

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

THE STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, SECTION 202.006 of Title 11 of the Texas Property Code requires that a property owner's association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS, The New Property Owner's Association of Newport, Inc. dba Newport Property Owner's Association (the "Association") is a property owner's association as the term is defined in Title 11 of the Texas Property Code.

NOW, THEREFORE, true copy of the following dedicatory instrument of The New Property Owner's Association of Newport, Inc. adopted July 26, 2023 amends Amended and Restated Architectural Guidelines and Rules and Regulations recorded under Clerk's File No. RP-22-594365, is attached hereto:

FIRST AMENDMENT TO AMENDED AND RESTATED ARCHITECTURAL GUIDELINES AND RULES AND REGULATIONS

FURTHER, other dedicatory instruments of The New Property Owner's Association of Newport, Inc. have already been filed in the public records of Harris County. 102/e

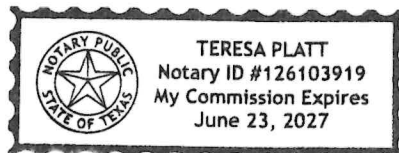

Carol Jones, Community Manager

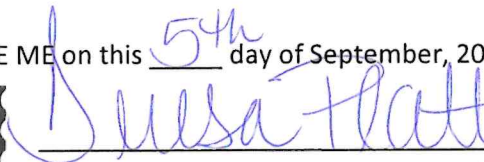
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carol Jones, whose position is Community Manager for The New Property Owner's Association of Newport, Inc., known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 5th day of September, 2023.




Notary Public for the State of Texas

Return to:
Newport Property Owner's Association
P.O. Box 1362
Crosby, Texas 77532

FIRST AMENDMENT TO AMENDED AND RESTATED ARCHITECTURAL
GUIDELINES AND RULES AND REGULATIONS FOR THE NEW PROPERTY
OWNERS ASSOCIATION DATED NOVEMBER 21, 2022 AND RECORDED UNDER
CLERK'S FILE NO. RP-2022-594365

The New Property Owner's Association of Newport, Inc., a Texas non-profit corporation ("NPOAN") approved and recorded Amended and Restated Architectural Guidelines and Rules and Regulations under Clerk's File No. RP-22-594365 of the Real Property Records of Harris County, Texas.

This First Amendment is being filed to modify Article 3 "Fences and Gates" by adding Paragraph 3.18 as follows:

Paragraph 3.18 Any fence along front set back line in front of residential improvement shall be wrought iron, no higher than five (5) feet with a gate across driveway that is either automatic or has a swing that will allow vehicle to remain in driveway when opening.

Adopted by the Architectural Control Committee on July 20, 2023 and approved by the NPOAN Board of Directors on July 26, 2023.

The New Property Owners Association of
Newport, Inc.

By: 
Kim Davila, President

STATE OF TEXAS

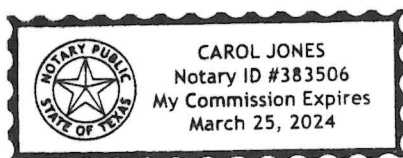
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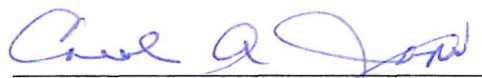
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared KIM DAVILA, whose position is President of the New Property Owners Association of Newport, Inc., a Texas Non-Profit Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration and in the capacity therein stated.

GIVEN UNDER MY HAND AND OF OFFICE this the 23rd day of August 2023.




Notary Public for State of Texas

After Recording Return to:

The New Property Owners Association
of Newport, Inc.
P. O. Box 1362
Crosby, Texas 77532

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

12:05:10 PM

Tuesday, September 12, 2023

Leneshia Hudspeth

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, September 12, 2023



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS