

3  
NOTICE  
H

RP-2022-231786  
05/03/2022 RP1 \$26.00

NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
REGULATIONS OF FRONT YARD SWINGS

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Nottingham Country, Section 1 (Clerk's File No. D649702); Nottingham Country, Section 2 (Clerk's File No. E066394); Nottingham Country, Section 3 (Clerk's File No. E616795); Nottingham Country, Section 4 (Clerk's File No. F253600); Nottingham Country, Section 6 (Clerk's File No. F390729); Nottingham Country, Section 7 (Clerk's File No. G003653); Nottingham Country, Section 8 (Clerk's File No. G712708); Nottingham Country, Section 9 (Clerk's File No. G075347); and Mason Creek Park, Section 1 (Clerk's File No. G180262) are recorded in the Real Property Records of Harris County, Texas, along with any amendments or supplements thereto (the "Declaration"); and

WHEREAS, Nottingham Country Community Improvement Association, Inc. is the governing entity for Nottingham Country Community, including Nottingham Country, Sections 1, 2, 3, 4, 6, 7, 8, and 9, and Mason Creek Park, Section 1, Subdivisions, additions in Harris County, Texas, according to the maps or plats thereof recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. D641611; D856188; E233034; E712798; E949286; F480639; G139208; G139192; and F828507 along with any amendments, supplements or replats thereto (collectively referred to as the "Subdivision"); and

900

WHEREAS, the Nottingham Country Community Improvement Association, Inc. (the "Association"), a Texas non-profit corporation, which is governed by its Board of Directors (the "Board"), is the governing entity of the Subdivisions and authorized to exercise all powers and enforce all provisions of the Declaration; and

WHEREAS, the Board of Directors of Nottingham Country Community Improvement Association, Inc. desires to regulate front yard swings by establishing regulations and guidelines relating to such items in compliance with Chapter 202 of the Texas Property Code and pursuant to the authority granted to the Board of Directors by the provisions of the Declaration; and

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and Nottingham Country Community Improvement Association, Inc. shall may exercise discretionary authority with respect to these Restrictive Covenants; and

WHEREAS, to the extent the regulations contained herein conflict with any previously existing Rules, Regulations or Architectural Guidelines of Nottingham Country Community Improvement Association, Inc., the regulations contained herein control;

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, Nottingham Country Community Improvement Association, Inc. hereby adopts the following regulations:

**SEMI-PREMANENT STUCTURES IN THE FRONT YARD**

- Each homeowner is permitted to hang and maintain two semi-permanent swings from a tree in their front yard and leave up year-round. A semi-permanent item can be defined as "an item that has some stability or endurance but can be removed with ease." A swing can be defined as "a seat suspended by ropes or chains on a single tree branch, on which someone may sit and swing back and forth." These swings must be clean and kept in good repair.
- All other items used for exercise, play or entertainment, may be in a homeowner's front or side lawn (visible from street view) for a duration of 48 hours but must be taken down after use within the

specified duration. This includes but is not limited to: bouncy houses, jungle gyms, obstacle courses, and water slides.

- No permanent play, entertainment, or exercise structures are permitted in the front lawn.
- The semi-permanent structures must comply with all other architectural guidelines and deed restrictions.
- Please remove when they cease to be used.

**EFFECTIVE ON THE DATE OF RECORDING**

**CERTIFICATION**

"I, the undersigned, being the President of the Nottingham Country Community Improvement Association, Inc., hereby certify that the foregoing Regulations of Front Yard Swings was approved by a majority vote of Board of Directors at a meeting of the Board for which a quorum was present on the 11 day of MARCH, 2022".

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 29 day of MARCH, 2022.

NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC. 102

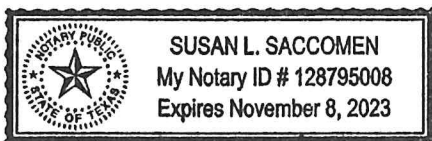
By: [Signature], President  
Print Name: DAVID SANDER

**ACKNOWLEDGEMENT**

STATE OF TEXAS     §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned authority, on this day personally appeared David Sander, President of the NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT 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 purposes and with the authority expressed therein.

SWORN BEFORE ME on this 29<sup>th</sup> day of March, 2022.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:

Nottingham Country Community Improvement Association, Inc.  
1400 Broadfield Blvd., Ste 600  
Houston, Texas 77084

✓✓ Rtn to:

Chapparel Management Company  
1400 Broadfield Blvd., Suite 600  
Houston, TX 77084

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

8:00:00 AM

Tuesday, May 3, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, May 3, 2022



COUNTY CLERK  
HARRIS COUNTY, TEXAS