

Old Braeswood Property Owners Association Regular Meeting of the Executive Committee

July 19, 2022 @ 7 pm
Via Zoom

AGENDA

- I. Call to order & determination of quorum Samia Khalil
- II. Minutes Linda Joekel
- III. Financial Report Samia Khalil
- IV. Ratification of actions taken outside of a meeting Samia Khalil
 - A. Removal of George Hittner from chairmanship of Beautification Committee
 - B. Acceptance of resignations of Annette Brown and George Hittner from Beautification Committee
 - C. Ratification of adding second day of weekly spraying to the Mosquito contract
 - D. Ratification Patrol ad Hoc Committee appointments: Sharam Honari and Laura Sukkar
 - E. Ratification of appointments of Beautification Committee Peter Elgohary
- V. New Business
 - A. Consideration of Pilot Flock Safety Proposal for 4 cameras / 2 yr. contract Julie Cohn
 - B. Beautification Committee Budget Amendment Daniel Parker & Ann Garnett
 - C. Insurance Coverage Quotes for Higher Limits Fred Steves
- VI. Old Business
 - A. Garage Sale & Estate Sale Policy John Eldridge
 - B. Sign Policy John Eldridge
- VII. Committee Reports
 - A. Preservation Joe Manca
 - B. Block Captains Christine Manca
 - C. Other reports
- VIII. Adjournment Samia Khalil

Upcoming Meetings & Events:

September 20, 2022	Executive Committee Meeting (7 p.m. Location tbd)
October 4, 2022	Night Out in the Park (6 p.m.)
November 15, 2022	Annual Membership Meeting (7 p.m. Location tbd)

Architectural Review Committee report for 7/19/22:

We're caught up for now on new project reviews. There are five houses under construction: three on Glen Haven and one each on Maroneal and Blue Bonnet. There are two projects with approved plans that will start construction soon. In addition, there are seven remodeling projects under construction.

Ten houses sold since the first of the year. Now there are only four houses For Sale.

ARC Guidelines Review Committee met six times since mid-June. The committee is making good progress and should have a draft prepared for review by the end of August 2022.

**Old Braeswood Property Owners Association
Regular Meeting of the Executive Committee**

March 16, 2022 @ 7p.m.
Via Zoom

1. **Call to order:** Samia Khalil, President, called the open meeting to order at 7:05 p.m. after determining that a quorum of the Executive Committee was present.

Attendance by Executive Committee: Samia Khalil, Julie Cohn, Chad Mason, John Eldridge, Ann Garnett, Fred Steves, Daniel Parker, and Linda Joekel.

Also present: Krista Heidersbach (Social Committee, Chair), George Hittner (Beautification Ad Hoc Committee Chair), Alicia von Greisman (Garden Club Liaison), and Evalyn Krudy (Executive Director). Other neighbors also joined the meeting electronically.

2. **Minutes** of the following meetings were approved as presented by acclamation:

- Executive Committee's Regular Meeting, January 25, 2022
- Executive Committee's Special Meeting with Legal Counsel, March 7, 2022

3. **Treasurer's Report.** Mr. Mason reported that the expenses of the Association were on track for the year. While the collection of dues was lower in February, additional funds arrived in March which will be reflected in the next Treasurer's Report. A Motion was made and seconded to approve the Treasurer's Report. (JC 1st, JE 2nd). The motion passed unanimously. The annual cashflow summary as of February 28, 2022 was presented.

4. **President's Report**

A. The request to extend the contract for mosquito control from March 15 to November 15 was approved in a vote by e-mail and was ratified by the Executive Committee at this meeting.

B. Bank Visit. Samia Khalil and Chad Mason are the current signatories on the bank accounts for OBPOA. Because the Old Braeswood Park Corporation has a new treasurer (Teryle Morrow), the access profile has been separated and Old Braeswood Park Corporation has no connection to the POA's accounts.

C. Insurance Coverage for Mr. Jerry Flagg, prospective gardener working for the Beautification Ad Hoc Committee in Old Braeswood. Following an informative discussion about General Liability Insurance Coverage, Workman's Compensation Insurance and Truck and Auto Insurance by Mr. Hittner and Mr. Steves, it was determined that the insurance coverage recommended met industry standards. Mr. Parker suggested that the committee vote to accept Mr. Steve's review of the insurance documents and ask Mr. Flagg and the members of the Beautification Ad Hoc Committee to continue with their commitment to purchase the necessary insurance policies. The motion was approved by voice vote. Members of the Executive Committee will vote electronically to approve hiring Mr. Flagg as a community gardener upon receipt of the Certificate of Insurance showing the recommended coverages. At

that point the association will sign the contract with Mr. Flagg as requested by the Beautification Ad Hoc Committee.

5. Old/New Business

A. Garage Sale and Estate Sale Policy. A discussion draft of Statement of Policy of OBPOA regarding Estate Sales, Yard Signs and sale of personal items from a residence was submitted to the committee. It was suggested that the policy be updated. The matter was tabled for further discussion at the next Executive Committee meeting.

B. Sign Policy Discussion/ Adoption. After considerable discussion about adopting the political sign restrictions allowed by state law, it was determined to table this item of business as well as item "C. Enforcement of Restrictions". Both items will be considered and discussed at an upcoming meeting of the Executive Committee.

6. Committee Reports

A. Krista Heidersbach (Social Committee Chair). The date of the New Neighbor Coffee is April 30, 2022 at 10 am. The Annual Park Party will be the following day, May 1, 2022 at 4 pm.

B. Julie Cohn, presenting the Patrol Committee White Paper Summary from Dee Murray (Patrol Committee). The report summarized issues of crime in the area as well as Security Cameras as a deterrent to crime. The White Paper outlined the cost of the cameras, their placement for maximum coverage, and a list of other items to be considered. The question: how effective are they in a low crime neighborhood?

C. George Hittner (Beautification Ad Hoc Committee). Mr. Hittner discussed the possibility of installing artificial turf in the Kirby Drive esplanade between Blue Bonnet and Glen Haven. Such an installation would be a pilot program, the first in the city of Houston. Mr. Hittner discussed the cost of the project and the amount of funds available in the Beautification Committee account.

D. Alicia vonGreisman (Garden Club Liaison) announced that this is her final year as President of the Garden Club. We await the surprise announcement of her successor. She will be hosting the POA's New Neighbor Coffee on April 30, 2022.

E. Sally Miller (Old Braeswood Directory). Ms. Miller needs sponsors for the next directory. She asked for volunteers to canvass local businesses.

F. Architectural Review Committee (ARC). Paul Sanders reported that four homes were sold in the neighborhood in the first quarter of 2022. Six properties are listed as sale pending. Four homes are under construction with five pending construction and final approval of plans by the ARC. The ARC is currently reviewing six small projects. Another six small projects are in the planning stages and will soon be submitted for review.

G. Returning to Agenda item 4. A. 1. There was a MOTION to approve Annette Brown's appointment to the Beautification Ad Hoc Committee. (JC 1st, EK 2nd). It was noted that Mr. Baudier will no longer serve on the committee.

7. Adjournment. A MOTION was made to adjourn the meeting at 8:24 pm. (JE 1st, LKJ 2nd) The motion carried.

Old Braeswood Property Owners Association
Hearing for Ana Campbell by the Executive Committee

March 22, 2022 at 7 pm
via Zoom

The meeting was called to order by Samia Khalil, President, at 7:03 pm. after determining that a quorum of the Executive Committee was present.

Attendance by Executive Committee: Samia Khalil, John Eldridge, Ann Garnett, Alex Roberts, Daniel Parker, Fred Steves, and Linda Joekel. Other attendees at the hearing were Evalyn Krudy (Executive Director OBPOA), and Shannon Lang (Attorney for OBPOA). Ana Campbell attended the meeting with her counsel, George Hittner and John Hannan.

Ms. Campbell requested a hearing with the Executive Committee concerning her recent violation of the OBPOA Deed Restrictions for failure to have revisions to her garage at 2253 Maroneal Blvd. approved in advance by the Architectural Review Committee. The renovations/repairs included what appears to be the conversion of a garage with quarters into a separate living unit with no space for cars. Despite receipt of the ARC application prior to the hearing, Ms. Campbell did not submit the application and additional paperwork requested prior to the hearing.

It is the responsibility of the Executive Committee and the Architectural Review Committee to enforce the deed restrictions. Ms. Shannon Lang, attorney, represented the Executive Committee.

Mr. George Hittner, attorney, represented Ms. Ana Campbell and introduced his client and Mr. Hanan, an attorney and friend of Ms. Campbell's.

Ms. Lang explained that it is a violation of the OBPOA Deed Restrictions to build or remodel property within the boundary of Old Braeswood without prior approval from the Architectural Review Committee. The Executive Committee seeks to verify the facts by requesting that Ms. Campbell submit the application requested. After the Architectural Review Committee receives the application and reviews it, they will work with Ms. Campbell to seek a resolution to any violations of the deed restrictions.

Ms. Campbell replied that she was unaware of the application process when she began remodeling/repairing her garage. She was under pressure by her neighbors to repair the garage because the dilapidated building was attracting vagrants. She felt an urgency to repair the property because she has two teenage sons. Ms. Campbell followed her attorney's advice and did not submit the application when she received it from the Architectural Review Committee.

Ms. Campbell agreed to complete the application and return it to the Architectural Review Committee. With the Executive Committee's approval, the deadline for submission was extended to April 11, 2022.

The meeting was adjourned by Samia Khalil, President at 7:13 pm.

**Old Braeswood Property Owners Association
Regular Meeting of the Executive Committee**

**Draft Minutes (v1)
April 26, 2022 @ 7p.m.
Via Zoom**

1. Call to order: Samia Khalil, President, called the open meeting to order at 7:04 p.m. after determining that a quorum of the Executive Committee was present.

Attendance by Executive Committee: Samia Khalil, Julie Cohn, Chad Mason, John Eldridge, Ann Garnett, Alex Roberts, Fred Steves, Daniel Parker, and Linda Joekel.

Also present: Paul Sanders, Krista Heidersbach (Social Committee, Chair), George Hittner (Beautification Ad Hoc Committee Chair), Alicia von Greisman (Garden Club Liaison), and Evalyn Krudy (Executive Director). Other neighbors also joined the meeting electronically. 33 additional members also attended by Zoom.

2. State Representative Ann Johnson reported on local and state matters impacting neighbors with special focus on the recent Uvalde tragedy. She pledged to continue to push for improving state law to help neighborhoods amend their deed restrictions and pledged to help with issues impacting Old Braeswood including bayou improvements and homelessness impacts.

3. Treasurer's Report. Mr. Chad Mason reported that the income and expenses of the Association through March were on track for the year. A Motion was made and seconded to approve the Treasurer's Report. The motion passed unanimously.

4. Minutes of the November 2021 Annual Meeting were presented and unanimously approved by the members.

5. Presentation by Security Committee.

a. Committee chairman Dee Murray reported that the May 1 Park Party will include a first ever Old Braeswood Safety Fair. The fair will include visits from HPD and the Houston Fire Department.

b. Dee Murray and Sharam Honari presented the findings of the committee regarding Flock Safety Cameras and Patrol coverage. Neighbors will be asked to consider the proposal and pledge support for a pilot test of a limited number of cameras.

6. Recommendations from the ARC Ad Hoc Committee. Fred Steves reported on the committee's findings and thanked fellow committee members Alex Roberts and David Singer for their assistance. Recommendations include posting approved projects on the website, revising the Guidelines, continuously communicating ARC's message and reminders about what must be submitted for approval, updating the website for better functionality related to deed restrictions and plan review/ARC submissions, revising forms etc.

7. Committee Reports

- a. ARC – Paul Sanders encouraged neighbors to submit plans for review and presented a list of homes for sale and under construction and renovation. Plan review is mandatory per the deed restrictions.
- b. Enforcement – John Eldridge reported that the committee is looking into several enforcement matters. He encouraged neighbors to check with the association to ensure projects have been approved when they see construction on their blocks.
- c. Social Events – Krista Heidersbach invited all members and their families to attend the Party in the park on May 1. There will be entertainment for children, ice cream, pizza and an array of committees offering information of out their activities.
- d. Beautification – George Hittner reported on the ongoing activities of the gardener, Mr. Flagg to clean up the curbs and gutters throughout the neighborhood including cleaning brick pillars at the neighborhood's entrances. He also reported on the installation of turf on the Kirby esplanade segment between Maroneal and Glen Haven and expressed his hope that more neighbors would donate to help complete the turf installation on the other esplanade segments. Other stakeholders along Kirby will be approached to contribute to this project.

8. Neighbor Forum – Neighbors were invited address the Executive Committee and committee chairmen with their questions and suggestions.

9. Adjournment. A MOTION was made to adjourn the meeting at 8:40 pm

Old Braeswood Property Owners Association
Minutes of the Special Executive Committee Meeting
June 12, 2022

2418 Maroneal Blvd., Home of Samia Khalil

- I. **Call to order** – Samia Khalil, President, called the meeting to order at 5:33 p.m.
Attendance by Executive Committee: Samia Khalil, Julie Cohn, Chad Mason, John Eldridge, Ann Garnett, Alex Roberts, Fred Steves, and Daniel Parker. Also present was Association Manager Evalyn Krudy.
- II. **Business** – The Executive Committee met in Executive session to discuss action related to a recent email message sent to many OB households from George Hittner that disparaged the association's request for dues and announced his plan to stop paying dues. The Executive Committee voted unanimously to remove Mr. Hittner as chairman of the Beautification Committee, although he will remain a committee member. Daniel Parker will serve as interim Beautification Committee chairman.
- III. **Adjournment** – There being no further business, Dr. Khalil accepted a motion to adjourn the meeting at 6:45 p.m.

**Old Braeswood Property Owners Association
Special Meeting of the Executive Committee**

July 6, 2022 @ 7p.m.

Via Zoom

1. Call to order: Samia Khalil, President, called the open meeting to order at 7:03 p.m. after determining that a quorum of the Executive Committee was present.

Attendance by Executive Committee: Samia Khalil, Julie Cohn, John Eldridge, Alex Roberts, Ann Garnett, and Linda Joekel.

Also present: Ana Campbell (homeowner), George Hittner (Counsel for Ms. Campbell), John Hanan (Counsel for Ms. Campbell), Paul Sanders (ARC Chairman), Shannon Lang (Counsel for OBPOA) and Evalyn Krudy (Executive Director). Other neighbors also joined the meeting electronically.

2. ARC Denial Hearing for Ana Campbell at 2253 Maroneal Blvd.

President Samia Khalil read the letter sent by the ARC to Ms. Campbell dated May 27, 2022 which summarized the violations created by the construction changes to the former garage with quarters, and now a secondary dwelling, and offered a solution to bring the structure into compliance with the restrictions. The letter also offered an accommodation for compliance with the requested changes.

After a presentation by Mr. Hittner, acting counsel for Ms. Campbell, the Executive Committee voted unanimously to uphold the decision of the ARC.

3. Adjournment. A MOTION was made to adjourn the meeting at 8:22 pm. (JE 1st, AR 2nd)
The motion carried.

Old Braeswood POA Operating Account
Annual Cashflow Summary for 2021 to 2022

	<u>2021</u>	<u>2022-YTD</u>	<u>22-Jan</u>	<u>22-Feb</u>	<u>31-Mar</u>	<u>29-Apr</u>	<u>31-May</u>	<u>30-Jun</u>
Beginning Balance - January 1	\$ 39,294.89	\$ 64,710.76	\$ 64,710.76	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92	\$ 126,008.40	\$ 118,274.37
Deposits	\$ 138,782.04	\$ 115,892.72	\$ -	\$ 2,250.00	\$ 95,391.72	\$ 12,600.00	\$ 5,650.00	\$ 1.00
Total inflow	\$ 138,782.04	\$ 115,892.72	\$ -	\$ 2,250.00	\$ 95,391.72	\$ 12,600.00	\$ 5,650.00	\$ 1.00
cross check								
SEAL Security Solution	\$ 70,130.85	\$ 35,920.00	\$ 5,646.32	\$ 3,567.92	\$ 4,866.92	\$ 8,746.60	\$ 7,187.80	\$ 5,904.44
OBPOA Manager	\$ 15,000.00	\$ 7,500.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
Manager's Expenses	\$ -	\$ 2,868.83	\$ 2,308.83	\$ 560.00				
POA Member Reimbursements	\$ 450.89	\$ 1,257.44	\$ 250.00	-	145.31		862.13	
Insurance	\$ 4,065.00	\$ 3,011.00	-	\$ -		\$ 3,011.00		
Printing	\$ 1,567.12	\$ 765.58	\$ 23.10	\$ 512.00	\$ 8.50	\$ 146.98		\$ 75.00
Cypress Creek Mosquito	\$ 3,978.36	\$ 1,751.79	-	-		471.42	\$ 1,055.35	\$ 225.02
Architectural Review	\$ 9,468.75	\$ 2,968.75	-	-			\$ 2,968.75	
Accounting Services		\$ -	-	-				
Legal Services	\$ 6,520.00	\$ 11,979.18	\$ 840.00	\$ 1,500.00	\$ 5,496.66	\$ 4,142.52		
University Place Association	\$ 1,200.00	\$ 1,200.00	-	-	1,200.00			
Other items	\$ 985.20	\$ 560.00	\$ 500.00				\$ 60.00	
Total Operating Expenses	\$ 113,366.17	\$ 69,782.57	\$ 10,818.25	\$ 7,389.92	\$ 12,967.39	\$ 17,768.52	\$ 13,384.03	\$ 7,454.46
cross check								
Net Cash Inflow/(Outflow)	\$ 25,415.87	\$ 46,110.15	\$ (10,818.25)	\$ (5,139.92)	\$ 82,424.33	\$ (5,168.52)	\$ (7,734.03)	\$ (7,453.46)
Ending Balance - YTD Calc	\$ 64,710.76	\$ 110,820.91	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92	\$ 126,008.40	\$ 118,274.37	\$ 110,820.91
Ending Balance - Per Bank	\$ 64,710.76	\$ 110,820.91	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92	\$ 126,008.40	\$ 118,274.37	\$ 110,820.91
Acct-6276 (Checking) Operating	\$ 64,710.76	\$ 118,274.37	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92	\$ 126,008.40	\$ 118,274.37	\$ 110,820.91
Acct-1721 (Savings) Book	\$ 3,857.78	\$ 3,927.98	\$ 3,857.78	\$ 3,857.78	\$ 3,927.98	\$ 3,927.98	\$ 3,927.98	\$ 3,929.15
Acct-0679 (Money Mkt) Deed Rest	\$ 33,020.31	\$ 33,028.58	\$ 33,020.59	\$ 33,020.84	\$ 33,022.02	\$ 33,024.73	\$ 33,028.58	\$ 33,033.67
Acct-3848 (Checking) Beautification		\$ 5,058.16	\$ 531.12	\$ 11,377.24	\$ 12,286.94	\$ 13,710.81	\$ 5,058.16	\$ 1,949.13
Acct-9393 (Checking) Park	\$ 23,730.47							
Total OBPOA all four accounts	\$ 125,319.32	\$ 160,289.09	\$ 91,302.00	\$ 97,008.45	\$ 180,413.86	\$ 176,671.92	\$ 160,289.09	\$ 149,732.86
Total OBPOA w/o PARK	\$101,588.85							

Old Braeswood POA Operating Account Annual Cashflow Summary Through June 30, 2022

2022-YTD

A	Beginning Balance - January 1	\$	64,710.76
B	Deposits	\$	115,892.72
	Total inflow	\$	115,892.72
	SEAL Security Solution	\$	35,920.00
	OBPOA Manager	\$	7,500.00
	Manager's Expenses	\$	2,868.83
	POA Member Reimbursements	\$	1,257.44
	Insurance	\$	3,011.00
	Printing	\$	765.58
	Cypress Creek Mosquito	\$	1,751.79
	Architectural Review	\$	2,968.75
	Accounting Services	\$	-
	Legal Services	\$	11,979.18
	University Place Association	\$	1,200.00
	Other items	\$	560.00
	Total Operating Expenses	\$	69,782.57
	Net Cash Inflow/(Outflow)	\$	46,110.15
	Ending Balance - YTD Calc	\$	110,820.91
	Ending Balance - Per Bank	\$	110,820.91
	Acct-6276 (Checking) Operating	\$	110,820.91
	Acct-1721 (Savings) Book	\$	3,929.15
	Acct-0679 (Money Mkt) Deed Rest	\$	33,033.67
	Acct-3848 (Checking) Beautification	\$	1,949.13
A	Approximately \$27k of this balance relates to unused Patrol 2020 (\$10K) & 2021 (\$17k).		
B	Patrol Deposits 2022 YTD	\$	82,050.00
	ARC Deposits 2022 YTD	\$	2,650.00
	Dues Deposits 2022 YTD	\$	31,192.72
		\$	115,892.72

MEMORANDUM

Date: July 18, 2022

To: OBPOA Executive Committee
From: John Eldridge
Subject: Garage and Estate Sales

1. Concept/Background:

- Adopt a policy that restricts such sales to preserve property values and protect OB, consistent with OB's prior practices, State and City laws and OB deed restrictions. OB deed restrictions require that properties be used only for residential purposes. These sales have been prohibited or discouraged in OB for many years, although enforcement has not been so strict, especially with indoor estate sales. (Estate sales dispose of all or most house contents, typically related to a death or impending move.) Garage and estate sales are considered to be a negative by many and if allowed we could face having several per week. Even if only 15% of households have a sale in a given year, that is a sale every weekend. Traffic problems and unsightly displays of furniture, old clothes, etc. are among the major negatives. Many Houston neighborhoods prohibit such sales or strictly regulate them.

2. Suggested Actions/Policies:

- Continue to prohibit garage sales
- Allow maximum of one estate sale per year per home
- Must be completely indoors
- 2 consecutive days, 8 am – 7 pm
- Two days advance notice to OB
- Two signs, on the property, size limited, 24 hours before to 8 pm on last day
- No imported items, all sales limited to the household/personal items
- If traffic complaints, will be told to shut down early; patrol will visit
- The above restrictions are typical of those adopted by other neighborhoods

MEMORANDUM

Date: July 18, 2022

To: O.B. POA Executive Committee
From: John R. Eldridge
Subject: Sign and Flag Policy

Concept/Background: Adopt a policy on signs and flags that adheres closely to the OB deed restrictions while being consistent with State law. The deeds for all 3 OB sections prohibit signs, except for a single “for sale” or “for rent” sign. This prohibition is consistent with the founding concepts of OB to prevent all commercial activity and un-attractive clutter in this open garden residential neighborhood. State law prohibits banning all political signs and flags, but allows POAs to regulate them. Our outside counsel strongly recommends including a flag policy as well. Restricting such signs and flags will help preserve property values and protect OB. (*See Attachment for the language prepared by Shannon Lang*). Most quality neighborhoods in Houston have such policies.

Suggested Actions/ Policies:

- Adopt a Sign & Flags Policy that tracks the State law while honoring the deed restrictions prohibiting signs
- Commercial signs remain prohibited
- Political signs restricted in numbers, size, locations, timing near elections, etc.
- Flags allowed but restricted in numbers, type, size, location, etc.
- This should add clarity and consistency for OB residents
- The attached draft policy would accomplish these goals

ADDITIONAL DEDICATORY INSTRUMENT
for
OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Samia Khalil**, who, being first duly sworn, stated on oath the following:

“My name is Samia khalil. I am competent and authorized to submit this affidavit on behalf of Old Braeswood Property Owners Association, Inc. The statements made herein are based upon my personal knowledge and are true and correct.

“I am the managing agent of Old Braeswood Property Owners Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following documents are true and correct copies of original official documents on file with the Association:

(1) Sign & Flag Policy.”

DATED this _____ day of _____, 2022.

OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION, INC.

By: _____
Samia Khalil, President

SIGNED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022.

Notary Public in and for the State of Texas

After recording, return to:
Old Braeswood POA, c/o Evalyn Krudy
P.O. Box 541346
Houston, Texas 77254-1346

**RESOLUTIONADOPTING
SIGN & FLAG POLICY
FOR
OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, the Braeswood Section I, Braeswood Addition, and Braeswood Extension subdivisions of Harris County, Texas (collectively, the “Subdivision”), are subject to the Restrictions and amendments thereto recorded in the Real Property Records of Harris County, Texas, at Volume 768, Page 218; Volume 855, Page 550; Volume 5042, Page 447; Volume 1142, Page 262; Volume 1148, Page 629; and Volume 1147, Page 481; and those Restrictions and amendments thereto identified by Clerk’s File Nos. X104867, X984839, X984840, RP-2018-183578, and RP-2019-202207 of the Real Property Records of Harris County, Texas (collectively, the “Restrictions”);

WHEREAS, enforcement of the Restrictions is vested in the Executive Committee of Old Braeswood Property Owners Association, Inc. (“Association”);

WHEREAS, pursuant to the authority vested in the Executive Committee, upon a duly-called meeting of the Executive Committee at which a quorum was present, a vote was held to adopt a Sign & Flag Policy for the Subdivision;

NOW THEREFORE, the following policy is now enacted and made a governing document of the Association:

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**SIGN & FLAG POLICY
FOR
OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION, INC.**

1. Absent written consent of the Executive Committee or its designee, pursuant to Section No. 14 of the Restrictions, billboards and/or advertising boards or structures are prohibited on any lot except that one sign or billboard advertising the rental or sale of such property is permitted provided it does not exceed five square feet in size.

2. Notwithstanding the foregoing Paragraph No. 1, a property owner may display on such owner's own property signs advertising a candidate or measure for a public election on or after the 90th day before the date of the election to which the sign relates through the 10th day after that election date, subject to the following restrictions:

- a. A property owner may display only one sign for each candidate or measure.
- b. All signs must be ground-mounted in the grass or other vegetation between the front façade of the property owner's structure and any sidewalk in front of such structure. No signs may be placed in windows.
- c. Permissible signs may not contain roofing material, siding, paving materials, flora, balloons, lights, or any other similar building, landscaping, or nonstandard decorative component.
- d. Permissible signs may not be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object.
- e. Permissible signs may not include the painting of architectural surfaces.
- f. Permissible signs may not threaten the public health or safety.
- g. Permissible signs may not be larger than four feet by six feet.
- h. Permissible signs may not violate the law.
- i. Permissible signs may not contain language, graphics, or any display that would be offensive to an ordinary person.
- j. Permissible signs may not be accompanied by music or other sounds or by streamers or be otherwise distracting to motorists.

3. The Association, through the Executive Committee, may remove any sign displayed in violation of this policy.

4. Absent written consent of the Executive Committee or its designee, flags are prohibited on any lot.

5. Notwithstanding the foregoing Paragraph No. 4, an owner may display on such owner's own property: (i) one flag of the United States of America, provided such flag is displayed in accordance with 4 U.S.C. §§ 5–10; (ii) one flag of the State of Texas, provided such flag is displayed in accordance with Chapter 3100 of the Texas Government Code; and (iii) one official or replica flag of any branch of the United States armed forces subject to the following restrictions:

a. Permissible flags must be attached to a single flagpole approved in advance by the Architectural Review Committee of the Association. The flagpole, whether attached to a dwelling or freestanding, must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling. Steps must be taken to minimize noise caused by an external halyard of a flagpole. The Association, through the Executive Committee, may require the removal of any flagpole that results in excessive or disruptive noise.

b. The location and construction of the flagpole must be approved in advance by the Architectural Review Committee of the Association and must comply with all local zoning ordinances, easements, and setbacks of record.

c. A freestanding flagpole may be no more than 20 feet in height and located in the front yard of the property.

d. Flags flying on a 20 foot freestanding flagpole may not exceed four feet by six feet in size. Flags flying on a freestanding flagpole fewer than 20 feet in height or on a flagpole attached to the dwelling may not exceed three feet by five feet in size.

e. Permissible flags and flagpoles must be maintained in good condition. Any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced, or removed.

f. Permissible flags and flagpoles may only be illuminated in accordance with the architectural guidelines of the Association and such illumination plan must be approved in advance by the Architectural Review Committee of the Association. A United States flag flying on a freestanding flagpole must be adequately illuminated between sundown and sunrise.

6. Any flag or flagpole displayed in violation of this policy must be removed within three days of written request by the Association, acting through the Executive Committee. Any owner who fails or refuses to remove such flag and/or flagpole shall be fined **\$XX.XX** per day that such flag and/or flagpole remains on display.

We, the undersigned, are duly-elected officers of Old Braeswood Property Owners Association, Inc., and certify under penalty of perjury that the foregoing Sign Policy for Old Braeswood Property Owners Association, Inc., was properly adopted on the [REDACTED] day of [REDACTED], 202[REDACTED], in accordance with the Restrictions, the Bylaws of Old Braeswood Property Owners Association, Inc., and Texas law.

Samia Khalil, President

[REDACTED], Secretary

Section 1
DEED RESTRICTIONS

19; \$17,500. Lot 11, Block 12; \$18,000. Lots 6 and 10, Block 7; Lots 1, 11 and 12, Block 11; Lot 12, Block 12, Lots 6 and 11, in Block 19; Lots 2, 3, 4, 5 and 6, Block 20, \$20,000. Lots 2 and 3, Block 10; Lot 18, Block 11; Lot 8, Block 13; Lots 1, 7, and 14, Block 20; \$25,000. Lot 1, Block 7; \$27,500. Lot 5, Block 10, \$30,000. Lot 1, Block 10; Lot 13, Block 20, \$35,000. Lot 4, Block 10, Lots 9 and 12, Block 20, \$40,000. Lots 8, 10 and 11, Block 20, \$50,000.

No. 13. Easements Reserved in Lots.

Braeswood reserves the right to locate, construct, erect and maintain or cause to be located, constructed, erected and maintained, in and on areas indicated on the plat as "Easements," sewer or other pipe lines, conduits, poles and wires and any other method of conducting or performing any public or quasi-public utility or function above or beneath the surface of the ground, with the right of access at any time to the same for the purpose of repair and maintenance.

The Houston Lighting & Power Company, its successors or assigns shall have the right to erect and maintain necessary guy wires for electric pole lines on the lot line between any two adjoining lots provided said guy wires do not extend more than 35 feet out along the lot line from the rear corner of said lots or occupy a space more than one foot wide. Guy wires may be shifted one way or another by Houston Lighting & Power Company only by consent of Braeswood and the owner or owners of the two lots affected.

And Braeswood shall have the right at any time to extinguish or vacate such easement and rights of way as to all or any portion of said property.

No. 14. Signs, Billboards and Miscellaneous Structures.

The construction or maintenance of billboards, or advertising boards or structures on any lot in said plat is prohibited, except that signs or billboards advertising the rental or sale of such property are permitted, provided they do not exceed five square feet in size, unless with the written consent of Braeswood.

No tank for the storage of oil or other fluids may be maintained on any of the lots above the surface of the ground, without the consent in writing of Braeswood. No fence, hedge, wall, except with Braeswood's consent in writing, shall be erected or maintained on any lot nearer a front street than the front building limit line on said lot.

No pergola, or any detached structure for purely ornamental purposes may be erected on any part of any lot in front of the building limit line without the consent in writing of Braeswood.

No permanent provision shall be made for the housing of poultry, cows or horses or other live stock on any lot without the consent in writing of Braeswood. No livestock of any kind shall be staked or pastured on any vacant lot in the Addition.

BRAESWOOD ADDITION
DEED RESTRICTIONS

RESTRICTIONS

By: William M. Rice Institute

Dated: September 20, 1939

Recorded: Volume 1142, page 262, Deed Records

Copy of Resolution

Wm. M. Rice Institute . . . on September 20th, 1939. . . adopted by unanimous vote:

That the reservations, restrictions and covenants hereinafter set out shall be, and the same are made applicable to all of Blocks 23, 24, 25, 26 and Fractional Blocks 14, 15, 16 and 27, of Braeswood, an addition in the City of Houston, Harris County, Texas, being portions of the A. C. Reynolds Survey and P. W. Rose Survey, as shown by map prepared by J. C. McVea and recorded in Vol. _____, page _____, of the Map Records of Harris County, Texas. Said reservations, restrictions and covenants shall not apply to Fractional Blocks 31 and 32 shown on said plat. Reservations, restrictions and covenants.

The land shown on said plat above referred to, except Fractional Blocks 31 and 32, is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth, to-wit:

(a) No lot or lots shall be further subdivided into building sites resulting in a frontage of less than 60 feet each. No building shall be erected on any building site having a frontage of less than 60 feet, except on the following lots which were originally platted to have less than 60 feet of frontage: Lots 8, 9, 10 and 11, Fractional Block 15; Lots 1, 2 and 3, Fractional Block 27; Lots 38 and 39, Block 24; and Lot 35, Block 23. Only one residence, which must be designed and used for single family residential occupancy, is permitted per building site.

A corner lot shall be deemed to front on the street on which it has its smaller dimension. Every residence erected on any building site shall front on the street on which said site fronts, provided, however, that Seller, in the deed to any corner lot or at any time with the consent in writing of the holder of the fee simple title thereto, may designate a frontage on a different street than the one upon which such lot fronts as herein set forth.

(b) The lots shall be used for private residence purposes only, and no store or business house, flat, apartment house or duplex, though intended for residence purposes, and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling houses, and such outbuildings as are customarily appurtenant to residences, each dwelling house being detached and being designated for occupancy by a single family only.

No garage or outbuilding on the property shall be used as a residence or living quarters except by servants engaged on the premises, except during construction of residence for a period of not exceeding six months. No bill-boards or advertising boards or structures shall be constructed or maintained on any lots, except that signs or bill-

boards advertising the rental or sale of such property are permitted provided they do not exceed five square feet in size.

(d) No building or part thereof, except as hereinafter provided, shall be erected or maintained on any of said lots nearer to the front street or the side street than the front building limit line or the side building limit line of the lot or lots on which such buildings may be erected, as shown on said plat. No building shall be erected on any lot nearer than five feet to any side property line. This covenant shall not apply to garages located on the rear of a lot. The word "Building" as used herein shall include galleries, porches, porte cocheres, but does not apply to entrance steps.

(e) No building, fence, wall or other structure shall be commenced, erected or maintained, or shall any addition thereto or change or alteration therein be made until plans and specifications, color scheme, plot, plan and grading plans thereof, or information satisfactory to Seller, shall have been submitted to and approved in writing, by Seller, and a copy thereof as finally approved lodged with Seller.

(f) Any residence erected on any lot shall be a full two-story residence except that a residence other than a full two-story residence may be erected with the written approval of Seller, and any residence shall cost or be reasonably worth not less than \$7,500.00.

(g) The principal exterior material of any residence shall be of stucco, brick or other material approved in writing by Seller.

(h) Seller reserves the right to locate, construct, erect and maintain, or cause to be located, constructed, erected and maintained, in and on areas indicated on the plat as "easements", sewer or other pipe lines, conduits, poles and wires and any other method of conducting or performing any public or quasi-public utility or function above or beneath the surface of the ground, with the right of access anytime to the same for the purpose of repair and maintenance. Said easement shall not be obstructed by buildings, fences, shrubs, or trees.

(i) No fence, hedge or wall, except with Seller's consent in writing, shall be erected or maintained on any building site nearer a front street than the front building limit line of said building site as shown on said plat.

(j) No livestock of any kind shall be kept or raised on said lots nor shall livestock be staked or pastured on any vacant lot.

(k) All of the restrictions herein set forth shall continue and be binding upon Seller and upon its successors and assigns for a period of 35 years from September 20th, 1939, and shall automatically be continued thereafter for successive periods of 15 years; provided, however, that the owners of the fee simple title to the lots having more than 50% of the front feet of the lots shown on said plat (except lots in Blocks thirty-one (31) and Thirty-two (32) may release all of the

RESTRICTIONS

By: Braeswood Bldg. & Dev. Co.

Dated: March 27, 1945

Recorded: Volume 1447, Page 481, Deed Records

Copy of Resolution

Braeswood Building & Development Company, on March 27, 1945, ... adopted:

That the reservations, restrictions, and covenants hereinafter set out shall be, and the same are made applicable to Lots 1, 20 and 21, in Block Sixteen, Lots 1, 2, 21, 22, and 23 in Block Fifteen and Lots 1, 2, 3, 4, 19, 20, 21, 22 and 23 in Block Fourteen of Braeswood Extension, an addition to the City of Houston, Harris County, Texas, being a portion of the P. W. Rose Survey, as shown by map prepared by Norman Moses and recorded in the Map Records of Harris County, Texas, Clerk's File #265022. Reservations, restrictions and covenants. The land shown on said plat above referred to, is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth, to-wit; (a) No lot or lots shall be resubdivided into building sites having a frontage less than 60 feet each and no building shall be erected on any building site having a frontage less than 60 feet. A corner lot shall be deemed to front on the street on which it has its smaller dimension. Every residence erected on any building site shall front on the street on which said site fronts, provided however, that Seller, in the deed to any corner lot or at any time with the consent in writing of the holder of the fee simple title thereto, may designate a frontage on a different street than the one upon which such lot fronts as herein set forth. (b) The lots shall be used for private residence purposes only and no store or business house, flat, apartment house or duplex, though intended for residence purposes, and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling houses, and such outbuildings as are customarily appurtenant to residences, each dwelling house being detached and being designated for occupancy by a single family only. No garage or outbuilding on the property shall be used as a residence or living quarters except by servants engaged on the premises, except during construction of residence for a period of not exceeding six months. No billboards or advertising boards or structures shall be constructed or maintained on any lots, except that signs or billboards advertising the rental or sale of such property are permitted provided they do not exceed five square feet in size. (d) No building or part thereof, except as hereinafter provided, shall be erected or maintained on any of said lots nearer to the front street, or side street, than the front building limit line or the side street building limit line of the lot or lots on which such buildings may be (continued on next page)



OLD BRAESWOOD



SUMMARY

May 2022

TX PBS #C15942

Prepared for the Old Braeswood POA

About Incident Reports

The report is a month-long summary of notable incidents as reported in the officers' daily reports. During an officer's patrol, he or she will do many things that aren't recorded, including but not limited to showing a presence to proactively ward off unwanted activity, speaking with residents about problems and concerns, and checking out suspicious vehicles, people, and activities.

Additionally, the S.E.A.L. Security Dispatch Center may receive calls concerning dangerous or potentially threatening situations, activity, and observations of incidents that occurred in the area. All calls have been recorded to provide the Old Braeswood POA that could impact operations and reputation.

About S.E.A.L. Security Solutions LLC

S.E.A.L. Security is a privately owned security company with offices in Houston, San Antonio and Corpus Christi. S.E.A.L. Security has been contracted to safeguard your community and to be on call during high-risk situations. All S.E.A.L. Security officers are armed and utilize marked vehicles to conduct patrols and maintain a proactive position to secure your community.

S.E.A.L. Security's expanded canine (K9) division may include foot patrol in your community. In addition to patrol services, some K9s are trained in drug and explosive detection. S.E.A.L. Security's specially trained experts and their K9 partners can be one of the most effective security tools to deter and prevent crime. In the interest of safety, it is asked that clients and residents do not approach the K9s or attempt to pet them. Everyone's assistance is greatly appreciated.

Disclaimer

The information contained in this report is based on the information at the time of reporting, from sources believed to be reliable, and is true to the best of S.E.A.L.'s knowledge. S.E.A.L. provides the Board information in the report for the Board's sole use and purpose in its management and execution of its authorized duties. S.E.A.L. does not intend that the information contained in this report be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information. The information and the reports may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, the publication, dissemination, or disclosure of the report or information therein of any kind to anyone not authorized to receive such information shall be at the sole risk and liability of the Board, its members, and those authorized to receive such information, and each shall hold S.E.A.L. harmless and indemnify S.E.A.L. for any and all liability arising from any publication or disclosure.



2022 SUMMARY PAGE

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Alarm	0	0	1	3	2	2							6
Animal	0	0	0	1	0	0							1
Arrest	0	0	0	0	0	0							0
Assault	0	0	0	0	0	0							0
Assistance	2	1	2	0	1	1							6
Burglary of Habitation	0	0	0	0	0	0							0
Burglary of MV	0	0	0	0	0	0							0
CTW	0	0	0	0	0	0							0
Damage/Defacement	0	0	0	0	0	0							0
Dispute	0	0	0	0	1	0							1
Disturbance/Noise	0	0	0	0	0	0							0
EMS/FD/PD	0	0	1	0	2	1							3
Information	1	1	2	1	1	2							6
Robbery	0	0	0	0	0	0							0
Solicitor	0	0	0	3	0	4							3
Suspicious Activity	0	0	0	0	0	0							0
Suspicious Person	2	4	0	0	2	5							8
Suspicious Vehicle	0	1	1	3	0	4							5
Theft	0	1	0	0	2	2							3
Vacation Watch	5	6	10	4	8	14							33
Vehicle Collision	0	0	1	0	1	0							2

S.E.A.L. Security Hotline – 713.422.2770

Please call the S.E.A.L. Security Hotline to report suspicious activity or anything that seems out of place.

Corpus Christi
4908 Up River Rd.
Corpus Christi, TX 78407
361.336.0077
TX PSB C15942B



Houston - HQ
1525 Blalock Rd.
Houston, TX 77080
713.979.2388
TX PSB C15942



San Antonio
1805 Old Perrin Beitel Rd.
San Antonio, TX 78214
713.489.2744
TX PSB C15942A

VACATION WATCH FORM

PLEASE PRINT OR TYPE ALL INFORMATION

ADDRESS: _____

NAME: _____

TELEPHONE: _____

START DATE: _____

END DATE: _____

VEHICLES:

COLOR	YEAR	MAKE/MODEL	LICENSE NO.	LOCATION: CIRCLE ONE
				GARAGE/DRIVEWAY/STREET
				GARAGE/DRIVEWAY/STREET
				GARAGE/DRIVEWAY/STREET

LIGHTS LEFT ON: YES NO **LIGHTS ON TIMERS:** YES NO

IF LIGHTS ARE LEFT ON TIMERS GIVE ROOM LOCATION:

ALARM: YES NO **PETS:** YES NO **IF YES, LOCATION:**

VISITORS:

NAME	ADDRESS	TELEPHONE NUMBERS: HOME/WORK

IN CASE OF EMERGENCY PLEASE CONTACT:

NAME	ADDRESS	TELEPHONE NUMBERS: HOME/WORK

COMMENTS:

PLEASE COMPLETE VACATION WATCH FORMS AT LEAST **7 DAYS BEFORE YOUR DEPARTURE** and SEND TO:

- **EMAIL:** VACATIONWATCH@SEALSECURITY.COM
- **OFFICER PICK UP:** 713-422-2770
- **FAX:** 800-281-1044
- **MAIL:** S.E.A.L. SECURITY SOLUTIONS, LLC, 1525 BLALOCK ROAD, HOUSTON, TX 77080-1318



TX PSB #C15942

