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**SECRETARY'S CERTIFICATE OF ADOPTION OF  
RESOLUTION BY BOARD OF DIRECTORS**

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

I, Larry Petersen the Secretary of the below named Non-Profit Corporation, certify that:

I am duly qualified and acting Secretary of Fairmont Park Homes Association, Inc., a duly organized and existing Texas Non-Profit Corporation. *in*

The attached is a true copy of a resolution duly adopted by the Board of Directors of such Corporation at a meeting that was legally held on the date entered in the minutes of the meeting which are contained in the minute book of the Corporation. Said Resolution is attached and incorporated herein.

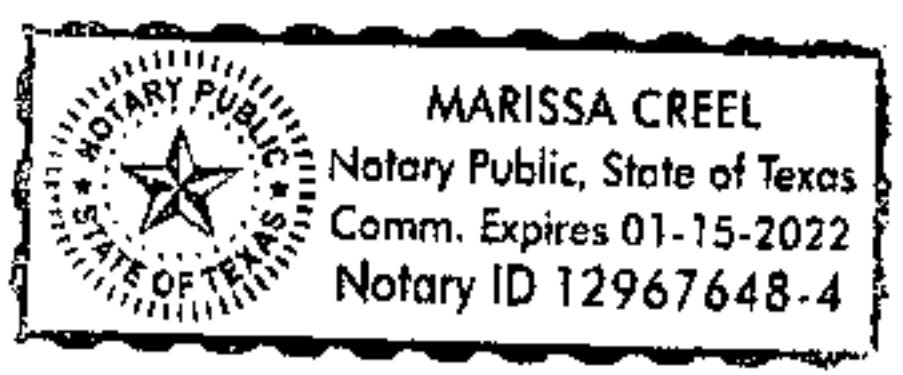
The attached Resolution is in conformity with the Articles of Incorporation and By-Laws of the Corporation, and is in full force and affect.

Dated: 24<sup>th</sup> of September, 2019.

Larry Petersen  
Secretary

STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The foregoing instrument was acknowledged before me by Larry Petersen, in his/her position as Secretary of Fairmont Park Homes Association, Inc., on this 24<sup>th</sup> day of September, 2019, on behalf of said Fairmont Park Homes Association, Inc.



[Signature]  
Notary Public - State of Texas

Ret. Fairmont Park Home Assoc ✓  
PO Box 1192  
La Porte, TX 77572-1192

**RESOLUTION OF BOARD OF DIRECTORS OF  
FAIRMONT PARK HOMES ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION  
REGARDING ARCHITECTURAL GUIDELINES  
EXTERIOR MAINTENANCE GUIDELINES AND PROCEDURES**

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

WHEREAS, the By-Laws governing Fairmont Park Homes Association, Inc., ("the Association"), as well as the Association's Articles of Incorporation, the Reservations, Restrictions and Covenants for Fairmont Park, Sections One through Four, and Fairmont Park West, Section One, Chapter 204 of the Texas Property Code, and Section 22 of the Texas Business Organizations Code, authorize the Association to exercise all powers reasonable and necessary for the governance and operation of the Association;

*500*

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes the Association to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, the Association's Board of Directors has determined that the adoption and implementation of certain revisions and/or amendments to existing Architectural Guidelines, Exterior Guidelines and Procedures is necessary and desirable to preserve and enhance the property values within the community, and to preserve the uniformity and continuity of homes and other structures within the community, thereby enhancing and maintaining the aesthetic appearance of the subdivision, as well as the values of properties located therein; and

**NOW, THEREFORE, BE IT RESOLVED** that the Architectural Guidelines, Exterior Maintenance Guidelines and Procedures which are attached hereto and incorporated herein by reference, are hereby adopted on behalf of the Association.

Approved and adopted by the Board on this 16 day of September, 2019.

**FAIRMONT PARK HOMES ASSOCIATION, INC.**

DIRECTORS:

*Jo Ann Pitzer*  
Signature  
Jo Ann Pitzer  
Print Name  
President  
Position

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Position

*Richard Desnick*  
Signature

*RICHARD DESNICK*  
Print Name

*Treasurer*  
Position

*Missy Dodson*  
Signature

*MISSY DODSON*  
Print Name

*Board of Director*  
Position

Signature

Print Name

Position

Signature

Print Name

Position

*John Eldridge*  
Signature

*JOHN ELDRIDGE*  
Print Name

*Board Director*  
Position

Signature

Print Name

Position

Signature

Print Name

Position

Signature

Print Name

Position

**ARCHITECTURAL GUIDELINES  
EXTERIOR MAINTENANCE GUIDELINES  
AND PROCEDURES OF  
FAIRMONT PARK HOMES ASSOCIATION, INC.**

**Revised September 16, 2019**

**OVERVIEW**

The Fairmont Park Homes Association, Inc., (FPHA) acting through its Board of Directors and the Architectural Control Committee (ACC) have established these Architectural Guidelines (Guidelines) in accordance with the authority granted to them by Chapter 204 of the Texas Property Code, the Texas Business Organizations Code, as well as the provisions of the restrictive covenants, bylaws, articles of incorporation and all other governing documents applicable to Fairmont Park Homes Association, Inc. The Guidelines are established to assure and promote uniform and fair interpretation of the restrictive covenants, and to provide all lot owners in Fairmont Park Homes Association with information about the type, color, quality and grade of materials which may be used in construction of various kinds of improvements, the size and location of such improvements, and the procedure(s) followed by the Association and/or the Architectural Control Committee for reviewing applications for proposed improvements. These procedures and Guidelines may be amended by the Board of Directors from time to time as it deems necessary and appropriate.

**ARCHITECTURAL CONTROL COMMITTEE**

Typically, the Association's Board of Directors serves as the Architectural Control Committee (ACC). The Board may appoint a separate Architectural Control Committee to assist in reviewing and evaluating applications for improvements to homes, structures, and properties (lots) within the community in accordance with Guidelines. The ACC may make recommendations to the Board of Directors regarding changes to the Guidelines. The ACC will meet at least monthly to review applications for improvement. At a minimum, two (2) Members must be present to convene a meeting at which voting will occur. Copies of all applications, decisions, recommendations, appeals and meeting agenda will be kept by the Association, for a period not to exceed seven (7) years, from the date of approval or denial. No member shall receive compensation for any service rendered to the ACC.

Plans and specifications for any exterior change, addition, or improvement should be attached to the application. For room additions and sunrooms, applications must be accompanied by a detailed scale drawing or blueprint showing the three-

dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the improvement in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer, if applicable. Applications may be rejected for failure to provide any of these required items. The ACC reserves the right to require certified architectural and/or engineering drawings. All applications, additional information, or request for appeal shall be mailed or delivered to the Board of Directors, via the FPHA Deed Restriction Officer.

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### **ACC GUIDELINES - General**

The following are guidelines adopted by the Board of Directors and/or ACC to specify certain standards, requirements, and thought processes used in evaluating an application. These guidelines will be amended from time to time as the circumstances, conditions or opinions of the Board or ACC dictate. It should be noted that each application submitted to the ACC / Board is considered on its own merit

It should also be noted that ACC approval is required prior to the installation or construction of any exterior improvement or change. If an improvement or modification is made without ACC 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 homeowners obtain a current copy of the guidelines prior to planning a home improvement. This reduces the possibility of homeowners following obsolete guidelines in their home improvements, or starting a project which would not be in compliance with community guidelines and/or standards. Copies of the ACC Guidelines are available through the Association.

### **HOME MAINTENANCE AND USE**

#### **Generally - Prohibition of Offensive or Commercial Uses**

No activity which may become an annoyance or nuisance to the neighborhood or which shall in any way unreasonably interfere with the quiet enjoyment of each Owner of such Owner's lot or which shall degrade property values or distract from the aesthetic beauty of the Property shall be conducted thereon. No repair work, dismantling, or assembling of



boats, motor vehicles or other machinery shall be done in any driveway or adjoining street. No part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purposes.

## **EXTERIOR PAINTING**

All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.

All rotted and damaged wood must be replaced and any damaged brickwork repaired.

Painting: The existing exterior color of the main body or trim of a house, garage, or other improvement on a lot shall not be changed without prior written approval of the ACC. No attempt will be made to control painting activities in cases where the owner is repainting with the same color as existing color, if replacing an approved color.

Neutral tone colors were most often used when homes were constructed. In general, a neutral tone color should receive ACC approval. Other earth tone blend colors will be considered. The color of neighboring homes will be taken into consideration along with the respective brick features.

Applications to paint an area that has not been previously painted or to change the color must include at least two (2) color samples or paint chips and a photograph of the brick color. If, in the opinion of the ACC, the new color is compatible with both the individual home and the neighborhood, the color change will be granted.

Colors approved for accents including trim, shutters, doors, windows, storm doors and gutters of homes and garages must be neutral colors or earth blends that blend with the brick, or are compatible with the neighborhood. Accent colors are not intended to "outline" the structure and any color that does so will not be approved. If a structure is "outlined" before or after approval, the homeowner will be responsible for repainting the structure. Window shutters and garage doors shall be a single, solid color.

Every home should maintain a color scheme compatible with that which was on the home originally, that being a maximum of two (2) colors. The brick color of the residence and the color(s) of neighboring houses are considered when reviewing applications for paint color. Paint samples must be included with all applications. Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used.

## **ROOM ADDITIONS**

1. Exterior materials and colors should match the house as much as possible.
2. Detailed plans must be submitted to the ACC.
3. Building permits required by the municipality (city, county, etc.) must be submitted

with the ACC form if homeowner has already obtained. In some instances, the ACC will grant approval with the provision that a copy of the permits must be received by the ACC before construction begins.

On an individual basis, the size and shape will depend on architectural style and layout of the house, size of the Lot and how well the room addition integrates with the existing house. Roof of addition must integrate with the existing roof line so as to appear to have been part of the original house.

Any other improvement may be considered by the ACC with submitted Application which shall include the plans, sketches, drawings, specifications, illustrations, photographs, dimensions, and material samples to sufficiently describe the item in detail, including an accurate description as to the intended location of such item on the Lot.

## **ROOFING MATERIALS**

Roofs must be maintained in good repair with no missing or curling shingles.

Roofing materials may include composition shingles having a minimum warranty period of 25 years. Composition shingle roofs shall be comparable in color to weathered wood, charcoal black or driftwood shingles and comparable in surface textural appearance to wood shingles. The roof of each dwelling shall be covered with asphalt or composition type shingles equal to or better than a weight of 230 pounds per 100 square feet of roof area. Replacement roofing material should be the same as or as close as possible to the original roof color. Metal shingle roofs may be approved but R Panel roofs will not. Any other type roofing material and/or color may be permitted only at the sole discretion of the ACC, upon written request and approval. All roof stacks and flashings must be painted to match the approved roof color.

Emergency and Disaster Reaction: Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than 6 months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the ACC, provided the structure was in compliance with the Guidelines prior to the disaster.

Temporary protective action in the event of certain weather conditions, such as hurricane warning, will not require approval of the ACC. All such installations must be completely removed and the property restored to its original condition within 15 days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

## **RAIN GUTTERS**

All gutter trim and accent colors are to be in harmony with the primary color of the house. The color of the gutters must blend into the trim of the house. Rain gutters shall be properly maintained. Sagging or falling gutters are not allowed. Down spouts must be firmly attached



to the home. The ACC reserves the right and discretion to determine whether any gutter or related item is properly maintained.

## **GARAGE CONVERSIONS and DETACHED GARAGES**

No garage shall be permitted to be used or enclosed for living purposes, but must be maintained for storage of automobiles and other vehicles and related purposes. Garage doors must be well maintained, in good working order and repair, and shall not have broken, rotting, sagging or dented parts, missing window panes, etc. The ACC and/or Board of Directors will determine whether any particular item is considered "well maintained".

## **TEMPORARY STRUCTURES AND OUTBUILDINGS**

No structures of a temporary character, nor any recreational vehicle, mobile home, trailer, tent, shack, garage, barn, playhouse or other outbuilding shall be constructed, erected, altered, placed or permitted to remain on any lot at any time as a residence. Outbuildings or structures, whether temporary or permanent, used for accessory, playhouse, storage or other purposes shall be limited to eight feet in height and one hundred twenty (120) square feet in area and must be approved by the ACC.

1. An "outbuilding" is defined as any structure which is not attached to the main residence structure. This definition does not include bona-fide additions to the main residence or garages, but does include storage sheds and gazebos.

2. The ACC 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 ACC may approve small prefabricated metal storage buildings providing the color blends with the main residence and are not visible from the street.

C. Storage buildings should have a peaked roof, no higher than 8 feet (8') from the ground to the highest point and a maximum of ten feet by twelve feet (10'X12') of floor space. The structure must be kept a minimum of five feet (5') off the rear and three feet (3') off the side property lines. Distance from the side property line may be increased based on visibility from the street in front of the lot. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot. Such structures will be considered on a case by case basis.

Gazebos. For the purpose of these Guidelines, a gazebo shall be defined as a freestanding, open-framed structure with or without lattice-type walls, whose purpose shall not be for any type of storage. These typically are circular or octagonal shaped structures. All gazebos must have a permanent roof. The quality and color of the roofing shall match that of the main residence. Louvered or trellis-style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated

wood must be stained or painted to match the residence. No exterior portion of a gazebo shall be made of metal. A gazebo shall be located in the rear portion of the lot, but may not be located on a utility easement. Gazebos must also conform to the building front and side setback restrictions. No gazebo shall impede drainage from the lot or cause water to flow onto an adjacent lot. The eave height shall not exceed eight feet (8').

**Pools.** An application for the construction of a swimming pool, spa or Jacuzzi, collectively referred to as "pool", must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures and existing or proposed fences. The application shall also indicate the direction for construction access. No swimming pool shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot. All City ordinances and City guidelines shall be strictly adhered to by the owner. A copy of the City permit shall be presented to the ACC prior to commencement of construction.

#### **WINDOW AIR CONDITIONERS**

Window Units must not be visible from the street. No air conditioners shall be located in front of a residence. All others must be behind a privacy fence, so as not to be seen from neighboring lots or public or private streets.

#### **DRIVEWAYS and SIDEWALKS**

All sidewalks in the side yard must be no greater than 36" wide, and all of which must be properly maintained in good condition by the respective owner. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds. Applications for new sidewalks will be individually reviewed on a case by case basis.

No portion of any driveway shall be located closer than five feet (5') to any side property line. Driveway additions, extensions and/or modifications must be pre-approved, in writing, by the ACC, prior to the installation and/or construction of such driveway addition. All City ordinances and City guidelines shall be strictly adhered to by the owner. A copy of the City permit shall be presented to the ACC prior to commencement of construction.

The Owner of each Lot shall construct and/or maintain at his expense a driveway of not less than ten feet (10') in width from his garage to an abutting street, including the portion in the street easement, and he shall repair at his expense any damage to the street occasioned by connecting his driveway thereto. An application must be submitted for any driveway removal, addition or modification, which application shall include detailed plans, and municipal permits. All driveways or entry walks shall be of concrete, masonry or other hard surface material approved by the ACC. Asphalt driveways shall not be permitted.

## **FENCES, FENCE EXTENSIONS, FLAGS and MAILBOXES**

### **Fences:**

1. Fences and gates must be kept in good repair.
2. Considered by ACC on a case by case basis.
3. No higher than six feet six inches (6' 6") in height.

### **Mailboxes:**

1. Must be maintained and in good repair.

### **Freestanding Flagpoles:**

1. Require ACC approval, including:
  - A. A physical survey showing proposed location.
  - B. Material of the flagpole.
  - C. Not to exceed 20ft. in height.
2. Must be maintained in good condition or completely removed.
3. Must not be a noise nuisance to neighbors.

## **BASKETBALL GOALS**

1. No basketball goal of any type shall be installed without prior written consent of the ACC.
2. Reasonable steps should be taken to insure that adjoining property owners, area vehicular traffic, and area pedestrian traffic are not disturbed when the goal is in use. This includes:
  - A. Proper care to insure basketballs do not strike any adjoining structures, landscaping, or vehicles.
  - B. Not blocking ANY public sidewalks or walkways to the home.
3. The basketball pole, backboard, net, and base must be kept in good repair at all times. This includes proper installation and maintenance to prevent sagging or leaning.
4. If any part of the equipment or supporting mechanisms is removed, either the missing piece must be replaced to maintain the basketball goal, or the entire goal must be removed and the residence or ground area must be restored to its condition prior to installation.
5. Basketball goals should not be located any closer than 15' from the nearest street curb and must be positioned to confine play within the driveway of the subject lot.

Basketball goals are not allowed under any circumstances to be placed in the street, or against the curb, nor in any cul-de-sac.

#### **PORTABLE GOALS**

Portable basketball goals, when in use, must be kept on the driveway and not in the street or on sidewalks. Nothing may be placed on the basketball goal to weigh it down.

#### **SWINGS, PLAY STRUCTURES, PICNIC TABLES, and LAWN FURNITURE**

Swings shall be located in the back yard. For the purpose of these guidelines, a children's play structure shall mean any type of play set, climbing structure, play fort, slide or swing set and shall be restricted to the fenced portion of the lot. The play structure shall not exceed eight feet (8') in height. The ACC and/or the Board of Directors may consider an increased height, with submitted plans. Lawn or patio furniture, and picnic tables are not permitted in front yards or driveways. Benches or swings may be permitted with prior approval from the ACC. Plastic materials are prohibited.

A playhouse/fort/free standing playground must not have a roof higher than the maximum height of eight (8) feet. The structure must be kept esthetically pleasing, blend with the surroundings, and remain well maintained in appearance. Roofing materials for such structures must be approved by the ACC, and must be maintained and replaced when becoming tattered, worn or deteriorated.

#### **LOT MAINTENANCE**

The Owner of each Lot shall maintain the same, the entire lawn including front and back yard, and adjacent street right-of-way, and the improvements, sod, trees, hedges, and plantings thereon, in a neat and attractive condition. Such maintenance shall include regular mowing, edging of turf areas, weeding of plant beds, fertilizing, weed control and watering of the turf and landscape areas on each Lot. Diseased or dead plants or trees must be removed and replaced within ten (10) days. The Association shall have the right, after ten (10) days' notice to the Owner of any Lot, setting forth the action intended to be taken by the Association, provided at the end of such time such action has not already been taken by such owner (i) to mow or edge the grass thereon, (ii) to remove any debris therefrom, (iii) to trim or prune any tree, hedge, or planting that, in the opinion of the Association, by reason of its location or height, or in the manner in which it has been permitted to grow, is detrimental to the enjoyment of adjoining property or is unattractive in appearance, (iv) to repair any fence thereon that is out of repair, and (v) to do any and all things necessary or desirable in the opinion of the Association to place such property in a neat and attractive condition. The owner of such property at the time such work is performed by the Association shall be personally obligated to reimburse the Association for the cost of such work within ten (10) days after it is performed by the Association.



## **LANDSCAPING**

1. All lawn areas must be maintained with grass or other approved ground cover.
2. The Lot, consisting of front and back yards, must be mowed and reasonably maintained at a height not to exceed five inches (5").
3. Shrubs, hedges, and trees may not encroach on sidewalks or obstruct the view of street signs or vehicular/pedestrian traffic.
4. All flower beds must be free of overgrown weeds and grass.

The Owner of each Lot, as a minimum, shall sod the front of his Lot with grass, and shall at all times maintain such grass in a neat, clean and attractive condition, periodically re-sodding damaged areas of the lawn as they occur.

## **PATIO COVERS**

Patio covers should be constructed of materials which complement the main structure. If attached to the house, it must be integrated into the existing roof line (flush with the eaves) and if it is to be shingled, the shingles must match the roof. Arbors, sun shades, patio coverings and similar structures must be approved by the ACC and must be either less than eight (8') feet in height or permanently attached to and supported by the main structure along one full side of the new structure. Permanently attached shingled or open-air covers may not exceed the height of the fascia board of the home. The standard type, quality and color of materials used in construction of the patio cover must be harmonious with the standard type, quality, and color of materials used in construction of the main residence. Treated southern yellow pine or redwood must be painted to match that of the main residence. Structures over 500 square feet in coverage must be attached to and supported by the main residence in any case. No structures in excess of 25% of the main residence "footprint" square footage will be allowed.

## **EXTERIOR LIGHTING**

Additional exterior lighting should be of a wattage or lumen count which will not affect neighboring homes.

## **WINDOW TREATMENTS**

No aluminum foil, reflective film, paper, newspaper or similar treatment shall be placed on windows or glass doors at any time. Shades, shutters, curtains, blinds and all other window coverings visible from the street or a neighboring property must be of a neutral color, and shall be maintained in good condition at all times.



## **ANIMAL HUSBANDRY**

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets (not to exceed three total) provided they are not kept, bred or maintained for commercial purposes. The phrase "household pets" shall not include pigs, swine, horses, farm animals, chickens, fowl, or exotic animals. Notwithstanding the foregoing, no animals or fowl may be kept on the Property, which result in an annoyance or are obnoxious to residents in the vicinity. Animals are not permitted to roam the Property and must be controlled on a leash if they are outside a closed in fenced area of a lot. Dangerous and/or vicious animals, including but not limited to "pit bull" breeds, are prohibited. Any person who observes a dangerous animal should immediately report such animal to the City of La Porte Animal Control @ 281-471-3810.

## **SIGN GUIDELINES**

1. **Garage Sale Signs** - Garage sale signs may be placed within the neighborhood on the days the garage sale is open. Signs must be removed by dusk of the last day of the garage sale. Signs must NOT be placed on existing sign posts, light posts, fences or trees and must be free standing.
2. **Advertising Signs**- Advertising signs, other than garage sale signs, shall not be placed in yards. Signs which are required by pool and home improvement contracts shall only be allowed during the construction period.
3. **Political Signs**- Signs supporting political candidates may be placed in a yard and/or public view, must be freestanding and ground-mounted, can be placed no more than 90 days prior to the election and must be removed within 10 days after the election. Only one sign per candidate is permissible.

No sign, advertisement, billboard, or advertising structure of any kind shall be displayed to public view on any Lot except for one (1) sign on each Lot, which sign may not exceed six (6) square feet, (2'x3') for the purpose of advertising the Property for sale or rent.

## **YARD ART and ORNAMENTATION**

**Holiday Decorations:** Holiday decorations are permitted and will not require approval. Decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 15 days after the holiday for which they are intended. The ACC reserves the right to require the removal of decorations that either generate complaints or are deemed offensive.

**Planters, Urns, Flower Boxes and Hanging Baskets:** A reasonable number of planters, urns and/or flower boxes are permitted on the front porch and /or entrance walkway.

Homeowners are limited to no more than two sculptures and shall not exceed twelve (12) inches in height. Containers shall have a five-gallon maximum capacity of each container. Plastic containers are prohibited. None of the above-described items shall be kept or placed on any driveway, nor any other area in front of any garage door. Such embellishments should enhance the decorative harmony of the front yard. All planters must contain viable vegetation. No excessive number of items (more than two of the same kind) will be allowed.

### **CLUTTER**

There shall be no storage of clutter and debris in public view. Trash cans and Bar-B Que Pits must be stored out of public view. Any items that cause the public view of the home to appear disorderly may be considered clutter.

### **SOLAR SCREENS, AWNINGS and SUNSCREENS**

Solar screens are permitted with prior approval from the ACC. A homeowner must keep the solar screens compatible with the existing aesthetics of the home to be considered for approval. The frame finish must be bronze, white or aluminum to match the existing window frame. Screens may be either black, dark gray or dark brown. All windows on an elevation must be screened to be considered for approval except the transom and sidelights located at the front door. Awnings visible from a front or side street shall not be permitted. The ACC must approve awnings on the rear portion of a lot.

### **BURGLAR BARS**

The use and/or installation of burglar bars on the exterior of any window or door is prohibited.

### **ANTENNAS and SOLAR PANELS**

All exterior antennas, solar panels, satellite dish antennas and other such structures shall be installed on the back (rear) portion of the house, in such a manner as to be shielded from street view, to the extent possible. Solar Panels will be considered on an individual basis.

## **FINES PERTAINING TO VIOLATIONS**

Open storage or accumulation of trash, rubbish, garbage, debris, personal property, personal items, equipment, materials, excessive numbers of potted plant items, inoperable and/or inoperative automobiles, oversized vehicles, boats, trailers, camping units, campers, RV's, motorhomes, buses, trucks, equipment, machinery, and other such items is strictly prohibited, as indicated above.

All properties will be inspected at least twice during each calendar month, at which time all violations will be noted. Any item noted on two (2) or more inspections will result in written notification being forwarded to the property owner, whereby such owner will be requested to correct the violation(s) within a reasonable period of time as determined by the Board of Directors.

Following the initial deadline, as determined by the Board, in the event such violation is noted on the next regular inspection, those owners who have failed to correct the violation shall receive (another) written notification, wherein such owners will be requested to correct the violations within thirty (30) days of the date of such request, and wherein such owners shall be advised that failure to comply with the Association's request may result in such owner/property being referred to the Association's legal counsel for appropriate legal action. The imposition of a fine against such owner/property, in the amount of Fifty and No/100 Dollars (\$50.00) shall accompany such second letter, with additional (\$50.00) fines being assessed monthly, until such time that such owner has complied with the Association's request. Such notice shall also fully describe the violation which is the basis for the fine and state any amount due the Association from the owner, and inform the owner that such owner is entitled to a reasonable period to cure the violation and avoid the fine unless the owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months; and, shall inform the owner that said owner may request a hearing before the Board of Directors or a Committee appointed by the Board of Directors on or before the 30th day after the date the notice is placed in the mail for delivery.

FILED FOR RECORD

8:00:00 AM

Monday, September 30, 2019

*Diane Troutman*

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

Monday, September 30, 2019



*Diane Troutman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS