

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Wimbledon Estates Homeowners Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc." filed of record in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Nos. X047626, 2009042776, 20110498827, 20120109236, 20150115538, 2016-26131, 2017-318009, 2017-356496 and 2017-364582, respectively (collectively, 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 Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association:

- **Amendment to the Architectural Guidelines for Wimbledon Estates Homeowners Association.**
- **Wimbledon Estates Homeowners Association Social Media Policy.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris 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 and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 13th day of March, 2018.

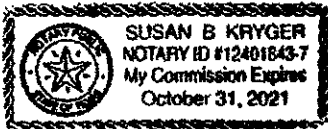
WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: _____

Cliff Davis, Authorized Representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 13th day of March, 2018 personally appeared Cliff Davis, Authorized Representative of Wimbledon Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

AMENDMENT
to the
ARCHITECTURAL GUIDELINES
for
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Kurt Schwenkel, Secretary of Wimbledon Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") acting as the Architectural Control Committee ("ACC") duly called and held on the 8th day of March, 2018, with at least a quorum of the Board being present and remaining throughout do by this writing approve the following resolution:

RECITALS:

1. The Board of the Association previously adopted Architectural Guidelines for the Association, which guidelines are set forth in that certain document entitled "Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc." attached to the "Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc." filed in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. X047626 ("Architectural Guidelines").

2. The Architectural Guidelines were amended by those certain instruments entitled "Certificate of Secretary of Wimbledon Estates Homeowners Association, Inc. regarding Amendment to Architectural Guidelines", "Certificate of Secretary of Wimbledon Estates Homeowners Association, Inc. regarding Amendment to Architectural Guidelines" and "Amendment to the Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc." filed in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20100352118, 20110392101 and 2017-356496 (the Architectural Guidelines as amended are still referred to as "Architectural Guidelines").

3. The Board has heretofore assumed all of the responsibilities of the ACC.

WITNESSETH:

The Board of the Association, acting as the ACC, hereby amends the Architectural Guidelines as set forth below:

1. Subsection 4.27.1 of Section 4.27 entitled "Yard Art/Decorations" of the Architectural Guidelines is amended and restated to read as follows and subsections 4.27.2 and 4.27.3 are added as follows:

4.27.1 "Yard art/decoration(s)" will be considered anything that is decorative in purpose and that can be viewed from any street (i.e. public view). The ACC will have the sole and absolute discretion to determine if a specific item constitutes a piece of yard art/decoration. Yard art/decorations include, but are not limited to, chairs, benches, trellises, statues, sculptures, architectural embellishments, decorative flags, spirit flags, spirit signs, school flags, school signs, sport team flags, sport team signs, water features, and water fountains. No flag restricted by this provision may be larger than three (3) square feet. The term "Yard art/decoration" includes any type of vegetation/plant that is contained in a pot or other planter. "Planter" as used in this provision includes any container or structure in which any type of vegetation or plant is place. The flags covered by this provision do not include the flags contemplated by Texas Property Code Section 202.012 (or its successor statute) and restricted by the Association's Guidelines Related to Flags which are filed in the Official Public Records of Real Property of Harris County, Texas.

4.27.2 No property may have more than 15 pieces of Yard art/decoration in public view on a lot at any time.

4.27.3 All Yard art/decorations must be approved in writing by the ACC before being placed or installed in public view on a lot. The owner should provide the number and type of proposed pieces of Yard art/decorations to be placed or installed in public view on a lot along with the proposed location of each piece.

2. Section 4.29 is added to the Architectural Guidelines to read as follows:

4.29 Holiday Decorations.

4.29.1 Holiday decorations may be displayed in public view on a Lot no earlier than thirty-five (35) days prior to the holiday and no later than fifteen days (15) days after the date of the holiday. Decorations displayed in public view on a lot for more than one holiday at any given time are not permitted. No holiday decorations may be so excessive on a Lot as to cause a nuisance to surrounding residents. The ACC has the sole and exclusive authority to determine whether holiday decorations on a Lot cause a nuisance to surrounding residents and its determination will be conclusive and binding on all parties. No holiday decorations involving a sound feature are permitted if the sound can be heard on any neighboring lot to the extent where any owner or resident of a neighboring lot makes a written complaint (including email) to the ACC.

