

**VILLAGES OF NORTHGATE CROSSING
HOMEOWNERS ASSOCIATION, INC.**

PRESIDENT'S CERTIFICATE

I, the undersigned, do hereby certify:

(1) I am the duly elected and acting President of **VILLAGES OF NORTHGATE CROSSING HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Association"), the property owners association for the Villages of Northgate Crossing subdivision located in Harris County, Texas and,

(2) Attached hereto is a true and correct copy of the Certificate of Adoption of Villages of Northgate Crossing Homeowners Association, Inc. Architectural Review Committee Guidelines.

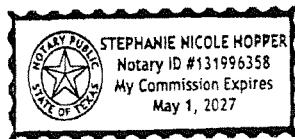
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 4 day of June, 2024.

**VILLAGES OF NORTHGATE CROSSING
HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation

By: [Signature]
Steve Smith, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4 day of June, 2024, by Steve Smith, President of **VILLAGES OF NORTHGATE CROSSING HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

RP-2024-286590

**CERTIFICATE OF ADOPTION OF
VILLAGES OF NORTHGATE CROSSING HOMEOWNERS
ASSOCIATION, INC. ARCHITECTURAL REVIEW COMMITTEE
GUIDELINES**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, Villages of Northgate Crossing Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is the governing entity for Villages of Northgate Crossing, a subdivision in Harris County, Texas, as provided for in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villages of Northgate Crossing dated February 17, 1997, recorded on February 18, 1997, in the office of the County Clerk of Harris County, Texas, under Clerk's File Number S326105 (as supplemented and amended from time to time, the "Declaration"); and

WHEREAS, pursuant to Article II of the Declaration, the Architectural Review Committee (as defined in the Declaration and herein so called) may adopt standards and procedures for the construction of improvements; and

WHEREAS, the Architectural Review Committee and the Board of Directors of the Association (the "Board") deem it to be in the best interest of the Association to adopt standards and procedures for the construction of improvements; and

WHEREAS, Article VI, Section 3 of the By-Laws of the Association provides that a majority of the number of directors of the Board ("Directors") shall constitute a quorum for the transaction of business and that every act or decision done or made by a majority of the Directors present at a duly held meeting of the Board at which a quorum is present shall be regarded as the act of the Board; and

WHEREAS, the Board held a meeting on 01/04, 2024 (the "Adoption Meeting"), at which at least a majority of the Directors were present and at least a majority of the Directors present did duly approve of adopting the standards and procedures attached hereto (the "Guidelines"); and

WHEREAS, the Architectural Review Committee, with the approval of the Board, desires to adopt the Guidelines;

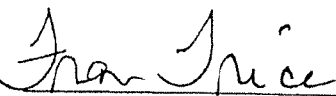
NOW, THEREFORE, the Architectural Review Committee, with the approval of the Board, does hereby adopt the Guidelines.

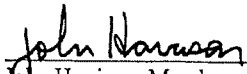
RP-2024-286590


EXECUTED this 4 day of June, 2024.

ARCHITECTURAL REVIEW COMMITTEE:

**ARCHITECTURAL REVIEW COMMITTEE FOR
VILLAGES OF NORTHGATE CROSSING
HOMEOWNERS ASSOCIATION, INC., a Texas
non-profit corporation**

By: 
Fran Trice, Member

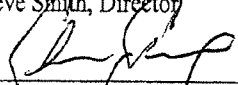
By: 
John Harrison, Member

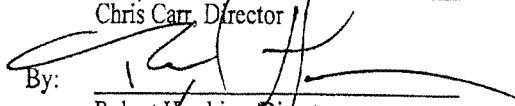
By: 
Diane LaDuca, Member

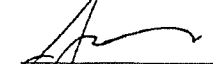
BOARD:

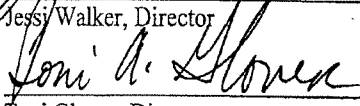
**BOARD OF DIRECTORS OF VILLAGES OF
NORTHGATE CROSSING HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation**

By: 
Steve Smith, Director

By: 
Chris Carr, Director

By: 
Robert Hawkins, Director

By: 
Jessi Walker, Director

By: 
Toni Glover, Director

**VILLAGES OF NORTHGATE CROSSING
HOMEOWNERS ASSOCIATION, INC.**

ARCHITECTURAL REVIEW COMMITTEE

GUIDELINES

JUNE 4, 2024

RP-2024-286590

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ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

The Architectural Review Committee ("ARC") was created to preserve the natural setting and beauty of the Villages of Northgate Crossing ("VONC"). Article II, Section 3 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions or Villages of Northgate Crossing ("CC&Rs") provides that to preserve the architectural and aesthetic appearance of Villages of Northgate Crossing.

The ARC's general purpose is to approve or disapprove applications made to it for proposed alterations, additions, or changes to the exterior of the house and/or lot itself.

INTRODUCTION

The following are guidelines adopted by the ARC to specify standards, requirements, and the process used in evaluating an application. The guidelines may be amended from time to time as the circumstances, conditions, or opinions of the ARC determine. It should be noted that each application is considered on its merit and that the ARC may grant a variance from these guidelines and/or specific provisions of the CC&Rs to the extent written. The ARC has the right to deviate approval for a similar improvement based on a property's proximity to a main boulevard or the visual relativity of the site to the overall development. For example, a home located on the perimeter of the development may be permitted to have a particular style of storage building (differing in height). In contrast, on a main entry boulevard (and depending on the configuration of the lot), this same structure may not be approved due to the visible profile of the location. The intent is to maintain overall integrity within areas with higher visual impact.

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 Association's Board of Directors (the "Board") has the legal right to enforce its removal.

Because guidelines may change from time to time, it is highly recommended that they not be published and distributed to homeowners. Instead, they should be used by ARC members only to process applications. This reduces the possibility of homeowners following obsolete guidelines in home improvement. However, the guidelines should be dated, and a chronological book should be maintained to evidence the process for review over time.

PROCEDURE

"Request for Home Improvement Approval forms" are available from the management company for VONC. A "Request for Home Improvement Approval Form" must be completed and submitted as indicated on the form. No construction of improvements or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any owner concerning any of the lots without ARC approval. All pertinent information, such as plans, specifications, /building permits, survey showing the locations of the proposed improvements, and two (2) copies of the plans and specifications and related data showing the nature of these items should be included with the application and must include, but not be limited to, color, type, shape, height, materials, and location of the same, all of which must be submitted to and approved in writing by the ARC.

The ARC cannot respond to verbal requests for approval - all applications must be made in writing.

The ARC has thirty (30) days from the receipt of an application to respond. Failure by the ARC to respond on or before thirty (30) days from receipt of an application shall be deemed a

denial. If the ARC requires additional information, the application process will be extended accordingly. Plans for implementing the proposed improvement(s) should allow for the time required to complete the approval process. No construction should begin before ARC approval. Additionally, should your application be submitted after the fact of construction, the ARC is not required to provide approval, and the unapproved change is deemed to be a violation of the CC&Rs. You may be required to remove said improvements.

If an application is not approved, the ARC will state in its letter 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, the Designated Representative should be contacted in writing.

Each Owner in VONC ("Owner") is ultimately responsible for ensuring all of such Owner's improvements conform to the CC&Rs and other applicable guidelines. Failure by an Owner to perform modifications and/or improvements in conformity with the CC&Rs and applicable guidelines subjects the Owner to the risk and expense of removal of each such non-complying improvement.

1. Outbuildings

- 1.1 An "outbuilding" is any structure not attached to the main structure. This definition does not include bonafide additions to the main residences or garages wherein an actual opening to the main structure exists. Notwithstanding the foregoing, it does not include storage sheds, gazebos, and playhouses/forts.
- 1.2 The ARC will consider the following:
 - a. The color 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 eight feet (8') from the ground to the highest point, and a maximum of 10' x 12' floor space. Structures must be placed and maintained a minimum of five feet (5') of the rear property line, and distance from the side fence will be determined based on visibility from the street in front of the lot. At no time, however, will that distance from the side fence be less than five feet (5'), regardless of visibility. The location must also be far enough away from the fence to allow for drainage to occur entirely on the Owner's lot.
- d. Storage building placed on a concrete slab of a utility easement will require letters of consent to encroach, as it will not be considered portable. The utility and/or telephone companies may charge a fee for this consent letter. If a storage building is not on the utility easement but on a slab and can be moved, the ARC will consider it portable.
- e. No storage building can be built against any side or rear wall of a home unless its maximum height is less than six feet (6') 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 six feet (6'), storage structure may be placed inside the yard, provided three-foot (3') minimum setbacks are observed.
- g. Playhouse/fort must be no higher than 42" above ground and centered in the backyard to protect neighbors' privacy. It shall also be placed so as not to be visible from the fronting street.
- h. A freestanding gazebo must be at least six feet (6') away from the house. Must be reviewed on a case-by-case basis with a maximum height at the peak of eleven feet (11') and five feet (5') off the side and back fence.

2. Basketball Goals

- 2.1 The basketball goal backboard, net, and post must always be maintained in excellent condition.
- 2.2 If the backboard is mounted onto the roof using a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.
- 2.3 Rims must be ten feet (10') in height.
- 2.4 The backboard must be regulation size and white or painted to match the trim on the home (subject to ARC approval).
- 2.5 Must be mounted on the garage or placed on the side of the driveway, recognizing a minimum setback to correspond with the building line.

2.6 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.

2.7 No temporary goals allowed.

3. Patio Covers

3.1 Should be constructed of materials that complement the main structure.

3.2 Prefab aluminum covers may be approved if they are on an earth tone color — unfinished aluminum will not receive ARC approval. All metal must be painted, and certain structures using fiberglass roofing and wood frames may be allowed unpainted, provided treated wood is used.

3.3 If attached to a house, it must be integrated into the existing roof line (flush with eaves), and if it is to be shingled, shingles must match the roof. The entire patio cover and posts should be trimmed to match the house. Supports must be painted wooden, treated wood, or metal columns. No pipe is allowed.

3.4 At no time, however, shall a shingled roof with an unpainted frame be allowed. Frames must be painted to match the house's trim, whether treated or untreated wood is used.

3.5 Patio construction materials are as follows:

a. Painted aluminum (to match the trim of the house);

b. Painted wood (to match the trim of the house);

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

d. Fiberglass is acceptable; earth-tone colors such as tan, brown, beige, and clear may be used. Green or yellow is not allowed. Fiberglass edges must not be visible from surrounding properties or any street.

e. If a canvas is used as a roofing material on a patio cover, it must be an earth tone color, and the structure must be kept in quality condition, or its removal will be requested.

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

g. Patio covers must be situated on the lot to provide drainage into the Owner's lot. If a proposed patio cover location is less than five feet (5') away from

the side lot line (and the cover is to be solid), the ARC will require that it be guttered with downspouts.

4. Room Additions

- 4.1 Exterior materials and color 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 provided written consent to such encroachment.
- 4.4 Approvals shall be on an individual basis. Size and shape will depend on the architectural style and layout of the home, the size of the lot, and how well room addition integrates with the existing home. Adding a storage area will not qualify as a bonafide room addition, nor is it permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition. The addition's roof must integrate with the existing roof line to appear as part of the original home. The addition must be opened to the main structure and be serviced by central heating, air conditioning, and electrical systems. All such improvements must be designed to building code standards. Room additions may be denied for other reasons (i.e., structural integrity, architectural suitability, etc.).
- 4.5 Building permits, as required by the applicable municipality (city, county, etc.), must be submitted with the "Request for Home Improvement Approval" form. In some instances, the ARC may approve with the provision that the ARC must receive a copy of the permit within thirty (30) days of the approval letter.

5. Exterior Painting

- 5.1 Earth-tone colors are most often used when homes are constructed. In general, an earth-tone color should receive ARC approval. A paint sample must be submitted with the Request for Home Improvement Approval Form.
- 5.2 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.
- 5.3 Brick is not permitted to be painted due to the long-term maintenance and based on the predominant contemporary style of homes within the subdivision.
- 5.4 No concrete on a lot visible from the street in front of the lot, whether a driveway, sidewalk, patio or other improvements, shall be painted or stained any color. Concrete, which is not visible from the street in front of the lot, may be painted or stained only with the ARC's prior written approval.

