

BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS

Resolution Adopting Amendment to Amended Rules, Regulations and Policies

The undersigned, being a duly authorized representative of Braeburn Valley West Civic Association, Inc. (the "Association"), a Texas Non-Profit Corporation, pursuant to Chapter 22 of the Texas Business Organizations Code, §204.010 of the Texas Property Code, and the By-Laws of the Association, adopted the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of the Braeburn Valley West Subdivision as described in the Declaration of Covenants, Conditions and Restrictions for the Stonehenge Lake Section, recorded under County Clerk's File No. C884854 in the Official Public Records of Real Property of Harris County, Texas, including all supplements and amendments thereto (collectively the "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its Governing Documents, including the Declaration, By-Laws, and Articles of Incorporation; and

WHEREAS, the provisions of the Declaration run with the Common Areas and Lots in the Subdivision and are binding upon and inure to the benefit of and are enforceable by the Association; and

WHEREAS, the Association adopted Amended Rules, Regulations and Policies on September 1, 2012, which are recorded under 201220374882 in the Official Public Records of Real Property of Harris County, Texas;

WHEREAS, the Board of Directors desires to adopt this Resolution Adopting an Amendment to the 2012 Amended Rules, Regulations and Policies; and

WHEREAS, for the benefit and protection of the Association, the Owners, and the residents, the Board of Directors adopts the following Amendment to the 2012 Amended Rules, Regulations and Polies.

NOW THEREFORE, BE IT RESOLVED, that upon careful consideration and deliberation, with all motions being correctly proposed and second, that the Association hereby approves and adopts the following Amendment to the 2012 Amended Rules, Regulations and Policies.

BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC.
AMENDED RULES, REGULATIONS AND POLICIES

The following section shall be amended as follows:

Fence and Fence Extensions:

1. Fences facing the street must be constructed of wood and style must be consistent with the neighborhood.
2. A homeowner's fence visible from the front street must not exceed 7 feet in height.

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3. Side and rear fences are typically wooden; however, fences along common lots may be iron or chain link upon agreement between property owners.
4. Chain link fences are prohibited except sides and rears of non-corner homes.
5. The Board must approve fence extensions. Both neighbors sharing the side lot line and fence must submit the request for the extension.
6. No fence may extend nearer the front lot line than the plane of the front exterior wall of the home on such lot.
7. Decorative fencing must be pre-approved by the board. Alternating bays are acceptable for side and rear fences.
8. Repair of fence must be made with similar materials and construction details as used in the original fence.
9. Old fences not conforming to the guidelines above are grandfathered, but only until such time, as they need replacement. Partial replacement of grandfathered fences that can be seen from the street is allowed, as long as replacement does not constitute more than 25% or one-fourth of the total fence.
10. The following list provides guidelines for installation of front perimeter fencing:
 - a. Fence and gates shall be no more than six feet tall (6'); this height is to include ornamental tops. Fence and gates must be black wrought iron. The fence must have the appearance of what is commonly called a "Wrought Iron Fence".
 - b. Color of the fence and gates shall be black.
 - c. Curved decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments) of any type are prohibited on fencing and gates. This includes finials of any shape or design, fleur de lis, points, spears, and gate toppers of any type.
 - d. Chain link, barbed wire, plastic, wood, and electric fencing is expressly prohibited and will not be approved by ACC.
 - e. Fences and gates cannot be stamped metal fencing, metal panel fencing or solid metal fencing. Gaps between the metal pickets must remain open.

CERTIFICATION

I, the undersigned, being the President of the Braeburn Valley West Civic Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Braeburn Valley West Civic Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 18th day of February 2022.

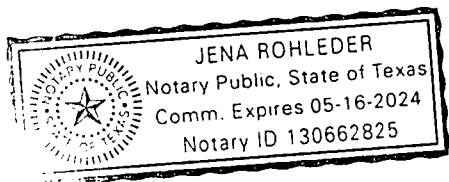
BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC., a Texas non-profit corporation, acting through its President

By: *Karen Dollahan*
Karen Dollahan, President

THE STATE OF TEXAS §
 Ft. Bend §
COUNTY OF ~~HARRIS~~ §

ACKNOWLEDGMENT

Karen Dollahan, as President for Braeburn Valley West Civic Association, Inc., acknowledged this instrument before me on the 18th day of February 2022.



Jena Rohleder
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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