All other provisions of the Architectural Guidelines of the Association shall remain in full

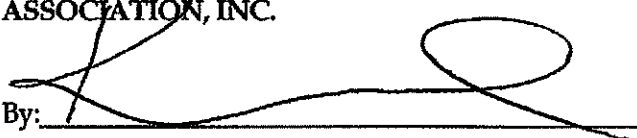
force and effect.

This Amendment to the Architectural Guidelines shall be effective as of the date it is filed in the Official Public Records of Real Property of Harris County, Texas.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY, which witness my hand this 8th day of March 2018.

WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: 

Printed: KURT C. SCHWENKEL

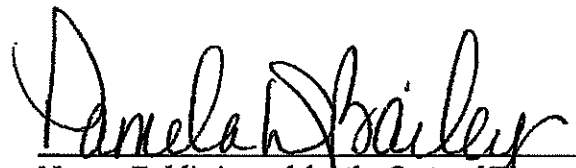
Its: Secretary

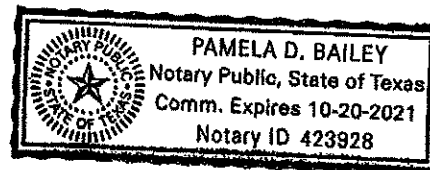
THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 8th day of March, 2018, by Kurt Schwenkel, as the Secretary of Wimbledon Estates Homeowners Association, Inc., for the consideration and in the capacities stated therein.


Notary Public in and for the State of Texas



WIMBLEDON ESTATE HOMEOWNERS ASSOCIATION

SOCIAL MEDIA POLICY

WHEREAS, the property encumbered by this Social Media Policy ("Policy") is that property restricted by the Wimbledon Estates and Racquet Club Reservations, Restrictions and Covenants, for Sections I, II, III, IV and 5, the Wimbledon Centre Court Reservations, Restrictions and Covenants, the Wimbledon Park Reservations, Restrictions and Covenants, and the Declarations of Reservations, Restrictions, Covenants and Conditions for Wimbledon Forest, Sections One, Two and Three, as filed in the Official Public Records of Real Property of Harris County, Texas as same has been or may have been amended from time to time (all such documents collectively referred to as the "Declaration"), and any other property that is annexed thereto and/or made subject to the jurisdiction of the Wimbledon Estate Homeowners Association (the "Association").

NOW THEREFORE, in accordance with the dedicatory instruments governing the Association, the Board of Directors of the Association hereby adopts this Policy to establish rules and procedures for the Owners' use of the Association's social media outlets. This Policy runs with the land and is binding on all Owners within the Association. This Policy replaces any previously recorded or implemented policy that addresses rules or procedures for the Owners' use of the Association's social media outlets.

Social Media Policy

1. Definitions

- 1.1. **Declaration's Definitions.** Any capitalized terms used in this Policy have the meanings set forth in the Declaration, unless otherwise specified in this Policy.
- 1.2. **Board of Directors or Board.** The Board of Directors of the Wimbledon Estate Homeowners Association.
- 1.3. **Content.** "Content" means content, written communication, material, suggestions, feedback, images, photographs, pictures, or other graphical information.
- 1.4. **Good Standing.** "Good Standing" will mean an Owner who: (a) is current in the payment of assessments and other charges due and owing to the Association that are authorized by the Declaration or other dedicatory instrument of the Association and/or state law; and (b) is not the subject of an Association enforcement action for a violation of the Declaration or any other dedicatory instrument applicable to the Association.
- 1.5. **Owner.** "Owner" will mean the record property owner(s) of a property under the jurisdiction of the Association. A "record property owner" does not include those having an interest in the property merely as security for the performance of an obligation.

2. Association's Social Media Outlets/websites or Newsletters

- 2.1. **Authority.** The Association may employ social media on behalf of the Association.
- 2.2. **Purpose.** Any website, form of social media, newsletter or other publication created on behalf of the Association will be for informational and communication purposes only.
- 2.3. **Unauthorized Social Media.** An Owner will not create a website, form of social media, newsletter or other publication that appears to be authorized by the Association or the Board, unless:
 - a. The Board has provided the Owner written authorization to create or form such a website, social media, newsletter, and/or other publication; or
 - b. The Owner prominently states on the website, social media, newsletter and/or other publication that it is "not official" and "not approved by the Association."
- 2.4. In no event will any Owner, resident or other person use the names "Wimbledon Estates of Spring Homeowners Association, Inc.," Wimbledon Estates of Spring Homeowners Association," Wimbledon Estate Homeowners Association" or "Wimbledon Estate Homeowners Association, Inc." as the name of, or as part of the name of, any social media outlet without the express written permission of the Board.

3. Social Media Committee

- 3.1 The Board may, but is not required to, appoint a Social Media Committee ("Committee") to assist with the Association's use and monitoring of social media and/or the implementation and enforcement of this Policy. A member of the Board will be the chairman of the Committee. A member of the Committee will attend Board meetings as directed by the Board to discuss the status of the Association's social media and coordinate with the Board as to postings and information to be broadcast via Association social media.
- 3.2 The Association's property manager/property management company, and the Board will be the only parties authorized to post official Association information to Association social media and/or create new pages, feeds, groups, etc. The Committee will not make any postings to Association social media and will not create new pages, feeds, groups, etc. without the express authorization of the Board.
- 3.3 The size of the Committee will be determined by the Board. The Board will have the sole authority to appoint members to the Committee. The Board may remove any member of the Committee at any time with or without cause.

4. Authorized Users

- 4.1 **Owners.** Only Owners (or other residents as approved by the Board) are permitted to post on the Association's social media outlets/websites if such

postings are allowed by the Board. By posting Content, the user represents and warrants that he or she is a current Owner of the Association in Good Standing. All Owners must request permission from the Association in writing to join a website or form of social media by providing information regarding the property owned within the Association. The Board may restrict access to Association social media through the use of logins and passwords. The Board may revoke an Owner's access to Association social media if it is determined by the Board that the Owner has shared or disseminated the Owner's login and/or password to a non-owner or to an Owner who is not in Good Standing.

4.2 Removing Content. The Board, in its sole and absolute discretion, may remove or cause to be removed Content posted by an Owner who is not in Good Standing.

4.3 Revoking Access. If the Board deems in its sole and absolute discretion that a user of any of its social media outlets/websites is not an Owner, or is an Owner that is not in Good Standing, the Board may revoke the user's access to the Association's social media outlets/websites.

5. Permitted Uses

5.1 Permitted Content. All Content on the Association's social media outlets/websites, will be respectful, positive, and in good taste. An Owner will not publish any Content that:

- i. In the sole and absolute discretion of the Board, the Owner does not have the right to publish; or
- ii. Is for the purpose of advertising a commercial business or proposition. The Board will have the sole and absolute discretion to determine if Content is for the purpose of advertising a commercial business or proposition; or
- iii. Is, in the sole and absolute discretion of the Board, in connection with pyramid schemes, chain letters, junk email, spamming, or any duplicative or unsolicited messages (commercial or otherwise); or
- iv. Is, in the sole an absolute discretion of the Board, inappropriate, profane, obscene, indecent, vulgar, discriminatory, hateful, or abusive; or
- v. Is, in the sole an absolute discretion of the Board, defamatory, illegal, infringing, or otherwise tortuous; or
- vi. Attempts to identify or identifies potential infractions of the law and/or governing documents of the Association; or
- vii. May, in the sole an absolute discretion of the Board, be perceived as violating another person's right to privacy, including but not limited to Owner addresses and/or license plate numbers; or

- viii. Is, in the sole and absolute discretion of the Board, information that may compromise the safety or security of Association property, a member of the Board, or an Owner; or
- ix. Is, in the sole and absolute discretion of the Board, information that may affect or compromise any legal action that involved the Association; or
- x. Attempts to address or addresses Association business.

5.2 **Other Users' Legal Rights.** An Owner will not use the Association's social media outlets/websites to abuse, harass, stalk, or threaten another person, or to otherwise violate the legal rights (such as rights of privacy and publicity) of another person.

6. Moderation by the Association

6.1 **Moderating Activity.** The Association may, but is not required to, monitor or moderate Content posted on the Association's social media outlets/websites.

