

M.R. PLACE COMMUNITY ASSOCIATION, INC.

ASSOCIATION'S CURRENT ADMINISTRATIVE POLICIES REGARDING REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS

[Recorded Pursuant to Section 209.016, Title 11, Texas Property Code]

M.R. PLACE COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this instrument on behalf of the Association. This instrument supersedes only the portions of any prior Association instruments pertaining to the herein described matters filed by the Association. The Association certifies as to the following:

- I. The name(s) of the Subdivision(s) is/are MAPLE RIDGE PLACE, Sections One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), inclusive.
- II. The name of the Association is M.R. PLACE COMMUNITY ASSOCIATION, INC.
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Maple Ridge Place, Section One (1): Film Code No. 567296 in the Map Records of Harris County, Texas;
- (ii) Maple Ridge Place, Section Two (2): Film Code No. 592283 in the Map Records of Harris County, Texas;
- (iii) Maple Ridge Place, Section Three (3): Film Code No. 605220 in the Map Records of Harris County, Texas;
- (iv) Maple Ridge Place, Section Four (4): Film Code No. 633295 in the Map Records of Harris County, Texas; and
- (v) Maple Ridge Place, Section Five (5): Film Code No. 652140 in the Map Records of Harris County, Texas.
- (vi) Maple Ridge Place, Section Six (6): Film Code No. 567296 in the Map Records of Harris County, Texas; and Annexation Agreement recorded under County Clerk's File No. 20140301425.

IV. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

- (i) Maple Ridge Place ("M.R. Place"), Section One (1): County Clerk's File Nos. Y092518 and Y126143; and Correction filed under County Clerk's File No. Y195965;
- (ii) Maple Ridge Place, Section Two (2): County Clerk's File No. Z234771;
- (iii) Maple Ridge Place, Section Three (3): County Clerk's File No. 20090035456;

- (iv) Maple Ridge Place, Section Four (4): County Clerk's File No. Y195965, and Annexation Agreement filed under County Clerk's File No. 20120071596; and
- (v) Maple Ridge Place, Section Five (5): County Clerk's File No. 20130197201.
- (vi) Maple Ridge Place, Section Six (6): County Clerk's Film Code No. 656022.

V. **The Association's current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements are as follows:** The Association requires the following information to be submitted to the Association regarding a lease or rental applicant: (1) contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the Subdivision under a lease; and (2) the commencement date and term of the lease.

CERTIFICATION

"I, the undersigned, being the President of M.R. PLACE COMMUNITY ASSOCIATION, INC. , hereby certify that the foregoing Association's Current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements were adopted by at least a majority of the Association's Board of Directors, and such Policies/Guidelines have never been modified or repealed, and are now in full force and effect."

M.R. PLACE COMMUNITY ASSOCIATION, INC.

By: *Marcell Glynn*
 MARCELL GLYNN, President

ACKNOWLEDGMENT

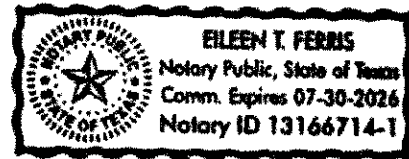
THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared MARCELL GLYNN, President of M.R. PLACE COMMUNITY ASSOCIATION, INC., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that she executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of November, 2024.

Eileen T. Ferris
 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

After recording, return to:
 Consolidated Management Services
 128 Vision Park Boulevard, Suite 110
 Shenandoah, Texas 77384



M.R. PLACE COMMUNITY ASSOCIATION, INC. - Association's Current Administrative Policies Regarding Regulation of Residential Leases or Rental Agreements

0110-0707-11

RP-2025-9179

Pages 3

01/09/2025 11:18 AM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$29.00

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

2025-01-09 11:18 AM