

SUPPLEMENTAL 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 (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 The Briargrove Drive Townhouse Condominium Association" and "Supplemental Notice of Dedicatory Instruments for The Briargrove Drive Townhouse Condominium Association" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. RP-2021-194930 and RP-2022-437936 (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.


- **Code of Conduct Policy for The Briargrove Drive Townhouse Condominium Association.**

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 31st day of May, 2024.

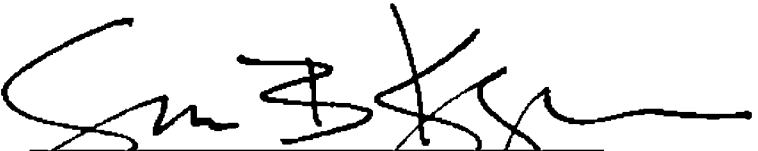
**THE BRIARGROVE DRIVE TOWNHOUSE
CONDOMINIUM ASSOCIATION**

By: 
Sipra S. Boyd, authorized representative

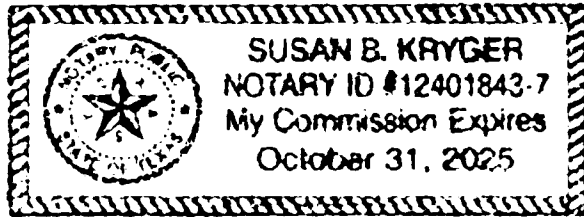
RP-2024-197819

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 31st day of May, 2024 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 she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2024-197819

CODE OF CONDUCT POLICY
of
THE BRIARGROVE DRIVE TOWNHOUSE CONDOMINIUM ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Paula Friedman, Secretary of The Briargrove Drive Townhouse Condominium Association (the “**Association**”), do hereby certify that at a meeting of the Board of Managers of the Association (the “**Board**”) duly called and held on the 4th day of April, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, the governing documents of the Association delegate the authority and responsibility to govern the operations of the Condominium to its Board of Managers; and

WHEREAS, Owners and Tenants of the Condominium shall act with a standard and level of behavior that is conducive to the best interests of the entire community; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Managers of the Association hereby adopts the following Code of Conduct Policy (this “**Policy**”) that is applicable to all Owners and Tenants of the Condominium:

CODE OF CONDUCT POLICY

1. Definitions.
 - a. “Employees” shall mean any persons employed by the Association, including but not limited to the General Manager, and all other staff hired to provide services to the Association as well as to manage, operate, and maintain the Condominium.
 - b. “Contractors” shall mean any individual or entity hired by the Association to provide services to the Association or perform work on the Condominium, including the Contractor’s employees.
2. Courtesy. Owners and Tenants are representatives of the community and are expected to represent a high standard of conduct and cooperation. Owners and Tenants shall treat each other, Managers, Officers, Employees, and Contractors with respect at all times, including, but not limited to, during all meetings, events, and interactions, whether in person, in writing, on any social media platform, electronically or otherwise.

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3. Prohibited. The Association prohibits, and will not tolerate, harassment of any kind against Owners, Tenants, Managers, Officers, Employees, and Contractors. Examples of behavior that the Association will not tolerate include, but are not limited to, profane, lewd, vulgar, abusive, harassing or inappropriate and/or offensive language or demonstrating aggressive behavior towards Owners, Tenants, Managers, Officers, Employees, and Contractors.
4. Social Media. Owners and Tenants shall refrain from making negative and disparaging comments regarding other Owners, Tenants, Managers, Officers, Employees, and Contractors on any Association related or personal social media platform (i.e. Instagram, Facebook, NextDoor, Twitter, TikTok, etc.). Owners and Tenants understand that such comments may be considered defamatory, negatively impact property values, and may have detrimental consequences to the Association, other Owners, Tenants, Managers, Officers, Contractors, Employees, and even future purchasers.
5. Annoyance. Owners and Tenants shall avoid doing or permitting anything to be done that will annoy, harass, embarrass, or inconvenience other Owners, Tenants, Managers, Officers, Employees, and Contractors, whether in person, in writing, on any social media platform, electronically, or otherwise, including, but not limited to harassing other Owners, Tenants, Managers, Officer, Employees, and Contractors with incessant and or unwanted communication.
6. Authority. Owners and Tenants shall not interfere with any work or services being performed or provided by Employees and Contractors, including but not limited to, preventing the Board or its Employees and Contractors, from the smooth operation of the Association. Owners and Tenants shall not act in any manner which attempts to assert authority or control over other Owners, Tenants, Managers, Officers, Contractors, and Employees on behalf of the Association. Only the Board and any Employee granted such authority at the sole discretion of the Board (i.e. the General Manager) shall have such authority. Any Owner or Tenant attempting to assert such authority will be liable to the Association for any damages and/or fines caused by such actions. Owners and Tenants are expected to comply with the authority of any Manager, Officer and the General Manager, and shall not interfere in their enforcement of the rules, regulations, and governing documents of the Association.
7. Association Offices. Owners and Tenants shall limit the occurrence of any communication with Employees related to the maintenance, use, operation, or occupancy of the Condominium to occur only in the Association Offices. The General Manager may, in his/her sole discretion, determine if there is a reasonable basis to have the communication in another portion of the Condominium. The Board may determine and prescribe the manner (type, time, process, etc.) in which Owners and Tenants communicate with the General Manager, including set office hours for Owner and Tenant in-person visitation.
8. Violation/Fines/Damages. The Board, subject to notice as may be required by law, shall have the right to impose fines for violations of this Policy according to the

Association's Fine Policy, as recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2022-437936. Notwithstanding such Fine Policy, the Board has the authority to set the amount of the fine as it reasonably relates to the violation of the Policy, as determined by the Board in its sole discretion. Each day that such violation continues may be considered to be a new violation. In addition to charging fines, the Association reserves the right under the governing documents and/or under Texas law, to file a suit for the recovery of fines, civil damages, injunctive relief, and/or any additional damages incurred by the Association in connection with the enforcement of this Policy.

TO CERTIFY which witness my hand this the 22nd day of May, 2024.

THE BRIARGROVE DRIVE TOWNHOUSE
CONDOMINIUM ASSOCIATION

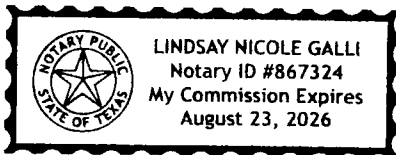
By: Paula Friedman

Secretary

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 22nd day of May, 2024 personally appeared Paula Friedman, Secretary 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/she executed the same for the purpose and in the capacity therein expressed.

Lindsay Nicole Galli
Notary Public in and for the State of Texas



RP-2024-197819

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Pages 6
05/31/2024 01:22 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

RP-2024-197819