

CYPRESS FOREST COMMUNITY ASSOCIATION, INC.

AMENDED GOLF CART REGULATIONS

AND FINING POLICY FOR USE OF GOLF CARTS

STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, Cypress Forest Community Association, Inc., a Texas nonprofit corporation, (the "Association"), is the governing entity for Lakes of Cypress Forest, Sections 1, 2, 3, and 4, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. X870561, 20060054803, 20070423412, and 20120384974, respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Lakes of Cypress Forest, Section One, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. X950717, along with any amendments and supplements thereto; and

WHEREAS, Article IX, Section 3, of the Declaration authorizes the Association, through its Board of Directors, to make and enforce rules and regulations governing the Subdivision, and to collect fines as set by the Board from any owner in violation of said rules and regulations; and

WHEREAS, the Association has previously adopted Golf Cart Regulations and Fining Policy for Use of Golf Carts, in the Real Property Records of Harris County, Texas, under Clerk's File No. 20100485305, along with any amendments and supplements thereto (the "Regulations"); and

WHEREAS, the Board of Directors desires to amend the Regulations;

NOW THEREFORE, in accordance with the foregoing, and as evidenced by the Certification hereto, the Association, through its Board of Directors, hereby amends its Regulations in their entirety, and adopts, establishes and imposes on the Subdivision, the following:

GOLF CART REGULATIONS AND FINING POLICY FOR USE OF GOLF CARTS

I. GOLF CART

- 1) Golf carts shall remain clean, paint in good condition, and generally have a good appearance.
- 2) Golf carts must be in good mechanical operation.

- 3) Golf carts must be equipped with horn, headlights, and taillights.

II. RULES AND REGULATIONSTOR.GOLF CART USE

- 1) Carts may be used only by licensed owners and licensed members of their immediate family.
- 2) All golf carts must have its headlights on while in use.
- 3) Walkers, joggers, strollers, etc..... shall always have the right of way on the walking trails.
- 4) Golf cart owners shall exercise care and caution at all times while operating carts within the Lakes of Cypress Forest. Golf cart owners shall abide by the posted speed limits at all times and shall obey all stop signs within the Lakes of Cypress Forest.
- 5) Golf cart owners shall not create a noise nuisance by playing the golf cart radio or other devices at excessive volumes.
- 6) Golf carts shall not be operated on unpaved common areas.
- 7) The lakes of Cypress Forest Community Association Board of Directors reserve the right to amend or change these rules and regulations from time to time.

III. VIOLATIONS OF RULES AND REGULATIONS

- 1) All residents who have violated the rules and regulations herein are subject to disciplinary measures as set forth below.
- 2) Should the Association find a Resident to be in violation of the golf cart rules and regulations, it will assess the following penalties to the Resident:
 - a. First Violation — Violation letter advising the Resident of the violation and remind the Resident to abide by all rules and regulations.
 - b. Second Violation — Violation letter advising the Resident of the violation and possible fine and give the Resident an opportunity for a hearing.
 - c. Third Violation - Violation letter advising the Resident that his/her use of a personal golf cart shall be suspended or terminated, and fines may be assessed.

- 3) A Resident who is found in violation of the rules and regulations and is fined shall be required to pay the fine within thirty (30) days. If payment is not received in full for said violation within thirty (30) days, the Association may take further legal action against the Resident.
- 4) In the event any violation results in physical damage to the Lakes of Cypress Forest Community Association's property, amenities, etc.... the cost to repair such damage shall be assessed by the Lakes of Cypress Forest Community Association. The Association will assess the Resident the cost for such damage and the Resident shall be obligated to pay such assessment.
- 5) The Association reserves the right to ban or limit the use of all golf carts in the future, except for handicapped use, or use for Association business.

CERTIFICATION

"I the undersigned, being a Director of Lakes Cypress Forest Community Association, Inc., hereby certify that the foregoing rules and regulations were approved by at least a majority of the Association's Board of Directors, at an open meeting of the Board, at which a quorum of the Board was present."

By: 

Print Name: FRANCISCO ADAMEK

Title: President LCCF

11/24/20

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and declared that he signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

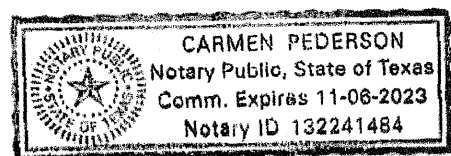
Given under my hand and seal of office this the

day of 24 November, 2020



Notary Public, State of Texas

After recording return to:
Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



RP-2020-608397

Pages 4

12/11/2020 08:28 AM

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

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$26.00

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