

ADDITIONAL DEDICATORY INSTRUMENT
for
KATY MANOR RESIDENTIAL COMMUNITY, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

“My name is Christopher J. Archambault. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney for KATY MANOR RESIDENTIAL COMMUNITY, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business by the custodian of records.

1. Leasing and Rental Policy
2. HOA Lease Addendum

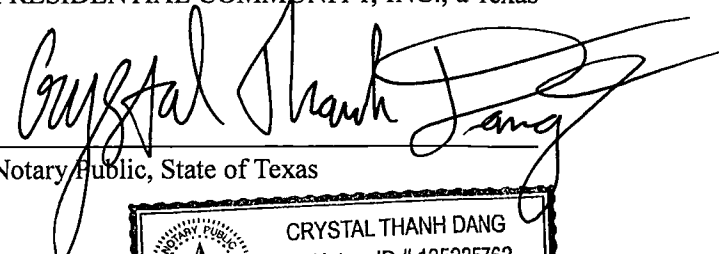
DATED this 26th day of August, 2026.

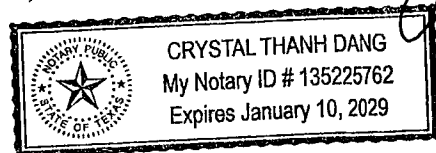
KATY MANOR RESIDENTIAL
COMMUNITY, INC.

BY: 
Name: Christopher J. Archambault
Attorney for KATY MANOR RESIDENTIAL
COMMUNITY, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 26th day of August, 2026, by the said Christopher J. Archambault, attorney for KATY MANOR RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas



RP-2026-348688

**KATY MANOR RESIDENTIAL COMMUNITY, INC.
LEASING AND RENTAL POLICY**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Katy Manor subdivision is subject to the Declaration of Covenants, Conditions and Restrictions, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-448961, along with any amendments and supplements thereto (collectively, the "Declaration"); and

WHEREAS, Katy Manor Residential Community, Inc. (the "Association") is charged with administering and enforcing the Declaration; and

WHEREAS, Section 209.016 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of residential leases or rental agreements; and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that in connection with maintaining the residential plan and harmony of the community, and to provide clear and definitive guidance regarding residential leases and rental agreements, it is appropriate for the Association to adopt a policy regarding residential leases and rental agreements within the community.

NOW, THEREFORE, at least a majority of the Board has duly adopted the following *Leasing and Rental Policy* to be effective upon recording in the Real Property Records of Harris County, Texas:

Leasing and Rental Policy

Purpose

This Leasing and Rental Policy is adopted by the Board of Directors to establish reasonable rules and procedures governing the leasing of homes within the Association, in accordance with the Texas Property Code and the Association's governing documents.

Authority

This policy is adopted pursuant to the Association's Declaration, Bylaws, and the Texas Property Code (including Chapter 209, as applicable). In the event of a conflict, the governing documents and applicable law will control.

I. Definitions

- a. Owner: The record title holder of a Lot.
- b. Tenant: Any person occupying a Lot who is not the Owner.
- c. Lease Agreement: A written agreement for the rental of a Lot.

RP-2026-348688

II. General Leasing Requirements

- a. All leases must be in writing and signed by the Owner and Tenant.
- b. The minimum lease term shall be 6 months.
- c. Short-term rentals (including Airbnb, VRBO, or similar platforms) are strictly prohibited in accordance with the Association's Declaration.
- d. The following information must be provided to the Association or its management company on or before the expiration of 10 days after the effective date of the lease:
 - i. The commencement date and term of the lease
 - ii. Tenant contact information (name, mailing address, phone number, and email address of each person over the age of 18 who will occupy the Lot)
 - iii. Owner's updated mailing address
- e. Owners must notify the Association within 10 days of leasing their property.
- f. The Owner must provide the Tenant with a copy of the Declaration, Bylaws, and Rules (DCCRs), and ensure acknowledgment of compliance.

III. Occupancy and Use Restrictions

- a. Occupancy shall not exceed two (2) persons per bedroom.
- b. Tenants must adhere to all governing documents, including the Declaration, Covenants, Conditions, and Restrictions (DCCRs), Bylaws, and Rules.
- c. No recreational vehicles of any kind are permitted, including but not limited to RVs, ATVs, or similar vehicles, unless otherwise permitted by the governing documents.
- d. Trash containers shall not be visible and must be stored in a garage or backyard in accordance with community rules.
- e. The property, including yard and exterior, must be maintained in accordance with the DCCRs.

