

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE**

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12/12/2013 RP1 \$84.00

THE STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Cecelia Panzinetti, by me duly sworn to law, stated the following under oath:

“My name is Cecelia Panzinetti. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am the Association Manager of Lakewood Forest North Homeowners Association, a Texas Non-Profit Corporation (the “Association”). I am also a custodian for the records for the Association and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as that term is defined in Title 11 of the Texas Property Code. The Association’s jurisdiction includes, but may not be limited to Lakewood Forest North Homeowners Association, per the maps or plats thereof heretofore recorded in the Map Records of Harris County, Texas.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

- _____ Association’s Collection/Installment Plan Policy
- _____ Association’s Installment Plan Policy
- _____ Association’s Records Retention Policy
- _____ Association’s Records Production Policy
- _____ Association’s Rules & Regulations
- X Association’s Architectural Control Guidelines

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 7170 Cherry Park Drive, Houston, Texas 77095, telephone no. (281) 463-1777.”

SIGNED on this the 21st day of November, 2013.

Cecelia Panzinetti
Cecelia Panzinetti
Association Manager

VERIFICATION

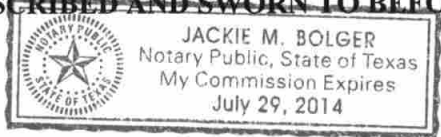
THE STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Cecelia Panzinetti, who, after being duly sworn, stated under oath that he/she has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct

~~SUBSCRIBED AND SWORN TO BEFORE ME~~, A Notary Public, on this the 21st day of Nov., 2013.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

ARCHITECTURAL CONTROL GUIDELINES

**LAKEWOOD FOREST NORTH
HOMEOWNERS ASSOCIATION**

RP 089-83-2304

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LAKEWOOD FOREST NORTH
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

(I) INTRODUCTION:

The Architectural Review Committee (ARC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. ARTICLE V ARCHITECTURAL CONTROL of the Declarations of Covenants, Conditions and Restrictions (*the Deed Restrictions*) provides that "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

It is the general purpose of the ARC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the house and/or lot itself. Landscaping does not require ARC approval unless specifically referenced in the deed restrictions.

(II) Procedure:

An "Architectural Review Form" must be completed in its entirety and mailed to the address indicated on the form. All pertinent information such as plans, specifications, building permits, locations indicated on a copy of the survey, paint color samples, roof shingle samples, etc. should be included with the application. Applications should not be submitted with the words "SAME COLOR" instead of color samples. They will not be considered for review and will be returned for additional information.

Architectural Control Application Forms are available from your management company. The ARC cannot respond to verbal requests for approval - all applications must be made in writing.

The ARC has thirty (30) days from the date of receipt of an application in which to respond. If the ARC requires additional information, the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the approval process.

If an application is not approved, the ARC will state in their response (most often on the submitted form itself) why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ARC, a request for a hearing before the Board can be submitted to the management company.

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(III) Instructions:

The following are guidelines adopted by the ARC to specify their standards, requirements and thought processes used in evaluating an application. These guidelines may be amended from time to time as the circumstances, conditions or opinions of the ARC dictate. It should be noted that each application is considered on its own merit and that the ARC may grant a variance from these guidelines and/or from certain provisions of the Declaration of Covenants, Conditions and Restrictions.

It should also be noted that ARC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ARC approval, the Board of Directors has the legal right to enforce its removal. Because guidelines may change from time to time, it is highly recommended that the homeowner request a copy of the latest edition from the management company or the ARC Chairperson or from the Board of Directors before beginning improvements.

The Board of Directors and ARC have adopted a selection of colors to choose from. The color chart is available for resident review at the monthly meeting of the Board of Directors. It is also available for review at the management company office Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m.

NOTE: If any structure will be constructed in, around or over any portion of any easement, the Board and ARC will require proof of consent from each utility district.

Rights:

DISPUTE RESOLUTION: In the event of any dispute regarding these guidelines or other rules or regulations, the property owner has a right to request a hearing, and be heard, by the Board of Directors of the Association.

