

ADDITIONAL DEDICATORY INSTRUMENT  
for  
HUNTWICK CIVIC ASSOCIATION, INC.

THE STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

“My name is Christopher J. Archambault, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney for HUNTWICK CIVIC ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records.

1. Xeriscaping and Rain Barrel Policy

DATED this 16<sup>th</sup> day of September, 2025.

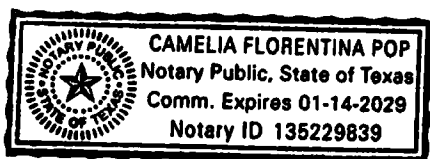
HUNTWICK CIVIC ASSOCIATION, INC.

By: 

Name: Christopher J. Archambault  
Attorney for HUNTWICK CIVIC  
ASSOCIATION, INC.

THE STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS       §

THIS INSTRUMENT was acknowledged before me on this 16<sup>th</sup> day of September, 2025, by the said Chris Archambault, Attorney for HUNTWICK CIVIC ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



  
Notary Public, State of Texas

RP-2025-367468

**HUNTWICK CIVIC ASSOCIATION, INC.  
XERISCAPING AND RAIN BARREL POLICY**

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STATE OF TEXAS                   §  
  §                   KNOW ALL PERSONS BY THESE PRESENTS  
COUNTY OF HARRIS           §

**RECITALS:**

WHEREAS, the property encumbered by this Xeriscaping and Rain Barrel Policy is that property restricted by the Revised and Amended Declaration of Reservations, Restrictions, Covenants and Conditions for Huntwick Forest Subdivision, recorded under Harris County Clerk's File No. X731506, as the same may have been or may be amended from time to time (the "**Declaration**"), and any other property which may have been or may be subsequently annexed thereto and made subject to the authority of the Huntwick Civic Association, Inc. (the "**Association**"); and

WHEREAS, any reference made herein to approval by the Architectural Control Committee (the "**ACC**"), means prior written approval by the ACC.

NOW THEREFORE, pursuant to the authority granted in Section 202.007 of the Texas Property Code, the Board of Directors (the "**Board**") hereby adopts this Xeriscaping and Rain Barrel Policy (the "**Policy**"), which shall run with the land and be binding on all Owners and Lots within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

An application must be submitted for review by the ACC, and formal written approval from the ACC shall be required before the installation of Xeriscaping (defined below) or rain barrels or other rainwater harvesting systems on any lot.

Undefined capitalized terms have the same meaning attributed to them by the Declaration.

**POLICY:**

**I. XERISCAPING**

1.     **Definition.** For the purposes of this Policy, "Xeriscaping" shall collectively mean and refer to drought-resistant landscaping and water-conserving natural turf.

2.     **Approval Required.** Prior to the installation of Xeriscaping, owners must submit a completed application for ACC review, which must include a site plan showing the proposed location of the Xeriscaping, pictures and/or brochures showing the exact type of the Xeriscaping (including species and, if applicable, variety) and a detailed description of the Xeriscaping. All applications must include:

- a. a verification and acknowledgement that the Owner has consulted with a landscape architect, arborist, horticulturist, or similar person as to the Xeriscaping and its compatibility with the soils on the Owner's Lot; OR

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- b. a certification by a landscape architect, arborist, horticulturist, or similar person as to the Xeriscaping and its compatibility with the soils on the Owner's Lot.

The maximum aesthetic compatibility of the Xeriscaping with other landscaping and turf in the subdivision is of specific concern to the Association and the ACC. By way of example and not limitation, in determining the maximum aesthetic compatibility of the Xeriscaping, the ACC may look to the type of landscaping and turf existing throughout the particular section (if applicable) within which the requesting Lot exists as well as the landscaping and turf of the neighboring Lots.

The ACC and/or the Board, as may be applicable in the dedicatory instruments governing the subdivision, shall have sole discretion in determining whether the installation or use of gravel, rocks, or cacti on a Lot, regarding those areas on the Lot that are visible from public streets and/or the Common Area, should be approved.

Approval of plans and specifications shall not cover or include approval for any other purpose and specifically, but without limitation, shall not be construed as any representation as to or responsibility for the survival of the Xeriscaping or its compatibility with the soils on the Lot.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the Subdivision.

This Xeriscaping Policy does not apply to property that is owned or maintained by the Association.

## **II. RAIN BARRELS AND RAINWATER HARVESTING DEVICES**

1. Prohibited Rainwater Harvesting Systems/Rain Barrels. Rainwater harvesting systems or rain barrels (collectively referred to herein as "**Rain Barrels**") are prohibited in the following circumstances:

- a. Rain Barrels that are located on property owned by the Association;
- b. Rain Barrels that are located on property that is owned in common by all members of the Association;
- c. Rain Barrels that are located between the front of the Owner's home and an adjoining or adjacent street;
- d. Rain Barrels that are of a color not consistent with the color scheme of the home; and
- e. Rain Barrels that display language or content other than the manufacturer's typical display.

2. Rain Barrels Located in an Area Visible from a Street, Lot, or the Common Area. Rain Barrels that are located on the side of a house or at any other location that is visible from a street, another Lot, or the Common Area must comply with the following:

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- a. Rain Barrels must have adequate screening, as determined by the ACC;
- b. Only commercial and professional grade Rain Barrels are permitted;
- c. All Rain Barrels must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring; and
- d. Rain Barrels may not create unsanitary conditions or be of nuisance to any neighboring properties.

3. ACC Approval. Applicant's submission of plans must include a completed application for ACC review and a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material, if applicable. The color of the materials being used in relation to the house color, visibility from public streets, and neighboring properties/Common Area and any noise created are, without limitation, of specific concern to the Association and the ARC

Any installation not in compliance with this Policy will be considered a deed restriction violation.

This Rain Barrel Policy does not apply to property that is owned or maintained by the Association.

#### CERTIFICATION

"I, the undersigned, on behalf of Huntwick Civic Association, Inc., hereby certify that the foregoing was adopted by at least a majority of the Huntwick Civic Association, Inc.'s Board of Directors, at an open and properly noticed meeting of the Board, at which a quorum of the Board was present."

EXECUTED this 9<sup>th</sup> day of SEPTEMBER, 2025, to evidence the certification set forth above.

HUNTWICK CIVIC ASSOCIATION, INC.

By: \_\_\_\_\_

Name: Gifford D. Wilkinson

Position: PRESIDENT

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# Pages 5  
09/16/2025 11:21 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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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