6.2 **Deleting Content.** Upon a report or other notice to the Association that any Content violates the Association's governing documents, including this Policy, the Board, in its sole and absolute discretion, may delete or cause to be deleted the Content without notice to the user who posted it.

6.3 **Revoking Access.** If the Board, in its sole and absolute discretion, determines that an Owner has violated the Association's governing documents, including this Policy, the Association may revoke the Owner's access to the Association's social media outlets/websites.

7. **No Representations.** The Association makes no representations about the accuracy or veracity of Content published on its social media outlets/websites by Owners or third parties. The Association does not guarantee that any information on its social media outlets/websites published by Owners or third parties is current, exhaustive, complete, or suitable for any purpose.

8. **Emergencies.** All Association safety and/or emergency issues should immediately be reported to local authorities at 911.

9. **Compliance and/or Service Requests.** Violations of the Declaration and/or any governing documents of the Association will not be reported through the Association's social media website. Service requests will not be submitted through the Association's social media website. Submissions to the Association's Architectural Control Committee ("ACC") may not be made through the Association's social media outlets/websites. Any and all submissions to the Association's ACC made through the Association's social media outlets/websites are hereby automatically denied without any further action needed by the Association and/or the Association's ACC.

10. **Subpoena.** All Content from a website or any form of social media may be subject to a subpoena and discoverable in litigation or in preparation for litigation.

11. **Disclaimer.** Neither the Association nor the Board controls or endorses the content, messages, or information submitted or posted by Owners or third parties. As such,

the Association and the Board disclaim any liability in connection with the use of its social media outlets/websites or from Owners' participation in such use. The Association and the Board specifically disclaim any liability for offensive, inappropriate, obscene, unlawful, or otherwise objectionable content or information an Owner may encounter on the Association's social media outlets/websites. The Association and the Board disclaim any liability in connection with the proliferation of users' Content.

12. **Limitation of Liability.** The Association neither assumes nor authorizes any other person to assume for it any other liability in connection with the use of its social media outlets/websites. In no event will the Association be liable to any Owner or third party for: (a) any lost profits or revenue, incidental or consequential damages (including, indirect, special, punitive, or exemplary damages) arising out of the use or inability to use the Association's social media outlets/websites; or (b) any claim by any other party, even if the Association has been advised of or had (or should have had) any knowledge (whether actual or constructive) of the possibility of such damages. The Association is not liable for the effects of any service outages, breach of servers (server or client side), or the resulting effects of such occurrences. The Association's liability under this Policy to any particular Owner in any particular year will not exceed an amount equal to: [the amount of any assessments paid to the Association by the Owner in that year] x [(the amount the Association remitted to the relevant social media website in that year) / (the Association's total expenses that year)].

This limitation will not limit any liability for gross negligence or damages that may not be limited by law.

CERTIFICATE OF SECRETARY

I, Kurt Schwenkel, Secretary of Wimbledon Estate Homeowners Association (the "Association"), do hereby certify that at a meeting of the Board of Directors ("Board") of the Association duly called and held on the 8th day of March, 2018, with at least a quorum of the members of the Board being present and being duly authorized to transact business, the foregoing Social Media Policy was duly adopted and approved by majority vote of the members of the Board.

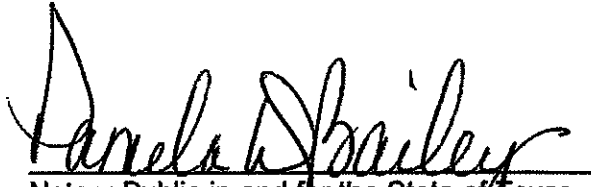
WIMBLEDON ESTATE HOMEOWNERS ASSOCIATION

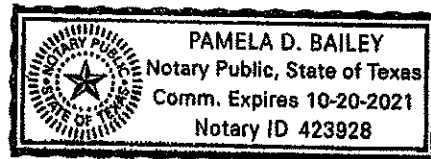
By: 

Printed: KURT C. SCHWENKEL
As Secretary of the Association

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8th day of March,
2018, personally appeared Murt Schwenkel, as
Secretary of Wimbledon Estate Homeowners Association, known to me to be the person
whose name is subscribed to the foregoing instrument, and acknowledged to me that
he/she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



RP-2018-105146
Pages 12
03/13/2018 01:11 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$56.00

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