ARCHITECTURAL REVIEW: GUIDELINES

1.0 Outbuildings

1.1 An "outbuilding" is defined as any structure, which is not attached to the main structure. This definition does not include bona fide additions to the main residence or garages, but does include storage sheds, gazebos, playhouse/forts, etc.

1.2 The ARC will consider the following:

- a. The colors should match/blend with the predominant exterior colors of the main residence.
- b. Materials should match those of the main residence in both size and color; however, the ARC will approve small-prefabricated metal storage buildings providing the color blends with the main residence.
- c. It should have a peaked roof, no higher than nine feet (9') from the ground to the highest point, and a maximum of 10' X 12' of floor space. Structure must be kept a minimum of three feet (3') off side and rear property lines, no closer than 60' from front property line. The distance from side fence will be determined based on visibility from the street in front of the lot. At no time, however, will that distance from side fence be less than 3 feet, regardless of visibility. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot. No portion of the building may encroach upon another lot (unless, in the event of two or more lots, or fractions thereof, have been consolidated into one building site, these provisions shall be applied to such resultant building site as if it were one original, platted lot).
- d. Storage building placed on a concrete slab on top of a utility easement will require letters of Consent to encroach, as it will not be considered portable. If a storage building is not on the utility easement, but on a slab, and can be moved, the ARC will consider it as portable.
- e. No storage building can be built against any side or rear wall of home unless its maximum height is less than 6 feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.
- f. If under 6', may be placed in side yard provided 3' minimum is observed.
- g. Playhouse/fort must be no higher than 9' maximum. If fort has a platform, then platform can be no higher than 4' off ground and centered in back yard to protect neighbor's privacy.
- h. Gazebo - Freestanding - Must be at least 6 feet away from house. Case-by-case with a maximum height at peak of 11' and must be 3' off side and back fence.

1.3 No more than one storage building will be permitted per lot.

2.0 Basketball Goals

2.1 The basketball goal backboard, net and post must be maintained in excellent condition at all times.

2.2 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.

2.3 Must be mounted on garage or placed on the side of driveway and out of street view.

2.4 If the basketball goal is portable, it should be stored out of street view when not in

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use.

2.5 Backboard must be regulation size and color.

2.6 Rims must be ten (10) feet in height.

2.7 If any complaints are received within six (6) months after installation, the basketball goal will be subject to immediate removal at the request of the ARC.

3.0 Patio Covers

3.1 Should be constructed of materials, which complement the main structure.

3.2 Must not be visible from the fronting street.

3.3 Prefab covers made of aluminum may be approved providing they are of an earth tone color. All metal must be painted and certain structures using fiberglass roofing and wood frame may be allowed to go unpainted provided treated wood is used.

3.4 If attached to house, must be integrated into existing roof line (flush with eaves), and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be painted wooden or metal columns. No pipe is allowed.

3.5 At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house whether treated or untreated wood is used.

3.6 Patio construction materials are as follows:

a. Painted aluminum (to match trim of house)

b. Painted wood (to match trim of house)

c. Natural pressure treated wood such as cedar, fir, redwood, may be used. Treated pine must be painted or stained.

d. Fiberglass is acceptable and earth tone colors such as tan, brown, beige, or clear may be used. No green or yellow is allowed. Edges of fiberglass or corrugated metal/aluminum must not be visible from surrounding properties or from the street.

General Note: All patio cover material, i.e.; fiberglass, corrugated metal/aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.

3.7 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

3.8 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the ARC will require that it be guttered with down spouts if it is to be a solid cover.

4.0 Room Additions

4.1 Exterior materials and colors should match the house as much as possible.

4.2 Detailed plans must be submitted to the ARC.

4.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

4.4 On individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home and surrounding topography. Addition of a storage area will not qualify as a bona fide room addition and will not be permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition. Roof of

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addition must integrate with existing roofline as to appear to have been part of the original home. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e.; structural integrity, architectural suitability, etc., even if it does only use one-third of the remaining yard.

