

NOTICE OF DEDICATORY INSTRUMENTS
for
THE BRIARGROVE DRIVE TOWNHOUSE CONDOMINIUM ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of The Briargrove Drive Townhouse Condominium Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Briargrove Drive Townhouses, a condominium regime located in Harris County, Texas as described in the "Condominium Declaration for Briargrove Drive Townhouses" recorded in Volume 11, Page 128, *et seq.* of the Condominium Records of Harris County, Texas.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - (1) Condominium Declaration for Briargrove Drive Townhouses.
 - (2) Amendment and Modification to Condominium Declaration for Briargrove Drive Townhouses.
 - (3) Second Amendment to the Condominium Declaration for Briargrove Townhouses.

 - b. Recording Information:
 - (1) Volume 11, Page 128, *et seq.* of the Condominium Records of Harris County, Texas.
 - (2) Harris County Clerk's File No. E925800.
 - (3) Film Code No. 218460 of the Condominium Records of Harris County, Texas.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Harris County, Texas:

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- a. Document:
 - (1) Briargrove Drive Townhouse Condominium Association's Record Production and Copying Policy.
- b. Recording Information:
 - (1) Harris County Clerk's File No. 20110490801.

4. Dedictory Instruments: In addition to the Dedictory Instrument identified in Paragraph 3 above, the following document is a Dedictory Instrument governing the Association:

- a. The Briargrove Drive Townhouse Condominium Association Social Media Policy.

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

This 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 Notice is true and correct and that the copy of the Dedictory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 12th day of April, 2021.

**THE BRIARGROVE DRIVE TOWNHOUSE
CONDOMINIUM ASSOCIATION**

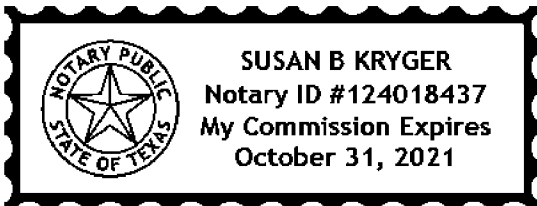
Sipra S Boyd

By: _____

Sipra S. Boyd, authorized representative

THE STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 12th day of April, 2021 personally appeared Sipra S. Boyd, authorized representative of The Briargrove Drive Townhouse Condominium Association, 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.



Susan B Kryger

Notary Public in and for the State of Texas

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THE BRIARGROVE DRIVE TOWNHOUSE CONDOMINIUM ASSOCIATION

SOCIAL MEDIA POLICY

STATE OF TEXAS)(

COUNTY OF HARRIS)(

WHEREAS, this property encumbered by this Social Media Policy (this "Policy") is that property initially restricted by the By-Laws of The Briargrove Drive Townhouse Condominium Association , as recorded under Clerk's File No. 905-01-1047 , Volume 11, Page 128 of the Condominium Records of Harris County, Texas.

NOW THEREFORE in accordance with the dedicatory instruments governing The Briargrove Drive Townhouse Condominium Association, a Texas non-profit corporation (the "Association"), the Board of Managers of Managers of the Association (the "Board") hereby adopts the Policy to establish rules and procedures for Members' use of the Associations' social media outlets. This Policy runs with the land and is binding on all Members within the Association, This Policy replaces any previously recorded or implemented policy that addresses rule or procedures for Members' use of the Association's social media outlets.

SOCIAL MEDIA POLICY

1. Definitions

1.1. Declarations' Definitions: Any capitalized terms used in this Policy have the meanings set forth in the Declaration, unless otherwise specified in the Policy.

1.2. Content. "Content" means content, written communication, material, suggestions, feedback, images, photographs, pictures or otherwise graphical information.

2. Association's Websites or Newsletters

2.1. Purposes. Any website, newsletter or other publication created on behalf of the Association shall be for informational and communication purposes only.

2.2. Unauthorized Social Media. A Member shall not create a website, form of social media, newsletter or other publication that appears to be authorized by the Association or Board, unless:

1. The Board has provided the member written authorization to create or form such a website, social media, newsletter and/or other publication: or
2. The Member prominently states on the website, social media, newsletter and/or other publication, that it is "not Official" and "not approved by the Association or its Board.

