

**NOTICE OF FORMATION OF PETITION COMMITTEE
TO CREATE A PROPERTY OWNERS' ASSOCIATION WITH MANDATORY
MEMBERSHIP FOR BRAES HEIGHTS ADDITION SECTION NO. 1**
(Pursuant to Texas Property Code Section 204.006)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

1. A petition committee (the "Committee") has been formed in accordance with Texas Property Code Section 204.006 for the sole purpose of creating a property owners' association with mandatory membership for Braes Heights Addition Section No. 1, a subdivision located in Harris County, Texas according to the map or plat recorded in Volume 21, Page 63 of the Map Records of Harris County, Texas (the "Subdivision") as replatted or supplemented, if any.

2. The members of the Committee are as follows:

BRAES HEIGHTS ADDITION SECTION NO. 1

Sophia Ashworth A.
3815 Gramercy St.
Houston, Texas 77025

Kathleen Zelma Jenkins
3831 Gramercy
Houston, Texas 77025

Janet S. Maxian
3835 Gramercy
Houston, Texas 77025

Linda Schneider
3726 Bellefontaine St.
Houston, Texas 77025

3. The restrictions currently applicable to the Subdivision are filed in the Official Public Records of Real Property of Harris County, Texas at Volume 1400, Page 415, and Clerk's File Nos. R450512, U745983, Y548730, 20120518683, 20130038913 and 20150282922 (collectively the "Restrictions").

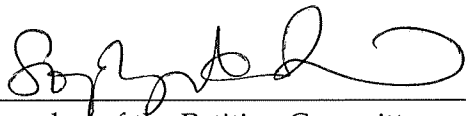
4. The Committee is created pursuant to the provision of Section 204.006 of the Texas Property Code for the sole purpose of creating property owners' association with mandatory membership for the Subdivision with equivalent voting rights as proposed in Exhibit A, which Exhibit A is fully incorporated herein by reference.

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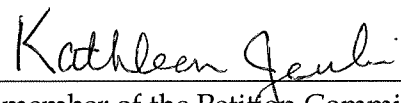
5. Per Texas Property Code Section 204.006(a)(2), the Petition must be approved by the owners, excluding lienholders, contract purchasers, and the owners mineral interest, of at least sixty percent (60%) of the real property in the Subdivision. If the Petition is approved, the Petition is binding on all properties in the Subdivision.

6. This Notice of Formation of Petition Committee may be executed in multiple counterparts on different dates, each of which shall be deemed an original, but all of which shall be deemed one instrument.

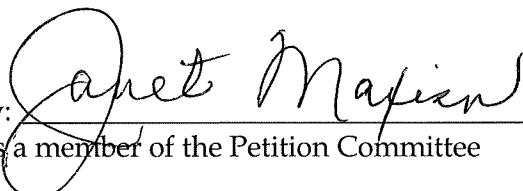
BRAES HEIGHTS ADDITION SECTION NO. 1

By:  8-20-2022
As a member of the Petition Committee Date

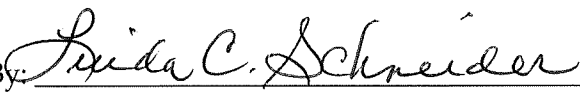
Printed: SOPHIA . A . ASINWORTH

By:  8-20-2022
As a member of the Petition Committee Date

Printed: Kathleen Jenkins

By:  8-20-2022
As a member of the Petition Committee Date

Printed: Janet Maxian

By:  8-21-2022
As a member of the Petition Committee Date

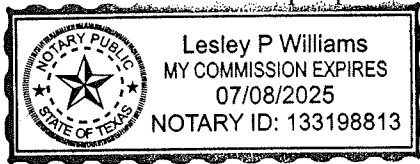
Printed: LINDA C. SCHNEIDER

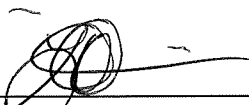
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THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of AUGUST,
2022, personally appeared Sophia A. Ashworth, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he
executed the same for the purpose and in the capacity therein expressed.

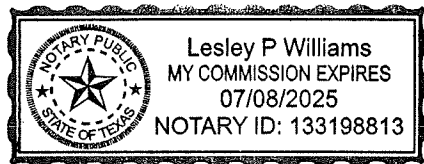


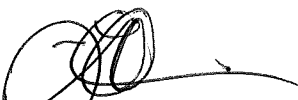


Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of AUGUST,
2022, personally appeared KATHLEEN JENKINS, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he
executed the same for the purpose and in the capacity therein expressed.

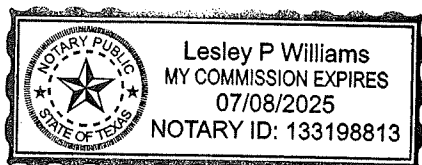





Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of AUGUST,
2022, personally appeared JANET MAXIAN, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he
executed the same for the purpose and in the capacity therein expressed.



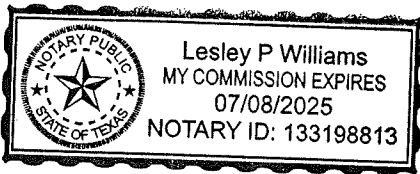


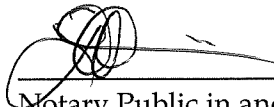
Notary Public in and for the State of Texas

RP-2022-429931

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 21ST day of AUGUST,
2022, personally appeared LINDA C. SCHEIDER, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he
executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

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EXHIBIT A

PETITION TO CREATE A MANDATORY MEMBERSHIP PROPERTY OWNERS' ASSOCIATION FOR BRAES HEIGHTS ADDITION SECTION NO. 1

The sole purpose of this Petition to Create a Mandatory Membership Property Owners' Association for Braes Heights Addition Section No. 1 (the "Petition") is to create a property owners' association with mandatory membership for Braes Heights Addition Section No. 1 and to establish how it will operate

1. Definitions.

- a. "Lot" shall mean a subdivided parcel of land designated on the plat map of the Subdivision.
- b. "Owner" or "Owners" shall mean the record owner, whether one (1) or more persons or entities, of fee simple title to a Lot, including contract sellers, but excluding those having an interest in a Lot merely as security for the performance of an obligation.
- c. "Member" shall mean each Owner.
- d. "Subdivision" shall mean Braes Heights Addition Section No. 1 filed at Volume 21, Page 63 of the Map Records of Harris County, Texas, as replatted, if any.

2. Mandatory Membership. Each Owner of a Lot in the Subdivision shall, solely by virtue of being an Owner, be a Member of the Braeswood Place Homeowners Association, a Texas non-profit corporation (the "Association"). The Association shall operate as a property owners' association as defined by Texas Property Code Section 209.002(7). Each Member of the Association shall have one (1) vote for each Lot owned. When more than one (1) person holds an interest in a Lot, all such persons are Members. The vote for such Lot may be exercised as the Members determine, but in no event shall more than one (1) vote be cast with respect to a Lot. The vote of one Member shall be considered the vote of all Owners of a Lot. The holder of a future interest in a Lot is not considered a Member.

3. Existing Restrictions/Amendments. The current restrictions for Braes Heights Addition Section No. 1 are filed in the Official Public Records of Real Property of Harris County, Texas at Volume 1400, Page 415, and Clerk's File Nos. R450512, U745983, Y548730, 20120518683, 20130038913 and 20150282922 (collectively the "Restrictions"). This Petition is to create a property owners' association with mandatory membership for Braes Heights Addition Section No. 1. The Petition does not otherwise amend, modify, terminate, or change the Restrictions.

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Pages 6
08/23/2022 01:55 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

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