4.5 Building permits as required by the municipality (city, county, etc.) must be submitted with the "Architectural Review" form. In some instances, the ARC will grant approval with the provision that a copy of the permit must be received by the ARC within thirty (30) days of the approval letter.

5.0 Exterior Painting

5.1 Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive ARC approval. Other earth tone blend colors will be considered. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.

5.2 Other muted/subdued colors will be considered. *(Please refer to note in procedures regarding availability of color chart)*. The color of neighboring homes will be taken into consideration along with the applicant's brick features.

5.3 Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community or if the color is similar to the colors originally employed in the community. In general only those areas that are painted may be repainted, only those areas that are stained can be re-stained; unpainted surfaces and unstained areas such as brick shall remain unpainted and unstained.

6.0 Decks

6.1 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

6.2 Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.

6.3 Decks cannot be higher than 18".

6.4 Paint should match the house.

6.5 Decks should be situated inside fence in the back yard and not visible from the street.

7.0 Swimming Pools and Spas

7.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval.

7.2 Ideally, any pool or spa should be located at least five feet (5') from a side and rear lot line to maintain proper drainage on lot. However, a minimum of 3 feet will be allowed in certain instances.

7.3 No aboveground swimming pools shall be erected, constructed or installed on any unit.

7.4 Pool enclosures will be reviewed on an individual basis. Height should not exceed ten (10) feet. Committee may find screened enclosures acceptable provided adequate tree planting is installed as per ARC recommendations for screening.

8.0 Storm Windows and Storm/Screen Doors

8.1 Providing the frames of these are of a color compatible with the exterior house

colors, storm windows and storm or screen doors should receive ARC approval.

9.0 Solar Panels

- 9.1 The ARC will approve solar panels which are unobtrusive and which blend in with the roof shingle color.
- 9.2 Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.
- 9.3 Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.
- 9.4 No solar panel should be mounted so that it extends above the roofline.
- 9.5 The ARC would prefer to have solar panels mounted on the roof (preferably the back side, out of street view) of a house rather than mounted on stands to the side.
- 9.6 Solar screens are allowed on windows.
- 9.7 Colors and manufacturers must be acceptable to ARC for both screens and panels.
- 9.8 Solar film must be non-reflective type.

10.0 Satellite Dishes/Antennas

- 10.1 Approval of Satellite Dishes will be considered in accordance with strict compliance to FCC Regulations.
- 10.2 Maximum height of any satellite dish over 18" in diameter is 10'. If below 6' and not visible above the fence, no screening is required.
- 10.3 Satellite Dishes larger than 18" should be screened from street view - defined as any street. Screening must be of sufficient height to screen the dish.
- 10.4 A wooden or lattice screen may be used as screening. Edges of lattice walls must be framed in so that they are not exposed. Screening structure must be freestanding and cannot be joined to a side or rear fence.
- 10.5 Satellite Dishes larger than 18" must be placed in rear/back side of house and not visible from street and screen should be at least 5' from side and at least 8' from back fence but not on utility easement without a consent to encroach letter.

11.0 Fence and Fence Extensions

- 11.1 Case by case. All fences should be six feet (6') in height. Fences higher than six feet (6') will be reviewed on a case-by-case basis. Consents from all affected neighbors must be submitted in order to be considered for height extension.
- 11.2 All fences must be constructed of wood pickets -- treated pine, cedar or redwood. No chain link fences.
- 11.3 No painting, staining, or varnishing of fence.
- 11.4 As to any existing fencing that is other than wooden pickets, a "50% Rule" will be enforced (i.e. a repair of 50% or more on an existing fence of other than wood construction will be deemed a replacement of the fence and such fence will be subject to the requirements of Section 11.2 above.
- 11.5 CLEAR sealants may be used to preserve fence life; however, no painting, staining or varnishing is permitted which would alter original color of fence. Some existing fencing may currently have paint or stain. Should the paint, stain, varnish or other coating begin to peel, fade or otherwise become unsightly, the fence may not be repainted. The Boards must either be turned around so that the unfinished back side faces the street OR new fence pickets may be required.
- 11.6 No split rail fences or decorative fencing permitted.
- 11.7 No fence may extend so as to encroach across the front building line. Fence

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extension requests should be submitted by both neighbors sharing the side lot line and fence, except in the case of a corner lot.

