

STATE OF TEXAS {
COUNTY OF HARRIS {

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**ARCHITECTURAL STANDARDS AND GUIDELINES
FOR STRUCTURES AND IMPROVEMENTS IN
OLDE OAKS, SECTIONS ONE, TWO, THREE, FOUR
AND SIX AND WATERFORD PARK, SECTIONS ONE AND TWO**

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WHEREAS, Deed Restrictions have heretofore been filed for record for various Sections of Olde Oaks and Waterford Park as follows: Olde Oaks, Section One (1) being filed under County Clerk's Film Code Number 147-05-0431 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Two (2) being filed under County Clerk's Film Code Number 111-91-1450 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Three (3) being filed under County Clerk's Film Code Number 001-84-0990 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Four (4) being filed under County Clerk's Film Code Number 001-84-0990 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Six (6) being filed under County Clerk's Film Code Number 197-82-0346 of the Real Property Records of Harris County, Texas; and Waterford Park, Section One (1) and Waterford Park, Section Two (2), being replats of Olde Oaks, Section Five (5), and being filed under County Clerk's Film Code Number 512-39-1777 of the Real Property Records of Harris County, Texas;

WHEREAS, said Deed Restrictions created the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., which is a Texas non-profit corporation, as the governing body of the aforementioned Sections of Olde Oaks and Waterford Park. OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. is a property owners' association as that term is defined in Section 202.001 of Texas Property Code and the Deed Restrictions are a "dedicatory instrument" as that term is defined in Section 202.001 of the Texas Property Code.

WHEREAS, Section 204.010 (18) and Section 204.011 of the Texas Property Code vests the power and authority in the property owners' association and its Architectural Control Committee to establish and/or modify architectural guidelines for structures and improvements within aforementioned Sections and Lots of Olde Oaks and Waterford Park.

WHEREAS, in accordance with the power and authority vested in the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation and being the property owners' association for the aforementioned Sections of Olde Oaks and Waterford Park, the Board of Directors of the OLDE OAKS COMMUNITY IMPROVEMENT

ASSOCIATION, INC. has adopted and approved "Architectural Standards and Guidelines for Structures and Improvements" and authorized that same be filed in the Real Property Records of Harris County, Texas in order to provide notice of such architectural standards and guidelines to all current and future owners and/or any other party dealing with any property within the said Sections and/or Lots and other properties of Olde Oaks and Waterford Park.

NOW, THEREFORE, the Board of Directors does hereby publish and declare the following Architectural Standards and Guidelines for Structures and Improvements to be the criteria upon which plans will be approved or disapproved and shall be the governing criteria for the construction or erection of structures and/or improvements in Olde Oaks and Waterford Park. Said guidelines are as follows:

**Architectural Standards and Guidelines
for Structures and Improvements**

Section 1. Architectural Control In General.

1.01. General Provisions. No dwelling, garage, building, improvement, foundation, fountain, outdoor lighting, fence, wall, statuary, awning, deck, driveway, walkway, sidewalk, swimming pool, gazebo, satellite dish, or any other structures or other improvements shall be commenced, erected, placed, altered, or maintained upon any Lot until the construction plans and specifications and drawings showing the front elevation, the nature, kind, shape, height, materials, color scheme and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee.

1.02. Remodeling, Modifications or Additions. No remodeling, modifications or additions to existing buildings, structures and improvements shall be made on any Lot until the said construction plans and specifications, drawings and said plot or site plan have been approved in writing by the Architectural Control Committee.

1.03. Objectives of Committee. The Committee's objective is to prevent from being built in the Subdivision any unusual, radical, uncommon, unsightly, unattractive, curious, odd, extraordinary, bizarre, peculiar or irregular architectural designs or appearances and/or to prevent from being built in the Subdivision any structures, buildings, improvements or any other designs that may adversely affect property values in the Subdivision. The Committee's primary objective shall be to control and regulate architectural harmony in the Subdivision.

1.04. Factors Considered. The Committee will consider harmony of the exterior design and location in relation to

surrounding structures and topography as factors in determining whether to approve the application. In considering the harmony of external design between existing structures and improvements and the proposed structure or improvement to be constructed, erected or altered, the Architectural Control Committee shall consider, among other things, the general appearance of the proposed building, structure or improvement as that can be determined from front, rear and side elevations as shown or depicted on the submitted plans.

1.05. Deed Restrictions Controlling. Regardless of the contents of these Guidelines, the architectural control provisions contained in the restrictive covenants (the "Restrictions") shall be controlling and must be adhered to in all respects. All mandatory provisions of the Restrictions, including without limitation, minimum square footage of dwellings, percentage of brick and building setback line requirements, must be strictly adhered to, unless a prior written variance has been granted by the Architectural Control Committee.

Section 2. Submission of Application and Plans. The following guidelines are applicable to the submission, approval and denial of applications and plans in the Subdivision:

2.01. A.C.C. Application. A written A.C.C. application shall be required to be submitted to the Architectural Control Committee prior to the commencement of any construction or alteration of any improvements. The Board of Directors shall promulgate an application in such form as it deems appropriate and shall retain the right to modify or revise such application at any time. The Architectural Control Committee application must be completed in its entirety and mailed or delivered to the address indicated on the form. The application must state the date the project will be started and the anticipated date of completion of the project. In addition to the above, the Committee may require that the application contain the complete name and address of the person(s) or entity that will actually do the work. The application must be signed and dated by at least one of the owners of the property. The application and other information is available by contacting Chaparral Management Company. All applications and all approvals must be made in writing. The Architectural Control Committee will not respond to verbal requests for approvals and will not be bound by any alleged verbal approval.

2.02. Construction Plans. A copy of the construction plans and specifications, drawings and a plot or site plan, together with such information as may be deemed pertinent, shall be submitted to the Architectural Control Committee or its designated representative prior to the commencement of construction of any building, structure and/or improvement or

prior to the commencement of any remodeling, modifications or additions to existing improvements. The Architectural Control Committee may require the submission of such plans, specifications, and plot plans, together with such other documents as it deems appropriate, in such form and detail as it may elect at its sole discretion. The construction plan must accurately indicate the height and style of the improvement. All pertinent dimensions, including without limitation, the height, length, width, slope of roof, location of eaves, etc., must be shown on the construction plans. The Architectural Control Committee will require an architect's or artistic drawing showing the front, rear and side elevations of the structure. When such drawing is required, the approval granted shall incorporate such drawing into written approval and the structure must be built in strict conformity with such drawing. The Committee will also require the following to be submitted: (a) type of construction material to be used and (b) paint colors that will be used, with the exact name of the colors to be specified. The Committee may require that actual samples of the construction material and samples of the color paint be submitted to the Committee.

2.03. Plot Plan. The plot plan or site plan must accurately show and depict the appropriate setback lines and the relation of the proposed building, structure and/or improvement to such setback lines. All property lines, main and side streets, an outline of the home and the garage, all existing structures and other improvements situated on the Lot (including fences) and the proposed structure or other improvement must be clearly indicated on the Plot Plan. All other significant features on the property must be shown on the plot plan. The Committee may require a copy of the survey of the Lot so as to determine the location of the proposed building, structure and/or improvement in relation to the setback lines and in relation to existing building, structure and/or improvement already constructed on the Lot.

2.04. Approval Process. The Architectural Control Committee has thirty (30) days from the date of receipt by the Committee of the completed application and plans in which to respond to the request. If additional information or documents are required by the Committee, then the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) or alteration(s) should allow for the time required to complete the approval process.

2.05. Approval of Application. Any approval of the Architectural Control Committee must be in writing, and in granting such approval, the Committee may make that approval subject to or contingent upon compliance with any modifications in the plans, specification or drawings or upon other conditions required by the Committee, with such modifications or conditions to be specified in writing by the Committee. Any deviation from

the application, plans and specifications approved, even after construction has commenced, must be approved in writing by the Architectural Control Committee prior to commencement of any further work on or construction of the structure or other improvement.

2.06. Denial of Application. If an application is not approved, then the Architectural Control Committee will state in its letter the reasons for the denial of the approval and what type of changes, if any, would alter that decision. Unless the Committee makes the approval subject to modifications or conditions as set forth in Section 2.05, then a new application and plans would have to be submitted and the approval process would again be governed by this Section 2.

Section 3. Construction According to Approved Plans.

3.01. Construction in Accordance with Approval. If approval is granted, then all buildings and structures shall be built or remodeled, as the case may be, and all other improvements shall be constructed or made in strict accordance with the drawings and specifications as the same may have been finally approved, in writing, by the Architectural Control Committee. Any Owner receiving approval of any plans hereunder agrees to construct said addition, improvement or structure in strict accordance with the approved plans. Failure to so complete construction in strict accordance with the approved plans may result in the withdrawal of the Committee's approval.

3.02. Good, Workmanlike, Aesthetic and Timely Manner. All construction, repairs, modifications and/or improvements must be completed in a good, workmanlike and aesthetic manner, and must be completed within the time specified in the applicable A.C.C. approval.

Section 4. Variations. The Committee, with the approval of the Board of Directors, shall have the right, exercisable at its discretion, to grant variances to the architectural restrictions and guidelines in specific instances where the Committee, in good faith, deems that such variance does not adversely affect the architectural and environmental integrity of the Subdivision or the common scheme of development. Subject to the foregoing, the following guidelines shall be applicable to any variances:

4.01. Primary Consideration. A variance may only be granted when unique circumstance dictates, such as topography, natural obstructions, hardship, or aesthetic or environmental considerations.

4.02. Variance Must be in Writing and Recorded. No variance shall be effective unless in writing signed by a majority of the Committee. Any and all variances granted by the

Committee shall be in writing, addressed to the Owner requesting the variance, describing the applicable restrictions to which the variance is granted, listing conditions imposed on the granted variance and listing specific reasons for granting of the variance. The granting of any variance relating to setback lines shall be recorded in the Real Property Records of the County Clerk's Office. Any other variance deemed appropriate by the Committee to be recorded may, in the discretion of the Board of Directors, be recorded in the Real Property Records of the County Clerk's Office.

4.03. Variance Must be Consistent With Restrictions and Guidelines. In granting a variance, the Committee shall be governed by the express and specific provisions of the restrictions and covenants contained in the Deed Restrictions and these guidelines. No variance shall be contrary to the restrictions and covenants set forth in the Deed Restrictions. The Deed Restrictions must either state that the Committee has the power to grant variance or deviations as to the specific matter or such power must be reasonably inferable from the particular restrictions involved.

4.04. No Estoppel to be Inferred. The granting of a variance shall not estop the Committee from denying a similar variance in other circumstances. The Committee shall not be obligated to grant a similar variance as a result of granting the same or similar variance in the past.

4.05. Denial of Variance Presumed. Failure by the Committee to respond within thirty (30) days to a request for a variance shall operate as a denial of the variance.

Section 5. Outline of Additional Minimum Acceptable Construction Standards.

5.01. General Provisions Relating to Minimum Acceptable Construction Standards. The Architectural Control Committee may, from time to time, promulgate an outline of additional minimum acceptable construction standards; provided, however, that such outline shall have been approved by the Board of Directors of the Association. Such outline of additional minimum acceptable construction standards shall be binding upon the Committee and the Owners of Lots until such time as said outline of additional minimum acceptable construction standards is revoked or modified by subsequent action of the Board of Directors of the Association.

5.02. Recording and Notice of Standards. Such outline of additional minimum acceptable construction standards may be recorded, but shall not be required to be recorded, in the Real Property Records of the County Clerk's Office. Notice of such outline of additional minimum acceptable construction standards

shall be provided to the Owners of Lots in the Subdivision; however, the failure to provide such Notice shall not invalidate or impair the effect of such outline of additional minimum acceptable construction standards.

Section 6. Commencement and Completion of Construction.

6.01. Time for Completion. Without the prior written approval of the Board of Directors, no building material of any kind or character shall be placed or stored on any Lot more than thirty (30) days before the construction of a structure or improvements is commenced.

6.02. Storing of Building Materials. New building materials used in the construction of structures and improvements erected upon any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses, without undue delay, until the completion of the improvements, after which time these materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot.

6.03. Due Diligence in Completion Required. After commencement of construction on any structures or improvements on the Lots, the work thereon shall be pursued to completion diligently, to the end that the structures or improvements shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof. For good cause, the Architectural Control Committee may extend the time for completion of exterior or interior construction.

Section 7. Quality and Type of Construction and Construction Materials. The following guidelines are applicable to the construction and reconstruction of dwellings in the Subdivision:

7.01. Construction Requirements. Unless otherwise approved in writing by the Architectural Control Committee, all exterior first floor walls on the front elevations (exclusive of windows, doors, garage doors, and entry areas) shall be erected or constructed with a one hundred percent (100%) brick, brick veneer, stone or an equivalent masonry veneer. Unless otherwise approved in writing by the Architectural Control Committee, the construction of any residential structures shall require the use of not less than fifty percent (50%) brick, brick veneer, stone or an equivalent masonry construction on the entire exterior wall area (exclusive of windows, doors, garage doors, and entry areas). In computing the above percentage, roof areas, gables and window and door openings shall be excluded, but attached garages, porches and other structures constituting part of the residency shall be included.

7.02. Definition of Masonry. For purposes of the Guidelines and in interpreting the provisions of the Deed Restrictions, masonry includes brick, brick veneer, stone, stone veneer, stucco and all materials commonly referred to in the Houston, Texas, building industry as masonry, but shall not include asbestos shingles or other similar fireproof boarding and shall not include plaster and other trowel applied material. Stone veneer must complement the style of the architecture employed and must conform to the color scheme of the immediate neighborhood.

7.03. Guidelines to be Used in Interpreting Certain Provisions of the Deed Restrictions. For purposes of the Guidelines and in interpreting the provisions of the Deed Restrictions, eaves, steps and open porches shall not be considered as part of the dwelling or building; provided, however, that the foregoing shall not be construed to permit any portion of a dwelling or building on any Lot to encroach upon another Lot or to extend beyond the building setback line. An overhang of building shall be permitted so long as such overhang does not extend out more than three feet (3') from the slab or foundation. For purposes of the Guidelines, the front Lot line of each corner Lot shall coincide with and shall be deemed to be the property line having the smallest or shortest dimension abutting a street.

7.04. Foundations. All residential structures shall be constructed on a concrete slab. The minimum top slab elevation for any residence shall be the minimum slab elevation required for a building permit issued by the appropriate governmental agency, in compliance with the Federal Flood Insurance regulations. Not more than one foot (1') of vertical surface of any slabs of any dwelling and/or garage shall be exposed to view from any public street or adjacent Lots. Any slab in excess of one foot (1') in height above finished grade shall have at least that excess in height covered with the siding or masonry used in constructing the dwelling and/or garage.

Section 8. Room Additions, Porches, Greenhouses and Outbuildings. The following guidelines shall be applicable to room additions, porches, greenhouses and outbuildings:

8.01. Room Additions, Porches and Other Additions. Room additions, porches, and like additions must conform to the site location requirements, observing easements, building lines and setback lines as provided in the Deed Restrictions and must be constructed of materials consistent in architectural appearance and quality of construction with the main residential structure. The design of the room additions, porches, and like additions must correspond to the architectural design of the main residential structure. The Architectural Control Committee will require detailed architectural and construction plans for room

additions, porches and other additions. Approval will be granted on a case by case basis. Consideration will be given to size and shape of the proposed addition, architectural style, layout of home, size of Lot and how well the room addition integrates with the existing home. Addition of a storage area will not qualify as a bona fide room addition and will generally not be permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for room addition. The roof of any addition must integrate with the existing roof line so as to appear to have been part of the original home. A request for room addition may be denied for any reason, such as lack of structural integrity or architectural suitability. Building permits as required by the municipality (city, county, etc.) must be submitted with the application.

8.02. Outbuilding. An outbuilding is defined as any structure which is not attached to the main structure. This definition does not include bona fide additions to the main residence or the garages, but does include storage sheds, gazebos, greenhouses, playhouses/forts, and similar structures. One outbuilding shall be permitted on a Lot or a composite building site provided, however, that the outbuilding: (1) is situated in the rear yard, (2) the rear yard is enclosed with a fence at least six (6) feet high, (3) concealed from the view of the front street, to the greatest extent possible, and (4) the plans for the same are approved in writing in advance by the Architectural Control Committee. Said outbuildings shall be limited to a maximum of six (6) feet in height (exclusive of the roof), to a maximum of eight feet (8') in height (inclusive of the roof), to a maximum of one hundred twenty square feet (120 sq. ft.) of floor space and shall correspond in architecture, style, color and materials to the dwelling to which it is appurtenant. The colors of paint should match or blend with the predominant exterior colors of the main residential structure. Plywood may not be used as siding. Material designed to be used for exterior siding should be used as siding. The structure shall have a peaked roof. A maximum of 10' by 12' of floor space is recommended. The structure must be kept a minimum of ten feet (10') off the rear property line and five feet (5') from the side property line. The Architectural Control Committee may approve small prefabricated metal storage buildings provided the color blends with the main residence. Applications for greenhouses will be considered on a case by case basis. Applications for gazebos will be considered on a case by case basis.

8.03. Patio Covers. Patio covers should be constructed of materials that blend with and complement the main residential structure. Patio covers made of aluminum may be approved provided that are of an approved color. Unfinished aluminum will not be approved. All metal must be painted in an approved color. If attached to the house, the patio cover must be integrated into

the existing roof line (flush with the eaves). If the cover is to be shingles, then the shingles must match the color and material of the shingles on the roof of the house. Entire patio cover and posts must be trimmed out to match the house. Support structures using wood as frame material must be painted to match the house paint color if untreated wood is used. If treated wood is used as frame material, it may be allowed to go unpainted or not stained. Pipes are not allowed to be used in the construction. An unpainted frame will not be allowed if the cover has a shingled roof.

Section 9. Garages. The following guidelines are applicable to garages and porte-cochere type structures:

9.01. Type of Siding. Detached garages may have wood siding, Hardi Plank or vinyl siding of a type and design approved by the Architectural Control Committee. If material other than wood siding, Hardi Plank or vinyl siding is used for the exterior wall of the garage structure, then the material must be approved, in writing, by the Architectural Control Committee.

9.02. Carports Prohibited. Metal type and prefabricated carport will not be approved and will not be permitted under any circumstances. Carports with tin or metal roofs will not be permitted. Free-standing carport structures will not be approved or permitted.

9.03. Enclosures of Garages Prohibited. Any enclosure of the garage which prevents its use for, primarily, the parking of automobiles or vehicles will not be approved and is specifically prohibited.

9.04. Garage Doors. All garages shall have a custom metal panel garage door or a wood garage door with a paneled design and shall be harmonious in quality and color with the exterior of the garage.