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3. Authorized User

3.1 Authorized User. Authorized user if described as only such individual who had been designated by the Board of the Association as Webmaster. Said Webmaster is an employee or contractor of the Association and at no time will be a member of the Association or a resident, non-owner of Briargrove Drive Townhouse Condominium Association. Said Webmaster will solely have the right to post, update and delete data from the website.

3.2 The website of for the exclusive use of owner/members of the Association.

4. Emergencies. All Association safety and/or emergency issues should immediately be reported to the local authorities using either 911 or the designated non-emergency number of the Houston Police Department.

5. Compliance and/or Service Requests. Violation of the By-Laws and/or any governing documents of the Association shall not be reported through the Association's website. Service request form will be located on the website but should be submitted by either email or in person to the Association office.

6. Limitation of Liability. The Association neither assumes nor authorizes any other person to assume for it any other liability in connection with the use of its website. In no event will the Association be liable to any Member or third party for (a) any lost profits or revenue, incidental or consequential damages (including, indirect special, punitive or exemplary damages) arising out of the use or inability to use the Association's social media websites, or (b) any claim by any other party, even if the Association has been advised of or had (or should have had) any knowledge (whether actual or constructive) of the possibility of such damages. The Association is not liable for the effects of any service outages, breach of servers (server or client), or the resulting effects of such occurrences. The Association's liability under this Policy to any particular Member in any particular year will not exceed an amount equal to: (the amount of any assessment paid to the Association by the Member in that year) x (the amount the Association remitted to the relevant social media website in that year) / (the Association's total expenses that year)).

The limitation will not limit any liability for gross negligence or damages that may not be limited by law.

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CERTIFICATE OF SECRETARY

I hereby certify that, as Secretary of The Briargrove Drive Townhouse Condominium Association, the foregoing Social Media Policy of The Briargrove Drive Condominium Association was approved on March 1, 2021, at the meeting of the Board of Managers at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 12th day of March, 2021.

By: Paula Friedman

Paula Friedman

Printed Name

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THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME on this 12th day of March, 2021,
appeared Paula Friedman, known to me to be the person and
officer whose name is subscribed to the preceding instrument,
and acknowledged to me that the instrument was the act of
BRIARGROVE DRIVE TOWNHOUSE CONDOMINIUM
ASSOCIATION, a Texas corporation, and that she executed the
instrument in her capacity as Secretary of said corporation, as the
act of the corporation.

Paula Friedman

Paula Friedman

Notary Public in and for

The State of Texas

SEAL

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Briargrove Drive Townhouse Condominium Association

2105 LANDER LANE * HOUSTON, TEXAS 77057 * PHONE (713)-783-9043

BDTCA BOARD MEETING MINUTES

March 1, 2021

3:00 pm – 4:00 pm

Attendees:

Mimi McGehee	President
Paula Friedman	Secretary
Hans Marticiuc	Treasurer

- I. Topics
 - A. The Board approved the Social Media Policy pending approval by legal counsel.
 - B. Mimi will send a letter to the city attorney asking for clarification on the status of private vs. public streets Lander Lane, Briar Rose, and Del Monte. The police contend they are private and will not issue tickets to those who speed through the property. We maintain the streets and have private sanitation. This has been and continues to be an ongoing issue.
 - C. Storm Damage
 1. We took a hit on landscaping and need bids on the clubhouse and exercise room
 2. We need to make a list of what we need to secure the property during both summer and winter storms. The Board agreed on the following:
 - a. Secure bathrooms
 - b. Drain pipes if it's critically cold.
 - c. If we remodel, think about closing the steam rooms and convert them to storage, which will better utilize the space.
 - D. Emotional Support Pets
 1. If the animal is aggressive, we can ask that it be muzzled.
 2. It can be in the pool area but NOT in the pool.
 3. No weight limit on service or emotional support dog.
 - E. New Homeowners
 1. New homeowners must sign a supplemental declaration agreement sheet before a witness BEFORE CLOSING..
 - F. Christmas Bonus for Employees
 1. The Board agreed on a \$100 gift bonus per employee.
- II. Adjournment

The meeting was adjourned at 4:00 pm.

Respectfully submitted,



Paula Friedman

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04/12/2021 03:57 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$42.00

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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