

THE NEW PROPERTY OWNERS' ASSOCIATION OF NEWPORT INC.
AMENITY ACCESS PROCEDURES
Amended and Restated October 12, 2023

The following amenities are available to all Newport property owners or their tenants:

- Swimming Pool
- Tennis Courts
- Fitness Center
- Park Area and boat access to Lake Houston
- Park Area, beach and boat access to San Jacinto River
- Pocket Park on Via Dora
- Community Room
- Stonebridge Golf Course (reduced green fees)

In order to access the amenities:

- Property owner must be in good standing. Property owners who are current on an established payment plan are considered in good standing.
- Property owner or tenant must complete Use and Indemnification Agreement.
For purposes of obtaining access to the amenities, a Tenant shall be a person or persons renting a single-family home for a lease term of one (1) year or more. Tenant must provide a copy of the Lease indicating the termination date and written authorization from the owner of the property granting permission for the Tenant to access the amenities.

Fees:

- Amenity Card fee \$30 per household, due January 1st of each year. Extra amenity cards \$10 each. No more than two (2) cards per household.
- Lake and/or River access fee - \$30 activation fee (one-time fee).
- Boat Launch fee - \$30 per vessel owned by Property Owner/Tenant due January 1st of each year.
- Fitness Center access fee - \$20 activation fee (one-time fee).
- Community Room fee - \$150-four (4) hours plus \$100 refundable deposit.

Fees are subject to change by Resolution of Board of Directors

All amenities are subject to Rules and Regulations available on newportpoa.com/resident documents.

FILED FOR RECORD

1:50:49 PM

Tuesday, October 17, 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, October 17, 2023



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

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NOTICE
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RP-2023-398670
10/17/2023 RP1 \$26.00

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 October 12, 2023 is attached hereto:

AMENDED AND RESTATED AMENITY PROCEDURES

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.

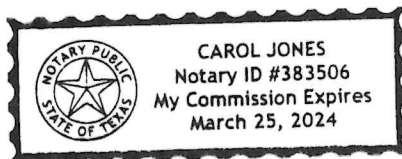
Teresa Platt
Teresa Platt, Community Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Teresa Platt, 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 15th day of October, 2023.



Carol A. Jones
Notary Public for the State of Texas

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