

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
CHAMPION FOREST TWELVE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Champion Forest Twelve Homeowners Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Champion Forest Twelve Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Champion Forest Twelve Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Champion Forest Twelve Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Champion Forest Twelve Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Champion Forest Twelve Homeowners Association, Inc." "Supplemental Notice of Dedicatory Instruments for Champion Forest Twelve Homeowners Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. V711614, 20150584678, RP-2016-176709, RP-2021-713200, RP-2022-44791, RP-2022-51174 and RP-2022-353597 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Champion Forest Twelve Homeowners Association, Inc. Architectural Review Committee Charter.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 22nd day of August, 2022.

CHAMPION FOREST TWELVE HOMEOWNERS ASSOCIATION, INC.

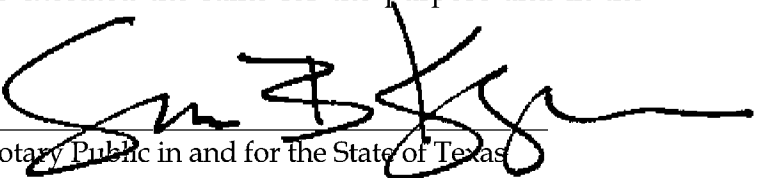
By: 

Cliff Davis, authorized representative

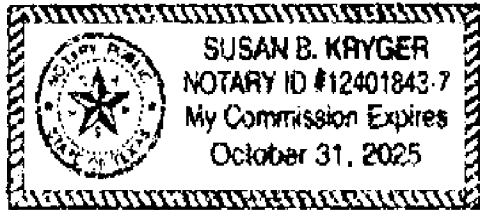
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BEFORE ME, the undersigned notary public, on this 22nd day of August, 2022 personally appeared Cliff Davis, authorized representative of Champion Forest Twelve Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



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**CHAMPION FOREST TWELVE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of the Champion Forest Twelve Homeowners Association, Inc. ("Association") has the authority to establish committees to perform such tasks and to serve for such periods as may be designated by the Board, as authorized by the Declaration of Covenants, Conditions and Restrictions Champion Forest, Section 12, as amended ("Declaration"), the Association's Bylaws, and Section 22.219 of the Texas Business Organizations Code. Each Association committee will operate in accordance with the terms and provisions of the Committee Charter, if any, for the applicable committee.

The Architectural Review Committee of the Association (hereinafter referred to as the "ARC") has been established and shall operate in accordance with this Architectural Review Committee Charter.

Section 1. Purpose

The primary purpose of the ARC is to fulfill the duties of the ARC in accordance with Declaration Article IX. The ARC may also be requested to conduct studies, provide recommendations, and administer other special projects as assigned by the Board.

Section 2. Number of Members, Qualifications, and Term of Office

The number of members of the ARC (the "ARC Members") shall be comprised of a maximum of three (3) members. Two ARC members shall constitute a quorum of the ARC. The ARC Members will be appointed by the Board.

ARC Members shall be either a record owner of property under the jurisdiction of the Association or the spouse of a record owner. Only one member of a household shall serve on the ARC at any one time. Only one non-resident (as determined by the Board) shall serve on the ARC at any one time.

The Board may require that the assessment account of each ARC Member be paid current and that the property under the jurisdiction of the Association owned by each ARC Member (or the ARC Member's spouse) be clear of deed restriction violations as alleged by the Association.

The term of each ARC Member will expire at the annual meeting occurring after the date the ARC Member is appointed to the ARC. The Board may, but is not required to, appoint ARC Members at the first Board meeting after the annual meeting. The Board may also appoint ARC Members at any regular or special meeting of the Board.

Section 3. Chairperson(s)

The chairperson of the ARC shall be appointed by the Board. The Board may appoint one or more vice-chairperson(s) as determined by the Board. If required by the Board, the chairperson or a member of the ARC shall attend each Board meeting and/or send a written report as directed

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by the Board. The Board appointed chairperson and vice-chairperson(s), if any, may be removed from office by the Board at any time with or without cause.

