



**VERSION NO. NVH-20250121**

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR**

**NAPA VALLEY**

**A RESIDENTIAL SUBDIVISION IN FORT BEND COUNTY, TEXAS**

**VERSION NO. NVH-20250121**

**January 21, 2025**

THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR NAPA VALLEY SUBDIVISION HAS RECENTLY BEEN UPDATED AND IS NOW DESIGNATED AS THE UPDATED VERSION, IDENTIFIED BY DOCUMENT VERSION NO. NVH-20250121. THIS VERSION SUPERSEDES ALL PREVIOUS EDITIONS FILED BEFORE ITS EFFECTIVE DATE, JANUARY 21, 2025, AND SHALL SERVE AS THE SOLE GOVERNING DOCUMENT MOVING FORWARD.

THIS DECLARATION IS AUTHORIZED BY THE ASSOCIATION, KNOWN AS NAPA VALLEY HOA, INC., A CORPORATION ORGANIZED AND OPERATING UNDER THE LAWS OF THE STATE OF TEXAS. AS THE GOVERNING BODY, THE ASSOCIATION IS EMPOWERED TO ENFORCE THE PROVISIONS OF THIS DECLARATION AND TO ACT ON BEHALF OF THE NAPA VALLEY OWNERS IN ACCORDANCE WITH TEXAS STATE LAW. THE ASSOCIATION SHALL OPERATE EXCLUSIVELY FOR THE BENEFIT OF NAPA VALLEY OWNERS. FURTHERMORE, THE ASSOCIATION SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE ENFORCEMENT, NON-ENFORCEMENT, OR INTERPRETATION OF THESE COVENANTS, CONDITIONS, AND RESTRICTIONS, EXCEPT IN CASES OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

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AFTER RECORDING RETURN TO:

THE ASSOCIATION NAME: NAPA VALLEY HOA, INC.  
THE ASSOCIATION MAILING ADDRESS: P.O. BOX 16399, SUGAR LAND, TX 77496