

ADDITIONAL DEDICATORY INSTRUMENT
for
WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

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 WHITE OAK RANCH SUBDIVISION HOMEOWNERS 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. Boat Dock and Boat Cover Policy

DATED this 25th day of August, 2026.

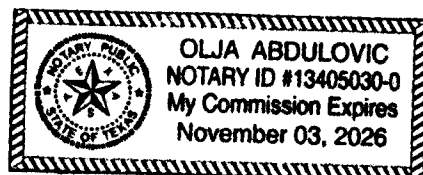
WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.

BY: 
Name: Christopher J. Archambault
Attorney for WHITE OAK RANCH
SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 25th day of August, 2026, by the said Christopher J. Archambault, attorney for WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas



**WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
BOAT DOCK AND BOAT COVER POLICY**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, White Oak Ranch Subdivision Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), is the property owners association for White Oak Ranch, a Subdivision in Montgomery County, Texas (the "Subdivision"); and

WHEREAS, the Subdivision is subject to certain dedications, covenants, and restrictions which are filed in the Official Public Records of Montgomery County, Texas, as Clerk's File No. 2001-062678, along with any amendments and supplements thereto (collectively, the "Declaration"); and

WHEREAS, pursuant to Texas Property Code § 204.010, the Declaration, and applicable law, the Association is authorized, through its Board of Directors ("Board"), to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, the Association desires to adopt this Boat Dock and Boat Cover Policy; and

NOW THEREFORE, to give notice of the matters set forth herein, the undersigned, on behalf of the Association, does hereby certify that at least a majority of the directors of the Board were present and at least a majority of the directors of the Board present duly adopted a resolution to adopt the Boat Dock and Boat Cover Policy as set forth below, to be effective upon recordation of this document in the Real Property Records of Montgomery County, Texas.

BOAT DOCK AND BOAT COVER POLICY

The purpose of this Boat Dock and Boat Cover Policy is to preserve lake views for property owners and to maintain the original design intent of the community, which was planned and constructed with tiered lakefront views to ensure visual access to Lake Conroe from multiple elevations. These standards are intended to promote uniformity, protect neighboring views, and ensure consistent architectural appearance throughout the community.

This Boat Dock and Boat Cover Policy is intended to clarify existing Architectural Control Committee Guidelines and shall be applied uniformly to all new construction, replacements, and modifications unless otherwise expressly approved by the Architectural Control Committee (the "ACC") in writing.

1. Measurement Reference

For purposes of determining compliance with the maximum height requirements established by this Policy, all vertical measurements shall be taken from the elevation of the original

bulkhead serving the Lot. The original bulkhead elevation shall constitute the sole reference point for enforcement of the height limitations contained herein.

2. **Dock Height**

The finished walking surface of any boat dock shall not exceed nine (9) inches above the elevation of the original bulkhead. No dock shall be constructed or modified in a manner that exceeds this maximum height.

3. **Boat Cover Height**

The highest point of any boat cover, including all supporting framing, roofing materials, and structural components, shall not exceed ten (10) feet above the elevation of the original bulkhead. This maximum height shall apply uniformly to all waterfront Lots within the Subdivision.

4. **Boat Cover Design Standards**

- (a) Bikini-style boat covers are permitted.
- (b) Boat covers shall not extend more than two (2) feet beyond the perimeter of the associated boat slip.
- (c) Each individual boat slip shall be limited to one (1) independently supported boat cover.
- (d) Where multiple adjoining boat slips are constructed, each boat slip shall have its own separate boat cover. Each cover shall independently satisfy all applicable requirements relating to height, materials, color, and design.
- (e) A single boat cover designed or constructed to span multiple boat slips is prohibited.

5. **Materials and Appearance**

- (a) Boat covers shall utilize green canvas material.
- (b) The canvas color, texture, and overall appearance shall be substantially similar to boat covers previously approved by the ACC within the Subdivision, as determined by the ACC in its discretion.
- (c) All boat docks and boat covers shall be maintained in good condition and kept free of deterioration, excessive discoloration, torn canvas, rust, or other visible conditions that detract from the appearance of the Subdivision.

6. **Enforcement and Compliance**

All boat docks and boat covers, whether new construction or modification of existing structures, are subject to Architectural Control Committee review and approval prior to construction. Nonconforming structures may be subject to enforcement action in accordance with the governing documents. This Policy shall supersede the Clarification to Deed Restrictions and Architectural Control guidelines recorded under File No. 2026039315.

APPROVAL AND CERTIFICATION

IN WITNESS WHEREOF, the Board of Directors of White Oak Ranch Subdivision Homeowners Association, Inc. hereby adopts this Boat Dock and Boat Cover Policy on August 7, 2026.

**WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.**

By: 

Position: President

Print Name: Gilbert B. Garza

E-FILED FOR RECORD

08/26/2026 09:26AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/26/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas