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NOTICE
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WESTBANK HOMEOWNERS ASSOCIATION, INC. 102

ASSOCIATION'S CURRENT ADMINISTRATIVE POLICIES
REGARDING ARCHITECTURAL REVIEW AUTHORITY

[Recorded Pursuant to Section 209.00505, Title 11, Texas Property Code]

WESTBANK HOMEOWNERS 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 names of the Subdivision(s) is/are WESTBANK, SECTIONS ONE (1), TWO (2), THREE (3), FOUR (4) and FIVE (5), also known as CARRIAGE LANE. *well*

II. The name(s) of the Corporation is WESTBANK HOMEOWNERS ASSOCIATION, INC., sometimes referred to herein as the "Association."

III. The ASSOCIATION has jurisdiction over Westbank, Sections One (1) through Five (5), inclusive. The maps or plats, respectively, are recorded in the Map Records of Harris County, Texas, as follows:

- 1) Westbank, Section One (1) – Volume 217, Page 76;
- 2) Westbank, Section Two (2) – County Clerk's File No. E495367, and Film Code Nos. 124-09-1715 - 124-09-1716;
- 3) Westbank, Section Three (3) – Volume 252, Page 66;
- 4) Westbank, Section Four (4) – Volume 284, Page 148; and
- 5) Westbank, Section Five (5) – Volume 284, Page 149.

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:

- 1) Westbank, Section One (1) – Harris County Clerk's File No. E231472, and Film Code No. 108-09-2011;
- 2) Westbank, Section Two (2) – Annexation and Controlling Reference to Section One (1) Declaration recorded under Harris County Clerk's File No. E725868, and Film Code No. 138-13-0869;
- 3) Westbank, Section Three (3) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F461608, and Film Code No. 186-07-0170;

- 4) Westbank, Section Four (4) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk’s File No. F966865, and Film Code No. 120-83-2136; and
- 5) Westbank, Section Five (5) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk’s File No. F966864, and Film Code No. 120-83-2132.

V. The Association’s architectural review authority may be referred to as “Architectural Control Committee,” “Architectural Committee,” “Architectural Review Committee,” “Architectural Standards Committee,” “Committee” or other similar name. The Association’s current Administrative Policies regarding Architectural Review are as follows:

1. Effective September 1, 2021, a person may not be appointed or elected to serve on an architectural review authority if the person is: (1) a current Board member; (2) a current Board member’s spouse; or (3) a person residing in a current Board member’s household.
2. The members of the architectural review authority are appointed by the Association’s Board of Directors (the “Board”). The members of the architectural review authority are subject to being removed or replaced by the Board at any time. A member of the architectural review authority may resign at any time in writing or by electronic communication, effective upon the Association’s receipt of such resignation.
3. The architectural review authority shall report its actions to the Board on a regular basis as established by the Board. The Board may appoint a Director liaison or liaisons for the architectural review authority so as to enhance communications between the architectural review authority and the Board.
4. Architectural standards and/or architectural guidelines are promulgated and implemented by the Board. The architectural review authority shall enforce any such Board approved standards/guidelines.
5. A decision by the architectural review authority denying an application or request by an owner for the construction of improvements in the subdivision may be appealed to the Board. A written notice of the denial must be provided to the owner by certified mail, hand delivery, or electronic delivery. The notice must: (1) describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and (2) inform the owner that the owner may request a hearing before the Association’s Board of Directors on or before the 30th day after the date the notice was mailed to the owner.
6. The Association’s Board of Directors (the “Board”) shall hold a hearing not later than the 30th day after the date the Board receives the owner’s request for a

hearing and shall notify the owner of the date, time and place of the hearing not later than the 10th day before the date of the hearing. Only one such hearing is required.

7. Pursuant to *Section 209.0051(h), Title 11, Texas Property Code*, an owner's appeal to the Board of a denial by an architectural review authority shall be heard in an open Board meeting for which prior notice was given to owners.
8. During a hearing, the Board or the designated representative of the property owners' association and the owner or the owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's application or request for the construction of improvements, and the changes, if any, requested by the architectural review authority in the notice provided to the owner.
9. Regarding an owner's appeal to the Board, the Board or the owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
10. Regarding an owner's appeal to the Board, the property owners' association or the owner may make an audio recording of the meeting.
11. The Board may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the Subdivision's Declaration.

CERTIFICATION

"I, the undersigned, being the President of WESTBANK HOMEOWNERS ASSOCIATION, INC., hereby certify that the foregoing Association's Current Administrative Policies Regarding Architectural Review Authority 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."

**WESTBANK HOMEOWNERS ASSOCIATION,
INC.**

By: 
Virginia Hurlbut, President

(Acknowledgment is Contained on Page 4 Hereof)

FILED FOR RECORD

1:17:19 PM

Wednesday, March 23, 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

Wednesday, March 23, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS