than six (6) stickers located on the windows or doors. Stickers shall also be permitted upon windows and doors for the "Child Find" program or a similar program sponsored by the local police and/or local fire department.

Specialty/Signs. Special event signs or banners (not to exceed 3' x 3'), such as signs announcing birthday or births, may be displayed for a temporary period of time not to exceed seven (7) days prior to the event and three (3) days after the event.

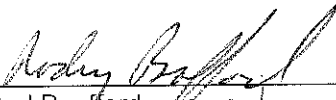
We direct that this consent be filed with the minutes of the proceedings of the Board of Directors of the Association.

This consent is executed pursuant to Section 6.201 of the Texas Business Organizations Code, which authorizes the taking of action by the Board of Directors by unanimous consent without a meeting. This consent may be executed in multiple counterparts, which, when placed together shall constitute the fully executed original instrument.

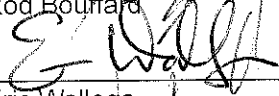
EXECUTED on the dates set forth below to be effective on the date this document is filed in the Official Public Records of Real Property of Montgomery County, Texas.

**BOARD OF DIRECTORS  
BENDERS LANDING PROPERTY OWNERS  
ASSOCIATION**

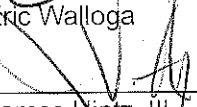
Date: 2/15/10

By:   
Rod Bouffard

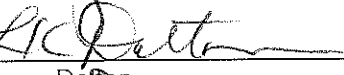
Date: \_\_\_\_\_

By:   
Eric Walloga

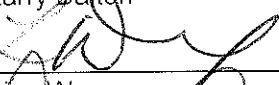
Date: \_\_\_\_\_

By:   
James Hintz, III

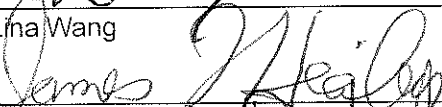
Date: \_\_\_\_\_

By:   
Larry Dalton

Date: \_\_\_\_\_

By:   
Lina Wang

Date: \_\_\_\_\_

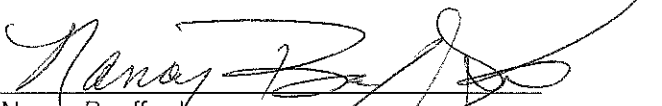
By:   
Jim Healey

Date: \_\_\_\_\_


By:   
Ben Boldt

ARCHITECTURAL CONTROL COMMITTEE  
BENDERS LANDING PROPERTY OWNERS  
ASSOCIATION


Date: 3/18/10

By:   
Nancy Bouffard

Date: \_\_\_\_\_

By:   
Kathy Johnson

Date: 9/6/10

By:   
Pam Maddux

RETURN TO:

BUTLER | HAILEY  
8901 GAYLORD DRIVE, SUITE 100  
HOUSTON, TEXAS 77024

171781/3764/10001

**FILED FOR RECORD**

10/15/2010 10:05AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

**10/15/2010**



County Clerk  
Montgomery County, Texas

October 22, 2010

Ms. Margaret Rankin  
Chaparral Management Company  
P. O. Box 681007  
Houston, Texas 77268-1007

Re: Benders Landing Property Owners Association

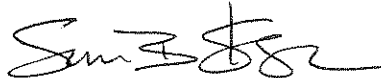
Dear Ms. Rankin:

Enclosed is the original file-stamped Supplemental Notice of Dedicatory Instrument for the above Association. This was filed in Montgomery County, Texas under County Clerk's File No. 2010092506.

Please contact me with any questions.

Very truly yours,

**BUTLER | HAILEY**



Susan B. Kryger  
Paralegal

/sbk  
Enclosure  
186770