

Governing Documents

Per Texas law (as defined in the Texas Property Code), the only ENFORCEABLE governing documents are those filed with the county of the community (Fort Bend County in Heritage Grand's case). Following is a table listing those documents.

Document Information Notes:

- (1) Documents shown in **black ink** are the "active" governing documents; those presented in **blue ink** continue to be located with the county. (Fort Bend County's filing procedure is a "once filed, always filed" mode so all superseded documents may be retrieved.)
- (2) Documents 4, 5, 6, 7, 8, 9, and 10 present property boundary information of the community and don't share homeowner directives.
- (3) Superseded documents may have the same title; the latest date indicates the current document.

Heritage Grand Governing Documents

Item #	Item	County Clerk File #	Available Electronic Copy?	Comments
1	Maps & plats	2002110671, 2002130629, 2003168462 plus supplements		??
2	Declaration of Covenants, Conditions and Restrictions (DCCR) filed 10/10/2002	2002110671	Yes	
3	Supplemental DCCR	2003168462	Yes	Adds "Corner Grass Pieces" Definition
4	Supplemental DCCR	2003169980	Yes	HG property additions
5	Supplemental DCCR	2004150955	Yes	HG property additions
6	Supplemental DCCR	2004026177	Yes	HG property additions
7	Supplemental DCCR	2004062994	Yes	HG property additions <i>(maybe a duplicate)</i>
8	Supplemental DCCR	2004094385	Yes	HG property additions
9	Supplemental DCCR	2005138585	Yes	HG property additions
10	Supplemental DCCR	2007120245	Yes	HG property additions
13	Clubhouse R&Rs recorded 11/14/2011	2011114387	Yes	

(continued)

	Item	County Clerk File #	Available Electronic Copy?	Comments
15	Guidelines Regarding Assessments filed 12/1/2011	2011120018	Yes	
16	Association R&Rs filed 12/29/2011	2011130434	Yes	
19	By-Laws filed 7/19/2018	2018080521	Yes	
21 (a)	Section Replacement (2/21/20 Amendment)	2020020768	Yes	Amendment – A <u>replacement</u> for Art. III. Part A. Sections 1, 2, 3, 4, 5, 6, and 7.
18	By-Laws filed 3/13/2018	2018026262	----	Replaced and superseded by later version
17	By-Laws filed 11/14/2013	2013143741	----	Replaced and superseded by later version
11	By-Laws filed 6/16/2011	2011057142	----	Replaced and superseded by later version
20	Architectural R&Rs (ARRs) and Architectural Policies filed 6/26/2019	2019068390	Yes	
21 (b)	Supplemental to 6/26/2019 ARR's (filed 2/21/20)	2020020768	Yes	<u>New</u> Art. 1. Part C. Sec. 5. Subsection 3. Homeowner-requested Roof Penetrations
12	Resolution concerning 2011 TPC recorded 10/21/2011	2011105391	----	Write-up of the 2011 TPC law changes; all incorporated into the 2019 ARR's
14	ARC R&Rs recorded 11/14/2011	2011114388	----	Replaced and superseded by 2019 ARR's
	Certificate of Incorporation filed 7/11/2002		Yes	Filed with the Texas Secretary of State

This Board-owned guideline was ratified by a majority vote of the Board on 7/28/2020.



Secretary