

## Briarwood Homeowners Association

### Architectural Rules & Regulations

- I. Shingle color, texture and style will resemble those on adjoining or neighboring roofs. Reshingling of roof must be windstorm inspected during installation.
- II. Houses and garages, including fascia, soffits, siding, doors and exterior window trim, will all be the same color. Exterior doors may be a different color.
- III. Fences and gates will be maintained with or replaced with similar wooden or brick material as original. Wooden gates on brick fences will be the same color as the house and garage. Wrought iron gates may be black. Metal framed gates with a total surface area that is more than 50% wood or other non-metal material will be painted the same color as the house; both metal and wood or other non-metal material.
- IV. Repainting of house, garage, fence and gates
  - A. Colors will be one from Appendix A. The colors are Sherwin-Williams colors and may be matched by the paint dealer of owner's choice
  - B. Color will be different from neighbors'
- V. House Numbers
  - A. Placement
    1. Above garage door and equidistant from each side of garage
    2. For houses without a side main entry door – On or beside entry gate on opposite side of house from garage
    3. For houses with a side main entry door – On or above the main entry door and equidistant from each side of the door or beside the main entry door
  - B. Color of house number to be black unless gate is black. Numbers placed on black gates will be white or light gray.
- VI. Exterior light fixtures
  - A. Front fence lights shall be a 12" plastic globe similar to Sea Gull Lighting Outdoor Post Lantern in Black - 8252-68 SKU #: GX4656 | Part #: 8252-68 (877-929-3247) [https://www.amazon.com/Inch-White-Acrylic-Neckless-Opening/dp/B002OM9UM6/ref=sr\\_1\\_8?ie=UTF8&qid=1531155439&sr=8-8&keywords=12%22+outdoor+light+globe](https://www.amazon.com/Inch-White-Acrylic-Neckless-Opening/dp/B002OM9UM6/ref=sr_1_8?ie=UTF8&qid=1531155439&sr=8-8&keywords=12%22+outdoor+light+globe)
  - B. Rear street side garage lights shall be similar to Sea Gull Lighting Cast Aluminum Outdoor Wall Lantern in Black - 8301-12, SKU #: GX3165 | Part #: 8301-12, (877-929-3247) [https://www.bing.com/images/search?view=detailV2&ccid=MU%2bvIeH5&id=A61ECDED60755CB27D3E717004B0E319B37189D2&thid=OIP.MU-vIeH5dCyt8Asp87MlrwHaHc&mediaurl=http%3a%2f%2fallsouthernsupply.com%2fimages%2fDETAIL\\_672057\\_usn.tif.jpg&exph=362&expw=360&q=opaque+white+smooth+jelly+jar+globes&simid=608050595666528609&selectedIndex=0&ajaxhist=0](https://www.bing.com/images/search?view=detailV2&ccid=MU%2bvIeH5&id=A61ECDED60755CB27D3E717004B0E319B37189D2&thid=OIP.MU-vIeH5dCyt8Asp87MlrwHaHc&mediaurl=http%3a%2f%2fallsouthernsupply.com%2fimages%2fDETAIL_672057_usn.tif.jpg&exph=362&expw=360&q=opaque+white+smooth+jelly+jar+globes&simid=608050595666528609&selectedIndex=0&ajaxhist=0)

#### RECORDER'S MEMORANDUM:

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

**VII. Exterior Placement of Wiring, Satellite Dishes, Etc**

- A. Utility boxes, wires and cables attached to the garage shall be maintained in good condition and painted the color of the garage and house.
- B. Satellite dishes require Architectural Control Committee approval prior to installation to assure the following:
  - 1. Mounted as inconspicuously as possible on the house and in no instance on the garage without Architectural Committee approval
  - 2. All unused dishes should be removed

**VIII. Mailboxes shall be maintained in good repair; upright, on sturdy posts, and meet U.S. Postal Service placement guidelines of 41"- 45" above the ground and 6"- 8" from the curb.**

- A. Mailboxes installed after October 1, 2019 shall be similar to Gibraltar Mailboxes Classic 10.2-in W x 49.9-in H Plastic Black Post Mount Mailbox with Post:  
<https://www.lowes.com/pd/Gibraltar-Mailboxes-Classic-10-2-in-W-x-49-9-in-H-Plastic-Black-Post-Mount-Mailbox-with-Post/1000402595>

**IX. All plants outside the owner's fence belong to Briarwood. The plants will be in keeping with the overall campus foliage and will be maintained by Briarwood. Homeowners who wish to have different plants that are in keeping with overall campus foliage and agree to purchase and install the plants and maintain them at his/her personal expense may request approval of the Architectural Control Committee. Any such approved plants not maintained by the owner will be maintained or removed by Briarwood to Briarwood standards.**

## APPENDIX A

SW 6105  
Divine White

266-C4

SW 6105 Divine White

SW 2844  
Roycroft Mist Gray

SW 2844 Roycroft Mist Gray

SW 7669  
Summit Gray

SW 7669 Summit Gray

SW 7719  
Fresco Cream

288-C2

SW 7719 Fresco Cream

SW 0056  
Classic Sand

SW 0056 Classic Sand

SW 6135  
Ecrú

208-C2

SW 6135 Ecrú

SW 7533  
Khaki Shade

285-C6

SW 7533 Khaki Shade

SW 7521  
Dormer Brown

284-C2

SW 7521 Dormer Brown

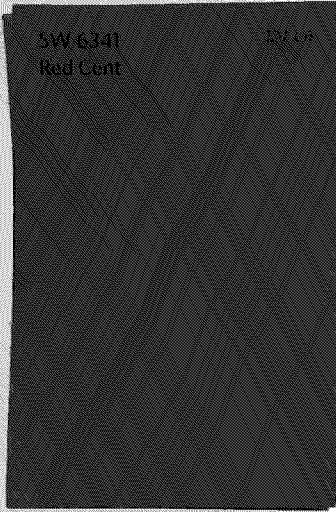
SW 7715  
Pottery Urn

287-C9

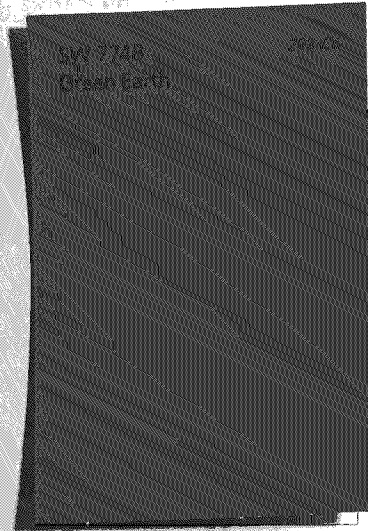
SW 7715 Pottery Urn

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## APPENDIX A



SW 6341 Red Cent



SW 7748 Green Earth

**BRIARWOOD HOMEOWNERS ASSOCIATION  
ARCHITECTURAL RULES**

STATE OF TEXAS                   §  
   §  
COUNTY OF BRAZORIA       §

WHEREAS Briarwood Property Owners Association (hereinafter the "Association") a Texas nonprofit corporation, is the governing entity for Briarwood Subdivision, Section II, an addition in Brazoria County, Texas, according to the map or plat thereof, duly recorded in the Real Property Records of Brazoria County, Texas, at Volume 13, Page 71, of the Plat Records of Brazoria County, Texas, along with any replats and annexations thereto (hereinafter the "Subdivision"); and,

WHEREAS the Association and the Subdivision are governed by that certain Declaration of Covenants, Conditions and Restrictions for Briarwood Subdivision, Section II, filed for record in the Real Property Records of Brazoria County, Texas, at Volume 1201, Page 134, along with any amendments and/or supplements thereto (hereinafter the "Declaration"); and,


WHEREAS Article VI, Section 3 of the Declaration authorizes the Association to adopt rules and regulations concerning architectural control; and,

WHEREAS this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association, through its Board of Directors, hereby adopts, establishes, and imposes upon the Subdivision, and the residents thereof, the attached Architectural Rules, which shall replace any and all existing Rules and Regulations.

**CERTIFICATION**

"I, the undersigned, being the Secretary of the Briarwood Property Owners Association hereby certify that the following Architectural Rules were adopted by at least a majority of the Association's Directors, at an open meeting of the Board of Directors at which a quorum of Directors was present, and for which proper notice was given to the Association's members."

By:   
Print Name: Alice A. Rodgers  
Title: Secretary

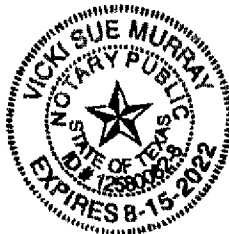
STATE OF TEXAS

§  
§  
§

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this 14 day of August, 2019,  
personally appeared the person whose name is subscribed to the foregoing instrument and  
acknowledged to me that they signed it with the authority and for the purposes expressed therein.

Vicki Sue Murray  
Notary Public, State of Texas



## FILED and RECORDED

Instrument Number: 2019041070

Filing and Recording Date: 08/22/2019 04:02:18 PM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-krystal