11.8 If both neighbors do not concur as to a proposed fence extension, the ARC will examine the effect the fence extension will have on both properties. If one party could suffer detrimentally from the extension (i.e.; total enclosure of a bay window) the ARC may reject the application.

11.9 Only fence extensions, which will be installed, picket side out shall be considered by the ARC.

11.10 Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.

11.11 A length of board that runs horizontally to the ground and is conventionally installed along the bottom of the fence line will be considered on a case-by-case basis.

The board is commonly referred to as a "rot board" and must follow these conditions to be considered for approval:

- a. The board(s)'s width(s) must not have a greater effect on the overall height of the fence than the maximum allowed,
- b. The board(s) may not be wider than 8",
- c. Fence materials used should be either 1 x 4 OR 1 x 6 material (as defined above), similar to other building material used.

11.12 A length of board that runs horizontally to the ground and is conventionally installed along the top of the fence line may be considered on a case-by-case basis.

11.13 All gates should conform to fence construction.

11.14 All units which back up to the detention pond/lake (Reserve "A") will be required to install and maintain a four (4) foot high wrought iron fence along the rear property line. This fence will continue fifteen (15) feet toward the front of the Units along the interior lot line.

12.0 Decorations

12.1 On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, fountains, or other decorative embellishments unless such specific items have been approved in writing by the ACC Committee.

12.2 Benches, swings and similar structures will be reviewed on an individual basis.

12.3 Seasonal holiday signs may be displayed no earlier than thirty (30) days prior to specified holiday and must be removed within one week (1 wk) after the holiday.

13.0 Mailboxes

13.1 Changes or improvements made to the initial mailbox will require ACC approval.

14.0 Doors/Windows

14.1 No "burglar bars," steel or wrought iron bars, or similar fixtures, whether designed for decorative, security or other purposes, shall be installed on the exterior of any windows or doors of any dwelling, unless approved by the ARC.

14.2 No signs, numerals or other writing shall be written on or placed in the doors, windows or exterior walls of any dwelling, either temporarily or permanently.

14.3 All windows of an occupied dwelling which are visible from the street or other units shall have draperies, curtains, blinds or other permanent interior window treatments. Sheets or similar temporary window treatments may be used for a short

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time after taking occupancy of a dwelling, provided they are removed and replaced with permanent window treatments with thirty (30) days after taking occupancy of the dwelling, as determined in the sole discretion of the Board of Director.

15.0 Birdhouses

- 15.1 Maximum preferred height 12'.
- 15.2 Mounted on 2" diameter metal pipe painted white or black.
- 15.3 Should be placed toward the middle of back yard.

16.0 Antennas

- 16.1 Mounted to the backside of the house, not to exceed 10' from top of ridge roofline, and must not be visible from the street. If lot backs onto vacant property and can be seen from entrance to subdivision or adjacent road, screening will be required. Planting of trees or lattice structure for satellite dish can be modified for this purpose.
- 16.2 Not allowed on corner lot if visible from front or Side Street, regardless of screening.
- 16.3 No exterior antennas, aerials, satellite dishes, or other apparatus for the transmission of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Residential Properties, including any Unit, without the prior written consent of the Board or its designee.
- 16.4 Ham radio antennas will be allowed.
- 16.3 Other types of antennas may be considered on a case-by-case basis.

17.0 Swing Sets/Playground

- 17.1 Structures (playhouses, forts, jungle gyms and climbing structures), may not be located nearer than ten (10) feet to any property line or fences and may not be more than ten (10) feet in height. These shall not be erected or installed on any Unit without prior written approval of the ARC in accordance with Section K hereof.
- 17.2 Location must be in the back yard and will be considered for neighbor's privacy.
- 17.3 Any playground or other play areas or equipment furnished by the Residential Association or erected within the Residential Properties shall be used at the risk of the user, and the Residential Association shall not be held liable to any Person for any claim, damage, or injury occurring thereon or related to use thereof.

18.0 Driveway Repairs/Extensions/Sidewalks/Pathways

- 18.2 No painting or coating of any kind will be allowed on driveways.
- 18.3 Replacement of existing driveway because of deterioration, etc. will be considered on case-by-case basis. All materials used for driveway replacement must be of similar or greater quality than original construction.
- 18.4 All sidewalks must be constructed of cement, rock or other similar material; no wood or like material will be considered. If the sidewalk is to be constructed in the side yard, it must be no greater than 36" wide and centered between house and property line. 30" wide is the recommended width for the standard five foot (5') side yard.
- 18.5 Driveways can never be removed from front yard even if alternate garage is built.
- 18.6 Driveway extensions cannot extend any further on either side of driveway than three (3) feet with a five (5) foot maximum in certain instances. Driveway extensions can extend no nearer to side property line than three (3) feet; five (5) feet in certain

instances. No extensions will be considered between the curb and sidewalk. Materials used must conform to original materials (concrete).

19.0 Garage Conversions/Detached Garages

19.1 Conversions are permitted on a case-by-case basis, provided there are no exterior changes to the garage. The garage door must remain intact.

19.2 Detached garage/carports are permitted on a very limited basis and can only be used to store additional vehicles.

19.3 Detached garages not permitted on a standard size lot.

20.0 Carports

20.1 In general, carports are not allowed.

20.2 The ARC/Board of Directors may consider, on a case by case basis, carport type structures to be located in the rear/side of properties, only if behind a fenced enclosure, for the concealment and storage of recreational type vehicles.

20.3 In no event shall a carport be approved for construction in the front part of the house or any front part of the property.

21.0 Window Air Conditioners

21.1 Must not be visible from street and must be below fence line.

22.0 Window Shades/Awnings

22.1 Will be reviewed on a case by case basis.

22.2 If allowed, they must be earth tone colors, no blues, greens, etc. and must be kept in excellent condition at all times or will be subject to immediate removal upon notification by the HOA of their unacceptable condition.

22.3 Canvas covers/awnings may be allowed for use on playhouses/fort structures only.

22.4 Metal and wooden slat-type shades may be allowed by the ARC if they are deemed necessary in reduction of solar exposure and installation on appropriate windows will be determined by the ARC. At no time, however, will they be allowed on windows or doors visible from the front of the house.

23.0 Roofs

23.1 All roof shingle replacements must use only approved colors and materials.

23.2 All shingles must be made of composition material. Absolutely no wooden shingles will be allowed. Absolutely no metal roofing material, of any kind, will be allowed. Absolutely no rolled roofing materials will be allowed/considered.

23.3 All shingles must either match or complement the exterior color scheme of the main structure (house).

23.4 When repairing or replacing only a portion of the existing roofing, all replacement shingles must closely match remaining existing roofing as to color and type.

23.5 Colors will be reviewed on a case-by-case basis; however, generally only brown/earth tones will be considered. Absolutely no colored (i.e. red; green) will be considered. Light gray may be considered, but white is not desirable.

24.0 Gutters

24.1 Gutters in general do not require approval, except:

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- a. Gutters must be painted and correspond in color to the trim to which it is attached.

25.0 Clothes Lines, Garbage Cans, Tanks, etc.

- 25.1 Will be considered on a case-by-case basis.
- 25.2 Clothes lines will only be allowed in the back yard out of street view.
- 25.3 All garbage cans, above-ground storage tanks, mechanical equipment, woodpiles, yard equipment and other similar items shall be located so as to be concealed from view of neighboring units, streets, and property located adjacent to the unit.
- 25.4 All rubbish, trash, and garbage shall be stored in appropriate containers and shall regularly be removed from the residential properties and shall not be allowed to accumulate.