IV. Enforcement and Lease Violations

- a. Owners are responsible for ensuring tenant compliance with all governing documents.
- b. All Owners with leased properties will be subject to the same enforcement procedures as all other Owners. Violations will be enforced consistently, including the issuance of notices, fines, and any other remedies available under the governing documents and Texas Property Code. No exception or additional violation threshold will be provided for rental properties.

V. Owner Responsibility

- a. Owners remain responsible for:
 - i. Payment of assessments
 - ii. Compliance with governing documents
 - iii. Actions of their tenants, occupants, and guests
- b. Any violations by a Tenant may result in enforcement action against the Owner.

VI. Tenant Obligations

- a. Tenants must comply with all governing documents, including:
 - i. Declaration (CC&Rs)
 - ii. Bylaws
 - iii. Rules and Regulations
- b. Tenants are subject to the same use restrictions as Owners.

VII. Lease Addendum Requirement

- a. All leases must include an Association-approved Lease Addendum.
- b. The Lease Addendum must:
 - i. Require the Tenant to comply with all governing documents (Declaration, Bylaws, Rules & Regulations).
 - ii. Acknowledge that violations may result in enforcement action against the Owner, including fines and other remedies.
 - iii. Confirm receipt of the governing documents (DCCRs).

VIII. Enforcement

- a. Violations of this policy may result in:
 - i. Notice of violation
 - ii. Fines (if authorized by governing documents)
 - iii. Suspension of privileges
- b. Enforcement will follow procedures outlined in Texas Property Code Chapter 209, including notice and opportunity for a hearing.

IX. Notice Requirements (Texas Property Code Compliance)

- a. The Association will provide written notice of any violation.
- b. Owners are entitled to a reasonable opportunity to cure the violation.
- c. Owners may request a hearing before the Board in accordance with Texas Property Code § 209.007.

X. Hardship Exceptions

- a. The Board may grant temporary leasing exceptions in cases of documented hardship, such as:
 - i. Military deployment
 - ii. Job relocation
 - iii. Medical hardship
- b. All hardship requests must be submitted in writing and are subject to Board approval.

XI. Amendments

- a. This policy may be amended by the Board of Directors in accordance with the Association's governing documents and Texas law.

This Leasing and Rental Policy is effective upon recordation in the Public Records of Harris County, and supersede any policies regarding residential leases and rental agreements which may have previously been in effect. Except as affected by Texas Property Code § 209.016, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 21 day of August 2026.

KATY MANOR RESIDENTIAL COMMUNITY,
INC.

Signed: _____

Name: Stephanie Macy

Position: President

RP-2026-348688

HOA Lease Addendum

This Lease Addendum ("Addendum") is incorporated into and made part of the Lease Agreement between the Owner/Landlord and Tenant for the property located at:

Property Address: _____

Owner/Landlord Name: _____

Tenant Name(s): _____

Lease Term: _____

1. Governing Documents

Tenant acknowledges receipt of and agrees to comply with all Association governing documents, including but not limited to the Declaration of Covenants, Conditions, and Restrictions (DCCRs), Bylaws, and Rules and Regulations.

2. Compliance Requirement

Tenant agrees to abide by all rules and restrictions applicable to the property and understands that failure to comply may result in enforcement actions against the Owner, including fines, fees, and other remedies as permitted by Texas law and the governing documents.

3. Use and Occupancy Restrictions

- Occupancy is limited to no more than two (2) persons per bedroom.
- No short-term rentals are permitted.
- All vehicles must comply with community parking rules.
- No recreational vehicles (including RVs, ATVs, etc.) are permitted unless allowed by the governing documents.

4. Property Maintenance

Tenant agrees to maintain the property, including yard and exterior areas, in accordance with the Association's standards. Trash containers must be properly stored and not visible from the street except on designated collection days.

5. Violations and Enforcement

Tenant understands that violations of the governing documents may result in:

- Notices of violation

- Fines assessed to the Owner
- Suspension of community privileges (if applicable)

Tenant further understands that repeated violations may require the Owner to take corrective action in accordance with the Lease Agreement and applicable law.

6. Owner Responsibility

Owner remains fully responsible for the conduct of the Tenant and any violations of the governing documents.

7. Acknowledgment

By signing below, Tenant acknowledges that they have received, read, and agree to comply with the Association's governing documents and this Addendum.

Tenant Signature(s):

_____ Date: _____

_____ Date: _____

Owner/Landlord Signature:

_____ Date: _____

RP-2026-348688
Pages 8
08/27/2026 08:27 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$49.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2026-348688