

**OAKWOOD GLEN ASSOCIATION POLICY REGARDING OPERATION OF A
BUSINESS OUT OF A HOME**

WHEREAS, Oakwood Glen Association (the "Association"), a Texas nonprofit corporation, is the governing entity for the Oakwood Glen, Section One and Section Two subdivisions, additions in Harris County, Texas, as shown on the plats thereof filed of record in the Map Records of Harris County, Texas under Clerk's File No. E226607 as to Section One and F238938 and M117861 as to Section Two (the "Subdivision"); and

WHEREAS, Section 204.010 of the Texas Property Code authorizes the Board of Directors of the Association to regulate the use of the subdivision and implement written architectural guidelines for that purpose; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Oakwood Glen ("Declaration") provide that "no Lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purpose;" and

WHEREAS, Board of Directors desires to enact a policy to provide guidelines with respect to the business purpose restriction;

NOW, THEREFORE, the Association, acting through its Board of Directors, hereby adopts and establishes the following policy regarding operation of a business out of a home:

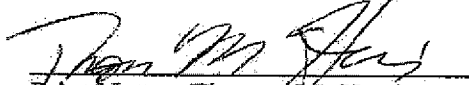
I. Business Use of Home

1. No business or commercial activity shall be conducted upon a Lot with the Subdivision, except to the extent permitted by Texas law where the nature of any such activity is limited to home office or other activity that does not produce any outward indication of such activity that is discernable to adjoining Lot Owners and does not pose any health or safety concerns to neighboring Owners.
2. Outward indications of business activity are not limited to the ability to see, hear or smell such activity, but also include, but are not limited to, issues such as increased traffic, parking of vehicles, deliveries, customer/client/patient activity and advertising.
3. Business activity that presents a health or safety hazard are prohibited without regard to the existence of an outward indication. Activities involving hazardous or toxic substances for purposes or in quantities that are not limited to household purposes such as cleaning products, shall be prohibited.
4. The Association will not approve any request by an Owner to engage in a business activity, even if such activity would normally be expected to fall within the "home office" exception. Whether an activity constitutes a violation will be based upon its

previously given the notice described herein for the same violation within the six month prior to the current violation.

CERTIFICATION

"I, the undersigned, being the Board President of Oakwood Glen Association, hereby certify that the foregoing Policy was adopted by at least a majority of the Board of Directors of Oakwood Glen Association at an open Board meeting that was properly noticed to the owners and at which a quorum of the Board of Directors was present."


Print Name: Thomas M. Harris
President

ACKNOWLEDGEMENT

STATE OF TEXAS

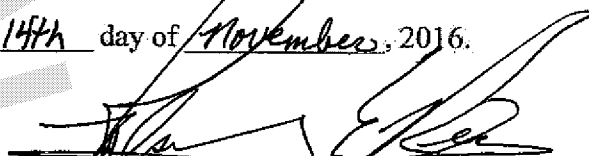
§
§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thomas M. Harris, the Board President of Oakwood Glen Association and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 14th day of November, 2016.




Notary Public, State of Texas

RP-2016-531781

Pages 3

11/28/2016 02:23 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees \$20.00

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