Section 4. Duties

- 4.1 The ARC shall review approve all ARC applications submitted by an owner for compliance with the terms and provisions of the Declaration and all other applicable Dedicatory Instruments [as that term is defined in Texas Property Code Section 209.002(4)] applicable to the Association.
- 4.2 The ARC shall approve or disapprove any ARC application submitted to the ARC within thirty (30) days of receipt of same per Declaration Article VI, Section 2. Per Texas Property Code Section 209.00505, any ARC denial letter shall: (a) 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 (b) inform the owner that the owner may request a hearing before the Board on or before the 30th day after the date the denial letter was sent to the owner.
- 4.3 The ARC shall not consider any ARC application unless and until the ARC has received all documentation necessary to issue a decision on the application. The ARC shall, for any ARC application that does not contain sufficient information or documentation, issue a denial letter stating that the application is being denied for insufficient information/documentation and outlining what information/documentation is required for the ARC to consider the application.
- 4.4 The ARC shall review all variance requests in accordance with the terms and provisions of the Declaration.
- 4.5 The ARC shall hold meetings as directed by the chairperson(s) or by the Board.
- 4.6 The ARC shall provide to the Board updates related to ARC applications submitted, approved and denied as requested by the Board.
- 4.7 The ARC shall not approve any proposed project that will result in an encroachment into Association owned or controlled Common Area (as defined by the Declaration).
- 4.8 The ARC shall have the authority to report to the Board any condition on a property under the jurisdiction of the Association that may constitute a violation of the Association's Dedicatory Instruments.
- 4.9 If requested to do so by the Board, provide the Board with recommendations regarding suggested changes and/or updates to Association's governing documents on ARC related issues.

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- 4.10 If requested to do so by the Board, prepare a draft report/article for an email blast to the members and/or for the Association newsletter regarding ARC related issues.
 - 4.11 If requested to do so by the Board, the ARC shall recommend projects to beautify and enhance the aesthetics of the Association.
 - 4.12 All ARC correspondence, reports, articles, or other communication to the membership of the Association, if any, must be approved in writing (including email) by the Board prior to distribution. This ensures that all correspondence and communications are appropriate and in compliance with the Association's Dedicatory Instruments.
 - 4.13 ARC members shall agree to keep all communications, documents and other information obtained in the course of conducting ARC business strictly confidential and not subject to disclosure to third parties unless otherwise directed by written agreement (including email) of the Board.
 - 4.14 ARC Members are bound by the Association's Dedicatory Instruments as well as all federal, state and local laws and ordinances.

Section 5. Minutes and Records

The ARC shall keep minutes of its meetings if requested to do so by the Board. Copies of such minutes and any other records of the ARC must, if requested by the Board, be forwarded to the Board (by and through the Association's management company, if any) within ten (10) business days of: (a) any ARC meeting at which minutes are taken: and/or (b) receipt or creation of the record.

Section 6. Authority

The ARC (and each of its individual members) does not have the authority to and shall not authorize any contract, activity, transaction, action or expenditure of Association funds on behalf of the Association unless expressly granted permission to do so in writing (including email) by the Board.

Section 7. Appeal of ARC Decision

Per Texas Property Code Section 209.00505, a decision by the ARC denying an application or request by an owner for the construction of improvements may be appealed to the Board. In the event of an appeal, the Board may affirm, modify, or reverse, in whole or in part, any decision of the ARC as consistent with the Declaration.

Section 8. Removal

An ARC Member may be removed from the ARC by the Board at any time with or without cause.

CERTIFICATE OF SECRETARY

I, RALPH B EDGAR JR, Secretary of Champion Forest Twelve Homeowners Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association ("Board") duly called and held on the 18 day of AUGUST, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Architectural Review Committee Charter was duly made and approved by at least a majority vote of the members of the Board.

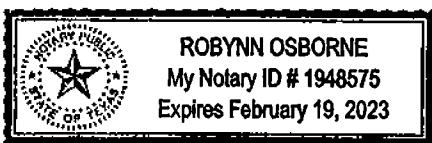
CHAMPION FOREST TWELVE HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Its: Secretary

Printed: RALPH B EDGAR JR

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 18th day of August, 2022, personally appeared Ralph B Edgar Jr., as Secretary of Champion Forest Twelve Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Robynn Osborne
Notary Public in and for the State of Texas

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Pages 7
08/22/2022 12:47 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

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

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