

WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION, INC.
POLICY REGARDING COMMERCIAL USE

STATE OF TEXAS §
 §
COUNTY OF TRINITY §

WHEREAS, the property encumbered by this Policy Regarding Commercial Use ("Policy") is that property initially restricted by the Consolidated Restated and Amended Reservations, Restrictions and Covenants for Westwood Shores Subdivision recorded under Volume 911, Page 758 of the Official Public Records of Trinity County, Texas, as same has been or may be amended from time to time ("Declaration") and any other property which has been or may be annexed thereto and made subject to the authority of the Westwood Shores Property Owners' Association, Inc. ("Association"); and

WHEREAS, Article 4, Section 4.04 of the Declaration prohibits the use of Lots as "hospitals, clinic, nursing homes, licensed daycares, duplex houses, apartment houses, boarding houses, hotels, churches and all other commercial uses as all such uses of said property are hereby expressly prohibited" and

WHEREAS, Article 1, Section 1.12 of the Declaration states that the Association may adopt policies which set forth various standards for the subdivision; and

WHEREAS, the Board of Trustees (the "Board") for the Association desire to adopt this Policy to clarify and prohibit the types of commercial use of the Lots in Westwood Shores; and

NOW THEREFORE, pursuant to the authority granted by the Texas Property Code, the Board of the Association hereby adopts this Policy, which shall run with the land and be binding on all Owners within the Westwood Shores subdivision.

POLICY REGARDING COMMERCIAL USE

1. No commercial use, trade or business may be conducted in or from any Residence, Lot or property, except such use within a residence where (a) the business activity is not apparent or detectable by sight, sound or smell from outside the residence; (b) the business activity conforms to all governmental requirements and other Dedicatory Instruments (as the term is defined by Texas Property Code Section 209.002) applicable to the subdivision; (c) the business activity does not involve door-to-door solicitation of occupants of the subdivision; and (d) the business activity is consistent with the residential character of the subdivision and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the subdivision, as may be determined in the sole discretion of the Board.

2. Any commercial, business or professional use not in compliance with this Policy will be considered a violation of the Dedicatory Instruments governing the subdivision.

CERTIFICATION

I hereby certify that, as Secretary of the Westwood Shores Property Owners' Association, Inc. this Policy Regarding Commercial Use was approved on the 25th day of March, 2019, at a meeting of the Board of Trustees at which a quorum was present.

DATED, this the 27th day of March, 2019.

Carol Cheek
Print Name: Carol Cheek
Title: Secretary

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BEFORE ME, on this day personally appeared Carol Cheek, the Secretary of the Westwood Shores Property Owners' Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 27th day of March, 2019.



Bradley Keith Burkeen
Notary Public - State of Texas

After Recording Please Return To:
Sipra S. Boyd
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056

205 Westwood Drive East
Trinity 75862
THE STATE OF TEXAS
COUNTY OF TRINITY

FILED
at 2:00 o'clock P M

MAR 27 2019

I hereby certify that the instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted herein by me.

Shasta Bergman
County Clerk, Trinity County
By: Buttala Deputy



Shasta Bergman
COUNTY CLERK, TRINITY CO., TEXAS