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6. Storm Windows and Store/Screen Doors
 - 6.1 Provided 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.
7. Decks
 - 7.1 Decks may not encroach into any utility easements unless the utility companies involved have granted their written consent to such encroachment,
 - 7.2 Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lots.
 - 7.3 Decks cannot be higher than 48" above grade.
 - 7.4 Paint or stain should match or complement the house.
 - 7.5 Second-story decks will receive ARC approval on a case-by-case basis.
8. Swimming Pools and Spas
 - 8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies have granted their written consent. Pool decking, which extends into an easement, also requires a consent agreement. Consent must be received prior to approval. Note: The respective utility company may charge a fee for this consent letter.
 - 8.2 Ideally, any pool or spa should be located at least five feet (5') from a side and rear lot line to maintain proper drainage. However, a minimum of three feet (3') will be allowed in certain instances.
 - 8.3 Above-ground pools will not be permitted.
 - 8.4 Only those pools completely enclosed within a fenced area may be approved.
 - 8.5 Pool pumps and other equipment must be screened within the fenced perimeter and not visible from the fronting street.
 - 8.6 Pool enclosures will be reviewed individually, and height should not exceed eight feet (8').
 - 8.7 Pools must be maintained and not allowed to be stagnant and must not allow the breeding of mosquitos, or diseases.

9. Satellite Dishes

- 9.1 Maximum diameter of eight feet (8'). Must be installed in a manner not to be visible above an eight-foot (8') fence. The perimeter must be completely fenced.
- 9.2 A wooden or lattice screen with a non-deciduous vine planted at based on all sides may be used as screening inside of the fenced area. The edges of lattice walls must be framed so that they are not exposed. The structure must be free-standing and not be joined to a side or rear fence.
- 9.3 Must be placed in rear/back side of the house and not visible from the street, and the screen should be at least five feet (5') from the side and at least eight feet (8') from the back fence but not on any utility easements without a consent to encroach letter.
- 9.4 The satellite dish must be securely mounted to a base to withstand the effects of high winds or other extraordinary weather conditions.
- 9.5 No advertising slogans, logos, banner signs, or any other printing or illustrations shall ever be permitted upon or attached to any satellite dish.
- 9.6 No satellite dish shall ever be used for transmitting any signal whatsoever and said satellite dish shall be for receiving only normal satellite signals through airwaves for television viewing purposes only. No satellite dish shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the subdivision.
- 9.7 No satellite dish shall ever be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any lot or common property.

10. Antennas

- 10.1 All TV antennas must be installed within the attic. Shortwave antennas must be installed according to the Over-the-Air-Reception Devices Rule adopted by the Federal Communications Commission and must have written ARC approval.

11. Fence, Gates and Fence Extensions

- 11.1 Approvals shall be on an individual basis.
- 11.2 No side or rear fence shall be higher than seven feet (7') in height. All fences must extend far enough to the front of the home so as to hide air conditioning compressor units from street view. No half fences are allowed as a screen to hide air conditioning compressor units or trash containers. Fence extension requests must be submitted jointly by both owners sharing the side lot line and fence, except for a corner lot.

- 11.3 No chain link type fence is permitted.
- 11.4 No fence may extend in such a manner that it would encroach in front of a building line.
- 11.5 If both neighbors do not agree on a proposed fence extension, the ARC will examine the effect the fence extension will have on both properties. If one party suffers detrimentally from the extension (i.e., will enclose a bay window), the ARC has the right to deny the application.
- 11.6 All wood fence replacements and/or repairs must be made with cedar pickets regardless of construction details as used in the original fence. This applies in all cases, even if the wood fencing to be replaced was of wood other than cedar.
- 11.7 Fencing shall be uniform throughout the development. Wrought iron may be used in areas or for decorative use in sections across driveways or a building line so long as no items (storage or otherwise) are visible from a fronting street.
- 11.8 Fences will be installed picket side out to the street.
- 11.9 No split rail fences or decorative fencing is permitted.
- 11.10 Wood Fencing may be sealed with a clear sealer.
- 11.11 Wood Fencing may not be painted or stained.
- 11.12 The above guidelines in this section also apply to gates.

12. Decorations

- 12.1 No permanent decorative appurtenances (such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments) are placed on the front lawn of any portion of a lot visible from any street.
- 12.2 Benches and gates will be reviewed on an individual basis.
- 12.3 Christmas decorations, including lighting, may not be placed on the house or in the front yard prior to Thanksgiving Day and must be removed no later than January 31. All other seasonal decorations shall be limited to a maximum thirty (30) day period.

13. Exterior Lighting

- 13.1 Additional exterior lighting shall be of a wattage or lumen count that will not adversely affect neighboring homes and should receive ARC approval.

- 13.2 Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes and should receive ARC approval.
 - 13.3 Low voltage landscape lighting should receive ARC approval.
 - 13.4 Security, mercury vapor, or fluorescent lights may be attached to the front of the house, garage, or rear of the dwelling, provided it does not create a nuisance for other surrounding owners. Mercury vapors, fluorescent, and sodium halite may be permitted if they do not shine onto adjacent property and should receive ARC approval.
 - 13.5 Yard lights may be gas or electric. Single lamp only and maximum height of six feet (6'). Yard lights may be located in front or back. Gas or electric lights must be black or brown, depending on the color of the house, and ARC shall approve the color.
 - 13.6 Colored lights can be used solely for seasonal decorations. Any deviation must have ARC approval.
14. Mailboxes
- Individual mailboxes are not allowed. The Association provides cluster mailboxes.
15. House Numbers
- House numbers (numerical addresses) are allowed on the front of the house and the street curb and are approved on an individual basis.
16. Wind Turbines
- Wind turbines should preferably be a color that will blend with the shingle color instead of unfinished aluminum or be painted to match the shingle color and positioned on the rear slope of the roof structure so as not to be visible from the fronting street.
17. Outdoor Carpeting
- 17.1 Can only be installed on porch area - no walkways, etc.
 - 17.2 Earth tone colors acceptable.
 - 17.3 Green or blue carpet is not allowed.
 - 17.4 Visibility from the street will be considered.

18. Burglar Bars

18.1 Acceptable provided they are in harmony with the house and installed inside the home.

19. Birdhouse

19. The maximum height is ten feet (10').

19.2 Mounted on 1-1/2' diameter metal pipe painted white or black or 4 x 4 treated wood.

19.3 Must be placed toward the middle of the backyard and not visible from the fronting street.

20. Landscaping

20.1 Timbers, bricks, stone (native Texas stone), flowerbed borders, landscape lights, trellises, and sprinklers may be approved subject to ARC review.

20.2 Must compliment home style and architecture and conform to the immediate neighborhood color scheme.

20.3 Landscaping may not be attached to the fence of any adjacent property.

20.4 Landscaping may not be installed in such a manner as to change the lot's topography or drainage, which may cause water to spread across any other lot.

20.5 No hedge, wall, or fence in excess of three feet (3') in height shall be placed nearer to the front lot line than the walls of the dwelling existing on the lot.

20.6 New tree installs must be a minimum of 3 ½ inches in diameter.

20.7 Artificial grass and foliage can only be used in the back yard and must not be visible from the street.

21. Swing Sets

21.1 Maximum height of eight feet (8').

21.2 Location will be considered for neighbors' privacy.

21.3 May not be visible from the front street.

22. Driveway Extensions/Sidewalks

- 22.1 Reviewed on an individual basis.
- 22.2 No closer than three feet (3') to the property line. Driveway extensions can extend no nearer to side property line than three feet (3') and five feet (5') in certain instances unless otherwise approved.
- 22.3 All sidewalks in the side yard must be no greater than 48" wide.
- 22.4 All newly installed sidewalks must be complaint with the Americans with Disabilities Act as well as meet local code regulations.

