

**TENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
KINGS FOREST COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Kings Forest Community Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Affidavit" ("**Affidavit**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 29, 1999 under Clerk's File No. U148674, the "First Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**First Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on September 27, 2011 under Clerk's File No. 20110405715, the "Second Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Second Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 2011 under Clerk's File No. 20110547759, the "Third Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Third Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on February 28, 2012 under Clerk's File No. 20120085492, the "Fourth Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Fourth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on August 10, 2020 under Clerk's File No. RP-2020-362921, the "Fifth Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Fifth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on August 19, 2020 under Clerk's File No. RP-2020-381156, the "Sixth Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Sixth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 12, 2021 under Clerk's File No. RP-2021-18796, the "Seventh Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Seventh Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on April 22, 2021 under Clerk's File No. RP-2021-217549, the "Eighth Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Eighth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on October 27, 2021 under Clerk's File No. RP-2021-618748, and the "Ninth Supplemental Notice of Dedicatory Instruments for Kings Forest Community Association, Inc." ("**Ninth Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on November 15, 2021 under Clerk's File No. RP-2021-655360, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

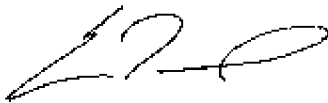
Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Affidavit and the Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

RP-2022-266503

- **First Amendment to the Kings Forest Community Association, Inc. Sections One, Two, Three and Four Architectural Guidelines.**

This Tenth 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 Tenth Supplemental Notice is true and correct and the document attached to this Tenth Supplemental Notice is a true and correct copy of the original.

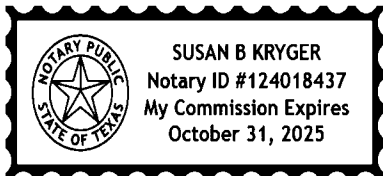
KINGS FOREST COMMUNITY ASSOCIATION, INC.

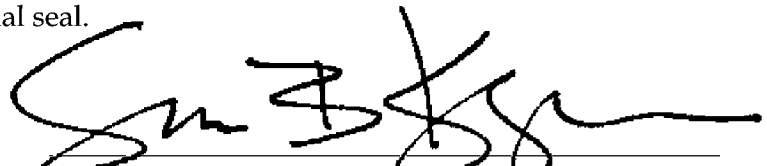
By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Kings Forest Community 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20th day of May, 2022, to certify which witness my hand and official seal.




Notary Public in and for the State of Texas

RP-2022-266503

**FIRST AMENDMENT TO THE KINGS FOREST COMMUNITY ASSOCIATION, INC.
SECTIONS ONE, TWO, THREE AND FOUR
ARCHITECTURAL GUIDELINES**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Cyndy Brown, Secretary of Kings Forest Community Association, Inc. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Trustees (the "Board") of the Association, duly called and held on the 19 day of May, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following First Amendment to the Kings Forest Community Association, Inc. Sections One, Two, Three and Four Architectural Guidelines (the "Amendment") was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. The property encumbered by this Amendment is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented from time to time (the "Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. The Kings Forest Community Association, Inc. Sections One, Two, Three and Four Architectural Guidelines (the "Guidelines") were originally filed of record on August 13, 2010, under Clerk's File No. 20100347443 in the Official Public Records of Real Property of Harris County, Texas.
3. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."
4. The Board desires to amend the Guidelines with regard to the guidelines relating to trees.
5. Other than the amendment set forth herein in this Amendment, the remainder of the Guidelines shall remain in full force and effect.
6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

RP-2022-266503

AMENDMENT:

Section "L. Miscellaneous", Sub-section "8. Trees" is hereby amended and restated as follows:

8. Trees. The objective of preserving of the forested canopy over Kings Forest for the benefit of all homeowners is a longstanding priority for our community. Achieving this objective requires each homeowner to retain as many trees as practical on their lot, as is legally prescribed by our Deed Restrictions or Protective Covenants (Part I, Paragraph 15 or 16 depending on Section):

"No trees shall be cut on any building site except to provide room for construction of improvements or to remove dead trees or to remove unsightly trees."

KFCA recommends an advance ACC review and approval of a proposed removal that the homeowner considers to be allowed under the Protective Covenants as being dead or unsightly. The purpose of such a review is as follows:

- a) Achieve a common interpretation of deed restrictions (e.g. "unsightly" trees) to avoid future disputes
- b) Preserve mature trees that would otherwise take decades to regrow
- c) Provide the homeowner with a defense in case a neighbor objects to the removal
- d) Provide the homeowner with the experience and knowledge of ACC members

In this context, the ACC will interpret "unsightly" to mean that the tree in question significantly deviates from the norm for its species regarding symmetry or other key features, and that such deviation cannot reasonably be improved via trimming.

Review and approval of removal of trees necessary to provide room for construction of improvements will be considered together with review of the associated improvements and will not be granted prior to approval for construction of the associated improvements.

Review and approval by the ACC are required prior to removal of trees outside of the categories noted in the Deed Restrictions or Protective Covenants. The ACC may at its option grant removal of trees that in its opinion are:

- a) significantly diseased, unsound, or dying; or otherwise posing an unusual threat
- b) damaging improvements such as foundations or driveways, or
- c) significantly overhanging houses.

Homeowners are encouraged to plan for ACC review at least a week in advance of the tree removal, recognizing that the ACC is composed of neighbors that have volunteered for this service. In urgent cases where a threat is imminent, the ACC will endeavor to provide a response within 48 hours.

All applications for removal of trees shall include a specific description of the type, size, and location of the tree on the lot, including those associated with construction of improvements.

Homeowners may appeal denials by the ACC to the Board of Trustees in accord with KFCA's current 209 Hearing Policy. Please note that KFCA will not grant tree removal approvals based on an owner's dislike of certain species of trees and/or the seasonal cleanup associated with them, or landscaping preferences, or a desire for open space for children's play areas.

Removal of brush and saplings, both less than 3" in diameter as measured one foot above the ground, is allowed without review or approval in general, as is removal of the lower branches of a tree if sufficient crown is retained for the tree to continue to thrive (canopy raising).

Finally, residents are encouraged to plant native trees that will renew the forest canopy as trees are lost to storms, disease, or age.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Amendment was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Harris County, Texas.

TO CERTIFY which witness my hand this the 19 day of May, 2022.

Kings Forest Community Association, Inc.

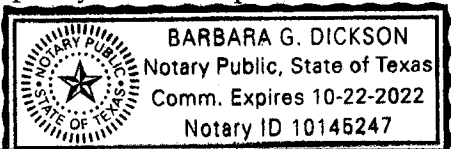
By: Cyndy Brown

Printed: Cyndy Brown

Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 19 day of May, 2022, personally appeared Cyndy Brown, Secretary of Kings Forest Community Association, Inc., 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.



Barbara G. Dickson
Notary Public in and for the State of Texas

RP-2022-266503

RP-2022-266503
Pages 6
05/20/2022 01:34 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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-2022-266503