26.0 Signs

- 26.1 During the period of time in which work is actively being conducted, a contractor, with the approval of the homeowner, may place a sign (no larger than 3 square feet (3 sq. =)) that identifies the name of the contractor's company.
- 26.2 Signs associated with children's school organizations, such as drill team, band, or sports, may be displayed in the front yard for the period of one semester. The sign must be maintained and the area around the sign needs to be kept neat and clean.
- 26.3 Signs associated with a political election may be displayed provided the following is followed:
 - a. A limit of no more than two (2) signs (no larger than three square feet (3 sq =)) each may be placed in the yard where visible from the street.
 - b. Signs may be displayed no earlier than thirty (30) days prior to an election and must be removed within three (3) days after Election Day.
- 26.4 Seasonal holiday signs shall be considered decorations (refer to 12.3 above).
- 26.5 A single "for sale" or "for lease" sign is permitted on any Unit being offered for sale or lease, provided it does not exceed two (2) feet by three (3) feet in size and does not stand higher than five (5) feet from the ground.
- 26.7 If permission is granted to any Person to erect a sign within the Properties, the ARC reserves the right to restrict the size, color, lettering and placement of such sign together with any limitation of term for display of such approved sign.
- 26.8 Notwithstanding the above, no signs, banners or similar items advertising or providing directional information with respect to activities being conducted outside the Residential Properties shall be permitted to be displayed or posted within the Residential Properties.

27.0 Walls and Hedges

- 27.1 No Hedge in excess of three feet (3') in height, and no wall of any height shall be erected or maintained ahead of the front building line (in the front yard). Decorative rock or stone borders around flowerbeds that are less than eight inches (8") high shall not be considered a wall and will be acceptable.
- 27.2 Must compliment style and architecture of home and conform to color scheme of immediate neighborhood.

28.0 Lighting

- 28.1 Exterior lighting shall not be directed in such a manner as to create an annoyance

- to the neighbors.
- 28.2 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- 28.3 Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes.

29.0 Roof Vents/Wind Turbines

- 29.1 Roof vents or turbo vents shall be installed on the backside of the residence. Such vents shall not be higher than fifteen inches (15") above the ridgeline.
- 29.2 Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above the roofline.
- 29.3 The wind turbines preferable should either be a color, which will blend with the shingle color instead of unfinished aluminum, or be painted to match the shingle color.

30.0 Parking and Prohibited Vehicles

- 30.1 Vehicles shall be parked only in the garage or driveway serving the unit, or in such other paved areas as have been approved by the Board of Directors for parking vehicles.
- 30.2 A maximum of two (2) occupant vehicles may be parked outside of the garage. For purposes of this provision, a vehicle shall be considered an "occupant vehicle" if it is parked on the Unit for (4) or more hours per each 24-hour day, or four (4) or more days in any seven (7) day period. The Board may authorize on-street parking on a temporary basis for visitors and guests, subject to reasonable rules and regulations.
- 30.3 Garage doors visible from any street within the Residential Properties shall remain closed except during ingress or egress or when the owner or occupant is actively using the garage.
- 30.4 Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages or areas, if any, designated by ARC.
- 30.5 Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the residential properties except within enclosed garages. Vehicles that become inoperable while on the residential properties must be removed within seventy-two (72) hours thereof. A vehicle shall be considered "stored" if it is put up on blocks or covered with a tarpaulin and remains on blocks or covered for fourteen (14) consecutive days without prior approval of the ARC.
- 30.6 Service and delivery vehicles may be parked in the residential properties during daylight hours for such a period of time, as is reasonable necessary to provide service or to make a delivery.

31.0 Animals and Pets

- 31.1 No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the Residential Properties, except that dogs, cats, or other usual and common household pets, not to exceed a total of two (2).
- 31.2 The foregoing limitation of number of pets shall not apply to hamsters, small birds, fish or other constantly caged animals, nor shall it apply to require the removal of any litter born to a permitted pet prior to the time that the animals in

such litter are three (3) months old.

- 31.3 Those pets which are permitted to roam free, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to other homeowners shall be removed upon request of the Board.
- 31.4 No pets shall be kept, bred, or maintained for any commercial purpose.
- 31.5 Dogs shall at all times whenever they are outside a Unit be confined on a leash held by a responsible person. It is the responsibility of the owner of such pets to pick up and dispose of waste or feces from their pet while outside the dwelling.

