

**RULES AND REGULATIONS FOR THE LAKES**  
**HAYDEN LAKES COMMUNITY ASSOCIATION, INC.**

**STATE OF TEXAS           §**

**§**

**COUNTY OF HARRIS       §**

WHEREAS Hayden Lakes Community Association, Inc., (hereinafter the "Association") is a Texas nonprofit corporation and the governing body of Hayden Lakes, Sections 1-11, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. 20140383189, 20140383190, 20140383191, 20150035841, 20150035842, 20150008739, 20150362211, 20150387177, 20150469728, 20150420670, and RP-2017-447477, respectively, along with any replats thereto and along with any other real property brought under the Association's jurisdiction (hereinafter the "Subdivision"); and,

WHEREAS Lots in the Subdivision are subject to the restrictive covenants imposed by the Declaration of Covenants, Conditions and Restrictions for Hayden Lakes, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140420909, along with any supplements, annexations, and amendments thereto (hereinafter the "Declaration"); and,

WHEREAS there are within the Subdivision certain permanent artificial bodies of water, built and intended to increase the visual appeal of the Subdivision and to assist in the control of water drainage and runoff in the Subdivision (collectively all such permanent bodies of water in the Subdivision are hereinafter the "Lakes," and individually are referred to as a "Lake"); and,

WHEREAS the Lakes are not designed, constructed, and intended for swimming, boating, or other recreational use; and,

WHEREAS the use of the Lakes for swimming, boating, or other recreational use is detrimental to the Lakes and causes increased maintenance costs; and,

WHEREAS Article VIII, Section A of the Declaration empowers the Association to make and promulgate rules and regulations concerning the use and enjoyment of the Subdivision; and,

WHEREAS Section 204.010(a)(6) of the Texas Property Code empowers the Association, by and through its board of directors, to regulate the use of the Subdivision; and,

WHEREAS it is necessary to impose rules and regulations on the use of the Lakes, so as to protect property values, forward the Association's purposes, and protect Common Area; and,

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the certification attached hereto, the Association hereby adopts and imposes on the Subdivision the following:

**RULES AND REGULATIONS FOR THE LAKES  
(hereinafter the "Rules")**

1. No boat, vessel, marine craft, conveyance, vehicle, or equipment of any kind, whether self-propelled or not, is permitted in the Lakes.
2. No swimming, diving, or floating is permitted in the Lakes.
3. No motor vehicle or motorized conveyance of any kind is permitted any closer to the water line of any Lake than the paved surface of the road(s) running along the perimeter of such Lake.
  - a. In the event there is no paved surface running along the perimeter a Lake or a portion of a Lake, then no motor vehicle or motorized conveyance of any kind is permitted any closer to the water line of the Lake than the rear Lot lines of the Lots abutting such Lake.
4. Any and all posted signs, rules, or regulations, must be obeyed.

**CERTIFICATION**

"I, the undersigned, being a director of Hayden Lakes Community Association, Inc., hereby certify that the foregoing was approved by at least a majority of the Association's board of directors, at an open and properly-noticed board, meeting, at which at least a quorum of directors was present."

Signature: Jackie Schultz  
Printed Name: Jackie Schultz

**ACKNOWLEDGEMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS      §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 they are the person who signed the foregoing document, in their representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas