

**CLARIFYING RESOLUTIONS TO THE RESTRICTIONS, COVENANTS AND
CONDITIONS OF LAKE SHADOWS SUBDIVISION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This Clarifying Resolutions to the Restrictions, Covenants and Conditions of Lake Shadows Subdivision is hereby submitted for recording by the Lake Shadows Civic League, Inc., a Texas nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, S&M, Inc., filed that certain Restrictions, Covenants and Conditions of Lake Shadows Subdivision Sections One, Two and Three recorded under Instrument No. B472648 in the Official Public Record of Real Property of Harris County, Texas (the "CCR Sections One, Two and Three");

WHEREAS, S&M, Inc., filed that certain Restrictions, Covenants and Conditions of Lake Shadows Subdivision Section Four under Instrument No. D642501 in the Official Public Record of Real Property of Harris County, Texas (the "CCR Section Four");

WHEREAS, S&M, Inc., filed that certain Restrictions, Covenants and Conditions of Lake Shadows Subdivision Section Five under Instrument No. D937242 in the Official Public Record of Real Property of Harris County, Texas (the "CCR Section Five");

WHEREAS, Harris County Water Control and Improvement District No. 70, filed that certain Declaration of Covenants, Conditions and Restrictions for Lake Shadows Subdivision, Section Six under Instrument No. Z408840 in the Official Public Record of Real Property of Harris County, Texas (the "CCR Section Six");

WHEREAS, the CCR Sections One, Two and Three, CCR Section Four, CCR Section Five and CCR Section Six shall be collectively referred to as the "Declaration";

WHEREAS, Sections One, Two, Three, Four, Five and Six of the Lake Shadows Subdivision are all governed by the Association; and

WHEREAS, the Association, in an effort to resolve any ambiguities in the Declaration, submits these clarifying resolutions which were approved by the Board of Directors of the Association.

NOW THEREFORE, pursuant to the authority vested in the Association by the Bylaws, the Association has duly adopted the following clarifying resolutions. Any capitalized term not specifically defined herein shall have the meaning as provided for in the Restrictions.

1. TIME PERIOD FOR TEMPORARY PARKING/STORAGE. Regarding Article I, Section 8 of CCR Sections One, Two and Three, CCR Section Four and CCR Section Five, and Article IV, Section 7 of CCR Section 6, the time period for parking and/or storage as set forth therein shall not exceed a period of seventy-two (72) hours.

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2. FENCING. Regarding Article II, Section 2 of CCR Sections One, Two and Three, Section, CCR Section Four and CCR Section Five, and Article IV, Section 18 of CCR Section 6, hurricane fencing (chain link fencing), slats may not be used. Fence height shall be six feet (6') with one foot (1') wood rot board or six feet (6') chain link/rod iron for all lots except water front lots. For water-front lots, fence height of six feet (6') with two foot (2') wood rot board or six foot (6') chain link/rod iron.
3. DRIVEWAY EXTENSIONS. Regarding Article II, Section 28 of CCR Sections One, Two and Three, Article II, Section 23 of CCR Section Four, Article II, Section 19, CCR Section Five, and Article IV, Section 18 of CCR Section 27, driveways may be built on the lot no closer than three feet (3') from the property line of the lot. Such driveways shall be constructed of concrete and/or asphalt.

On the 10th day of July, 2023, at a duly-called meeting of the Board of Directors of the Association, with a quorum of directors present, the following business was conducted:

It was duly moved and seconded that the following Resolution be adopted:

BE IT RESOLVED that the Board hereby adopts the Clarifying Resolutions, a true and correct copy of which is set forth in this instrument;

The above Resolution was passed by a majority of those present and voting in accordance with the dedicatory instruments of the Association.

Executed this 22nd day of January, 2024.

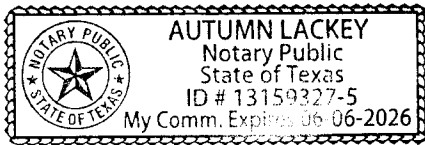
Lake Shadows Civic League, Inc.

By: *Rick Vega*
Rick Vega, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally Rick Vega, the President of Lake Shadows Civic League, Inc., a Texas non-profit corporation, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of January, 2024.



A. Lackey
Notary Public – State of Texas

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CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Lake Shadows Civic League, Inc, a Texas non-profit corporation (hereinafter the "Association");

That the foregoing Clarifying Resolutions were adopted by a majority of those Directors present and voting in accordance with the dedicatory instruments of the Association to become effective upon the date this document is recorded in the Official Public Records of Real Property of Harris County, Texas.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 24 day of January, 2024.

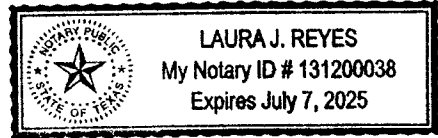
Brandy Stasney
_____, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, on this day personally appeared Brandy Stasney, the Secretary of Lake Shadows Civic League, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 24 day of January, 2024.

Laura J. Reyes
Notary Public – State of Texas



After Recording Please Return To:

Lake Shadows Civic League
P.O. Box 642
Crosby, TX 77532

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Pages 4
02/02/2024 09:31 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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