

**CERTIFICATION**

STATE OF TEXAS

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COUNTY OF HARRIS

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I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an agent for Elyson Residential Association, Inc. a Texas non-profit corporation;
- (2) An Instrument titled: **"Elm/Game Room Rules"**, is attached hereto;
- (3) The property affected by the said Instrument is described in Exhibit "A" to the Elyson Master Covenant [Residential], recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-80476, along with any amendments and supplements thereto and any other property that comes within the jurisdiction of the Association in the future;
- (4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this the 25<sup>th</sup> day of January, 2023.

By: 

Luke P. Tollett, Agent for Elyson Residential Association, Inc.

STATE OF TEXAS

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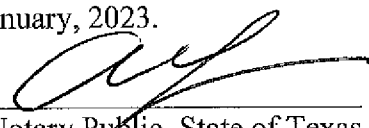
COUNTY OF HARRIS

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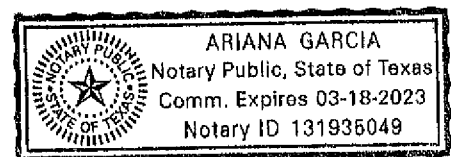
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for Elyson Residential Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 25<sup>th</sup> day of January, 2023.

  
Notary Public, State of Texas

E-RECORDED BY:  
HOLTTOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



#### Elm / Game Room Rules:

1. Game Room is for the use of Elyson residents and their guests.
2. Game Room is available first-come/first-serve basis.
3. Residents may access the Game Room using their Electronic Access Device.
4. Residents are responsible for any damages to the Elm/Game Room caused by themselves or their guests.
5. We ask that residents not let others into the Game Room but allow them to enter themselves using their own access device. Anyone that a resident grants access to will be considered their guest.
6. Before leaving, please pick up and return the Game Room to its original condition after use.
7. Turn off the television when not in use.
8. Please keep music and television volumes down to a reasonable level as to not disturb others using the other facilities. No offensive music or entertainment allowed.
9. No skating, skateboarding, roller blading, scooter riding or ball playing.

High-Definition security cameras are in use in the Elm/Game Room and the above rules will be strictly enforced. Failure to follow these rules can result in suspension or removal of your right to access the community amenities and may result in financial charges for any damages.

Please report maintenance issues, damage or broken equipment, or any other issues to management, at 281-665-3047.

Please report suspicious, disruptive, or criminal behavior to Harris County Sheriff's Department at 713-221-6000

In case of emergency: call 911

Elyson Fitness Center Rules:

1. The Fitness Center is for use by Elyson residents 16 years of age or older. Children of any age are NOT allowed inside the Fitness Center, even with an adult. NO guests allowed.
2. Residents may access the Fitness Center using their Electronic Access Device. We ask that residents not let others into the Center but allow them to enter themselves using their own access devices.
3. If a resident's access device is no longer working, they must contact to the HOA to obtain a new device or to investigate the reason the device is no longer working.
4. Use all equipment as it is intended and return to proper positions when finished.
5. Use of exercise equipment is at YOUR OWN RISK. Elyson Residential Association is not liable for any injury you may suffer.
6. Personal trainers and personal training are strictly prohibited in the Center.
7. Before leaving, please pick up and return all fitness equipment to its appropriate location once finished, re-rack weights and wipe down equipment after use.
8. Do not use treadmills without them being properly turned on as this may cause the motors to burn out.
9. Please keep music and television volumes down to a reasonable level so as to not disturb others using the facility.

Pecan / Meeting Room Rules:

1. Meeting Room is for the use of Elyson residents, their guests, and approved parties.
2. Meeting Room is available first-come/first-serve basis or can be reserved through the management company.
3. Meeting Room will be closed during any Community Events being held at Elyson House.
4. Residents may access the Meeting Room using their Electronic Access Device.
5. Residents are responsible for any damages to the Meeting Room and its contents caused by themselves or their guests.
6. We ask that residents not let others into the Meeting Room but allow them to enter themselves using their own access device. Anyone that a resident grants access will be considered their guest.
7. Before leaving, please pick up and return the Meeting Room to its original condition after use. If holding an event, please remove all trash and trash bags and dispose in the dumpster.
8. Turn off the television when not in use.
9. Please keep music and television volumes down to a reasonable level as to not disturb others using the other facilities. No offensive music or entertainment allowed.
10. No skating, skateboarding, roller blading, scooter riding or ball playing.

High-Definition security cameras are in use in the Meeting Room and the above rules will be strictly enforced. Failure to follow these rules can result in suspension or removal of your right to access the community amenities and may result in financial charges for any damages.

Please report maintenance issues, damage or broken equipment, or any other issues to management, at 281-665-3047.

Please report suspicious, disruptive, or criminal behavior to Harris County Sheriff's Department at 713-221-6000

In case of emergency: call 911

RP-2023-28176

Elyson Pool Rules:

1. Residents must have a valid Elyson access card.
2. Maximum of 4 guests per valid household. Guests must be accompanied by a resident at all times while in the facility.
3. Children of under 10 years of age must be accompanied by a parent or guardian at all times.
4. No running or rough play.
5. No loud music.
6. No smoking.
7. No glass containers, alcoholic beverages, or tobacco allowed in the pool area.
8. Only small floating items are allowed in the pool.
9. Proper swim apparel must be worn in the pool.
10. Swim diapers only. No disposable diapers are permitted.
11. Persons with open wounds not allowed in the pool.
12. The use of cocoa butter, baby oil, and heavy suntan oils are prohibited.
13. Do not swim if you have been ill with diarrhea within the past two weeks.
14. Changing diapers within 6 feet of the pool is prohibited.
15. Pets in the pool are prohibited.
16. Glass items are not allowed in the pool yard.
17. Extended breath holding activities are dangerous and prohibited.
18. Persons under the age of 14 must not be in the pool without adult supervision.

Elyson Splash Pad Rules:

1. Non-Service Animals Prohibited.
2. Changing Diapers Within 6 Feet of the Water Feature is Prohibited.
3. Use of the Water Feature If Ill with a Contagious Disease is Prohibited.
4. Do Not Drink Water from the Water Feature.
5. Use of the Water Feature When Ill with Diarrhea is Prohibited.
6. Use of the Splash Pad is at your own risk.

## Elyson House Patio Rules

1. The Elyson House Patio hours are 7 am – 11 pm.
2. Use of this area is at the owner's own risk.
3. Food and beverages may be consumed in areas provided with tables and chairs.
4. Any Community Events will determine the times for open use.
5. No running or jumping off furniture.
6. Please return the area to its original condition after use.
7. DJ's, jump houses, and grills are not permitted.
8. This area is under video surveillance and patrolled by the Harris County Sheriff's Department.
9. If the fireplace is used, please be sure to turn the gas off completely.
10. Turn off the TV when not in use.

RP-2023-28176  
# Pages 8  
01/26/2023 03:20 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

RP-2023-28176