23. Garage Conversions. Carports, Detached Garages

- 23.1 Conversions to living areas are not permitted, and all garages must be capable of housing a minimum of two (2) cars at all times. All garage doors shall be operational and free of damage.
- 23.2 Driveways can never be removed from the front yard, even if an alternate garage is built.

24. Window Air Conditioners

- 24.1 Are not allowed.

25. Window Shades/Awnings/Shutters

- 25.1 Canvas awnings will not be permitted on windows to reduce solar exposure unless they are on the back side of the house on an interior lot and not visible from the street. On corner lots that back onto a street, canvas awnings will not be permitted. When allowed, they must be earth-tone colors and always kept in excellent condition or subject to immediate removal upon notification.
- 25.2 Awnings will still be allowed for use on playhouses and patio covers, provided they comply with the aforementioned requirements for proper location, color, and maintenance.
- 25.3 Metal and wooden slat-type shades may be allowed by the ARC if they are deemed necessary in the reduction of solar exposure, and installation on appropriate windows will be determined by ARC; at no time, however, will they be allowed on windows on the front of the homes.

26. Signage

- 26.1 One sign per candidate or ballot initiative for an election ("Political Sign") may be displayed no sooner than the 90th day before the election date and must be removed before the 10th day after the election. Political Signs: (i) must be ground mounted and may not contain roofing material, siding, paving materials, flora, one or more ballons or lights, or any other similar building, landscaping, or nonstandard decorative component; (ii) 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; (iii) may not include the painting of architectural surfaces; (iv) may not threaten the public health or safety; (v) may not be larger than two feet (2') by three feet (3'); (vi) may not violate a law; (vii) may not contain language, graphics, or any display that would be offensive to the ordinary person; (viii) may not be accompanied by music or other sounds or by streamers; and (ix) may not otherwise be distracting to motorists. Signs that benefit residents' health, safety, and welfare, such as home security systems or particular needs of older or disabled residents, are permitted but not larger than one foot (1') by one foot (1'). Construction signage is permitted but may not be larger than six (6) square feet, displayed three (3) days prior to work commencing and removed no more than three (3) days after the work has been completed. Signs displaying school spirit and/or school sports are permitted. Signs acknowledging birthdays, graduation, etc., are allowed but may be displayed for only seven (7) days.
- 26.2 No for sale, garage sale, or lost and found signs can be attached to lamp posts, mailboxes, or any regulatory street signs.

27. Completion of Structures

- 27.1 Construction, per ARC-approved plans, must be completed within sixty days (60) of the time that construction is begun unless otherwise specifically agreed to by the ARC or the Board. If not completed within the time allotted, the Association may proceed against the Owner as if a violation of the CC&R's had occurred.
- 27.2 Any addition or modification that meets the guidelines and standards, but is erected outside of industry standards and detracts from the overall appearance of VONC, will be deemed to have been erected in contradiction to the approval of the ARC; in such case, the Association may proceed as if a violation of the Declaration had occurred.

28. Construction Hours

Except in an emergency, or when other unusual circumstances exist, as determined by the Board, outside construction work or noisy interior construction work shall be permitted only after 7:30 a.m. and before 8:30 p.m., Monday through Saturday after 9:00 a.m. and before 7:00 p.m. on Sundays.

29. Lot Maintenance.

All lots shall always be kept in a sanitary, healthy, and attractive condition. The Owner of the lot shall keep all structures, driveways, sidewalks, fencing, pools, and other improvements located upon the lot, as well as all weeds, grass, and other landscaping thereon cut and neatly maintained, and shall in no event use any lot for storage of material and equipment except for normal residential purposes or incident to construction of improvements thereon, or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish.

30. Grandfather Clause.

Improvements that are not in compliance with these guidelines, but (i) were completed prior to the effective date of these guidelines, and (ii) have never been cited as requiring the approval of the ARC shall not be required to be removed or replaced. Provided, however, improvements that do not comply with these guidelines that are destroyed by fire, storm, accident, or acts of God, or otherwise require replacement or modification, including painting, shall be replaced, modified or repaired in a manner as so to be consistent with these guidelines.

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Pages 20
08/07/2024 09:47 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$97.00

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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-286590