32.0 Quiet Enjoyment.

- 32.1 No portion of the Residential Properties shall be used for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye.
- 32.2 No substance, thing, or material be kept upon any portion of the Residential Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.
- 32.3 No outside burning of wood, leaves, trash, garbage or household refuse. No speaker, horn, whistle, bell or other sound device, except alarm devices used exclusively for security purposes, shall be installed or operated on any Unit.
- 32.4 The use and discharge of fireworks is prohibited within the Residential Properties.

33.0 Firearms

- 33.1 The discharge of firearms within the properties is prohibited. This refers to "B-B" guns, pellet guns, and other firearms of all types regardless of size.

34.0 Irrigation

- 34.1 All sprinkler and irrigation systems servicing Units shall draw upon public water supplies only and shall be subject to approval.
- 34.2 Private irrigation wells are prohibited on the properties.

35.0 Tents, Mobile Homes and Temporary Structures

- 35.1 No tent, shack, mobile home, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Residential Properties.
- 35.2 Party tents or similar temporary structures may be erected for a limited period of time for special events with prior written approval of the Board.

36.0 Tree Removal

- 36.1 No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons. In the event of an intentional or unintentional violation of the section, the violator may be required to replace the removed tree with one (1) or more comparable trees in such size and number, and in such locations, as the ARC may determine necessary.

37.0 Sight Distance at Intersections

- 37.1 All property located at street intersections shall be landscaped so as to permit safe sight across the street corners.
- 37.2 No fence, wall, hedge, or shrub planting shall be placed or permitted to remain

where is would crate a traffic or sight problem.

38.0 Lighting

38.1 Except for traditional holiday decorative lights, which may be displayed for one (1) month prior to and end one (1) month after any commonly recognized holiday, ARC must approve all exterior lights.

39.0 Wetlands, and Other Water Bodies

39.1 No use of the wetlands, including and without limitation, fishing, swimming, boating, or use of personal flotation devices, shall be permitted without the prior approval of the Board of Directors.

39.2 The Residential Association and / or Declarant shall operate no internal combustion engines on the wetlands within the Areas of Common Responsibility except, for purposes of maintenance and irrigation.

39.3 The Residential Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of ponds, streams, or other bodies of water within or adjacent to the Residential Properties.

39.4 No docks, piers, or other structures shall be constructed.

40.0 Business Use

40.1 No garage sale, moving sale, rummage sale or similar activity and no trade business may be conducted unless approved by the ARC.

40.2 The term "business" and "trade" shall include, any occupations, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration.

41.0 Artificial Vegetation, Exterior Sculpture, and Similar Items

41.1 No artificial vegetation or permanent flagpoles shall be permitted on the exterior of any portion of the properties.

41.2 The ARC shall review exterior sculpture, fountains, flags and temporary flagpoles, birdhouses, birdbaths, and other decorative embellishments or similar items on a case-by-case basis.

42.0 On-Site Fuel Storage

42.1 No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the properties except that up to five (5) gallons of fuel may be stored on each Unit for emergency purposes and operation of lawn mowers and similar tools or equipment.

43.0 Leasing of Units

43.1 See Section "L" for definition and leasing provisions for Residential Properties.

44.0 Single Family Occupancy

44.1 No more than a single family shall occupy no unit. For purposes of this restriction, a single family shall be defined as any number of persons related by blood, adoption or marriage living with not more than one (1) person who is not so related as a single household unit, or no more than (2) persons who are not related living together as a single household unit, and the household employees of

either such household unit.

45.0 Laws and Ordinances

45.1 Every Owner and occupant of any Unit, their guests and invitees, shall comply with the laws, statues, ordinances and rules of federal, state and municipal governments applicable to the Residential Properties and any violation thereof may be considered a violation of this Sub-Section; provided, the Board shall have no obligation to take action to enforce such laws, statutes, ordinances and rules.

RP 089-83-2320

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP 089-83-2321

FILED

2013 DEC 12 PM 1:35

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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.

DEC 12 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS