

**SWORN AFFIDAVIT IN SUPPORT OF ELECTION RESULTS FOR THE CARPORT
AMENDMENT IN TOWNHOUSE MANOR FUND, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Cindy Domenici, community manager of Townhouse Manor Fund, Inc., herein, known to be the person whose name appears below, and based on her personal knowledge she stated on her oath that the voting results provided by Election Buddy, which are attached hereto, are a true and accurate representation of the results of the votes of the members approving the Carport Amendment, which is attached hereto. The vote took place on March 16, 2022, and there were 140 "YES" votes in favor of the Carport Amendment and 2 "NO" votes.

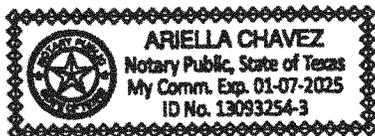


Cindy Domenici, Community Manager of
Townhouse Manor Fund, Inc.

SUBSCRIBED and SWORN TO before me on this the 8th day of July, 2022, to certify which witness my hand and seal of office.



Notary Public in and for
The State of Texas



RP-2022-374505

Carport Amendment for Townhouse Manor Fund, Inc.

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENT**
COUNTY OF HARRIS §

WHEREAS, the Second Amended and Restated Uniform Restrictions for Townhouse Manor Houston, Harris County, Texas (“Declarations”), was recorded under Harris County, in the Property Records; filed on September 18, 1995 and recorded as 200050416 R 583180, Film Code 505-39-3792.

WHEREAS, pursuant to the Declarations, the Lot Owners have been vested with the authority to amend the Declarations and other Governing Documents, without consent of any mortgagee; and

WHEREAS, the Lot Owners desire to amend said Declarations; and

NOW THEREFORE, pursuant to the authority granted to the Lot Owners in the Declarations, the Lot Owners hereby amend the Declarations by adding the following Section:

**I.
ARCHITECTURAL RESTRICTIONS**

(a) (1). Lots shall be used only for single family residential purposes except as outlined in Article XIII for the designated private park and club area. The term “Single Family Residential Purposes” shall be construed to exclude boarding houses, hotels, clinics, hospitals, and to exclude commercial and professional uses whether from homes, residences or otherwise, and all such uses of said property are expressly prohibited. After the date of the recording of these Amended and Restated Uniform Restrictions, no building shall be erected, altered, or placed on any lot other than one single family dwelling not to exceed three (3) stories in height, or thirty-five feet (35’) from street grade, whichever is less.

Each residence shall have a private garage, with a functioning garage door except for properties located at 4003 Breakwood, 4087 Breakwood, 4088 Breakwood, 9422 Stonehouse, 4156 Meyerwood, 4158 Meyerwood, 4160 Meyerwood, and 9427 Bassoon. No garage shall be eliminated or converted to living or storage space. Garages shall be limited to space for three (3) cars and servant’s type quarters, which may be occupied by a member of the family occupying the main residence on the building site, or by servants employed on the premises.

No carports shall be allowed, except for the carports located at properties 4003 Breakwood, 4087 Breakwood, 4088 Breakwood, 9422 Stonehouse, 4156 Meyerwood, 4158 Meyerwood, 4160 Meyerwood, and 9427 Bassoon, which existed or had existed prior to the effective date of these Restated Restrictions.

RP-2022-374505

A single family dwelling may be built on two (2) or more adjacent lots, which will continue to be considered as two (2) or more lots for all purposes under these Amended and Restated Uniform Restrictions.

After recording, please return to:
LAW FIRM OF RICE & RICE
39340 I-10 West
Suite D
Boerne, Texas 78006

RP-2022-374505



To the members of the Townhouse Manor Fund,

We have scrutinized the Proposal to amend THM's UNIFORM RESTRICTIONS on behalf of the Townhouse Manor Fund. We confirm that we have no affiliation with, and are independent of, the Townhouse Manor Fund, and as such, are not impacted by or have any interest in the outcome of the election. We act as independent service providers and scrutineers to ensure a fair, independent election with voting integrity.

Townhouse Manor Fund staff are responsible for the information included in the election, including the election dates, election notice details, the contents of the election ballot, and the composition of the election voter list. ElectionBuddy staff have not reviewed the organization bylaws or legal statutes which relate to the Townhouse Manor Fund or the Proposal to amend THM's UNIFORM RESTRICTIONS. This review is the responsibility of the members of the organization.

Based on the information provided to the ElectionBuddy system, the following was noted:

- Only voters on the voter list voted.
- Each voter only voted once, based on their unique access key.
- Any ballots which were not completed were not included in the results.
- A unique hash was available to each voter upon successful submission of their ballot to ensure that their vote was included in the results, and to ensure that the voter's ballot submission was not tampered with or otherwise changed.

At the completion of the election, ElectionBuddy staff perform limited procedures, which includes review of the voter list, voting process, examination of the results, and inquiries of management. We believe that the review and results of our procedures provide a reasonable basis to confirm our report.

Based on our reviews, we are not aware of any modifications to the election that would materially impact the election outcomes. As a summary, the winning choices for the Proposal to amend THM's UNIFORM RESTRICTIONS are:

- THM's UNIFORM RESTRICTION amendment: 1.(a)(1) **Yes, I approve the amendments**

The final results were available to the election contact Cynthia Domenici via ElectionBuddy on March 16, 2022 at 6 AM Central Time (US & Canada).

Per

Dave Bodnarchuk
President ElectionBuddy, Inc.
June 7, 2022

RP-2022-374505

RP-2022-374505
Pages 5
07/21/2022 09:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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

RP-2022-374505