9.05. Porte-cochere Structures. Porte-cocheres and porte-cochere type structures must be approved as to location, size, type of material and design by the Architectural Control Committee prior to the construction of same. The porte-cochere must correspond in style, architecture and type of material to the main structure to which it is appurtenant. Approval will be denied unless the porte-cochere or porte-cochere type structure is shown to be an integral part of the dwelling and is constructed using the same design, color and materials as the main residential structure. The architectural style, pitch, slope and ridge of the porte-cochere must be the same as the garage to which it is attached. The roof of any porte-cochere type garage structure must be composed of the same material as the roof of the house and garage, unless prior written approval for use of another material is obtained from the Architectural

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Control Committee. The columns supporting the structure must be made of the same brick or equivalent masonry material as the main dwelling. The type and color of the material on the supporting columns must have Architectural Control Committee approval. The structure must be of the same width as the existing garage. Such width shall include the eaves of the proposed structure. The Committee will not grant approval to increase the width of the driveway under any circumstances. The length of the proposed structure may not exceed the length of the existing garage. All such porte-cochere structures must strictly comply with the set back line requirements as stated in the Deed Restrictions for the particular Section of the Subdivision in which said structure is proposed to be built. Porte-cochere structures will generally not be permitted on corner lots. The Architectural Control Committee may permit porte-cochere type garage structures on corner lots in those situations in which the driveway for the existing garage connects to the front street rather than to the side street and in which the existing garage is situated on the opposite side of the dwelling from the side street. The Architectural Control Committee shall have sole and absolute authority to determine whether a porte-cochere type garage structure may be constructed on a corner lot under the provisions of this Section 9.05.

Section 10. Roofs and Roofing Materials. Re-roofing of the complete roof of the house, garage and breezeway using the same color and type of shingles does not require Architectural Control Committee approval, provided that no other changes in the appearance of the roof are made. Minor repairs, such as patching of the roof with new shingles, will not require Architectural Control Committee approval provided that the shingle color is the same as the existing color and provided that the existing shingle color has not faded or otherwise changed so that matching of the color is no longer reasonable possible. Otherwise, the following guidelines are applicable to the roofs and roofing materials of dwellings and garages in the Subdivision:

10.01. Type of Roofing Material. The roof of the dwelling, garage and breezeway must be covered with external roofing material which shall be (i) asphalt or composition roofing in earth tones colors, not less than 240 lb. per square foot or heavier weight, (ii) crushed marble, slag or pea gravel set in a built up style roof or roof surface not visible from the fronting street, (iii) concrete or clay tile, or (iv) slate, cooper, fiberglass, sheet metal, or aluminum shingles. The type of roofing material shall be asphalt or composition roofing shingles of a grade having a minimum life of twenty-five (25) years.

10.02. Color of Roofing Material. All external roofing material must be in earth tone colors. The color of roofing material to be used must be approved in writing by the

Architectural Control Committee prior to the installing of the roofing materials. The Architectural Control Committee shall have the right to establish, from time to time, specific requirements for color of roofing materials that may be utilized for any dwelling or garage.

10.03. Projections from the Roof. All vents, roof stacks, flashing and other projections from the roof must be painted to match the color of the roofing material.

10.04. Chimneys. All fireplace flues, smoke stacks and spark arrestors shall be completely enclosed and concealed from public view in finished chimneys of materials architecturally compatible with the principal finish material of the exterior walls of the residential structure or may otherwise be approved in writing by the Architectural Control Committee.

10.05. Flashings, Valleys and Vents. Metal flashings, valleys and vents installed on a dwelling and/or garage shall be not be painted unless expressly approved in writing by the Architectural Control Committee and, if such approval is granted, then the paint color shall blend with the color of the exterior materials to which they are adhered or attached.

10.06. Roof Ventilators. All roof ventilators (other than ridge ventilators) and including roof vents, utility penetrations or other roof protrusions shall be located to the rear of the roof ridge line and/or gable of any structure and shall not extend above the highest point of such structure so as not to be visible from any public street. The Architectural Control Committee shall have the right to approve exceptions to the foregoing in cases where energy conservation and heating and cooling efficiency require ventilators that, because of a particular roof design, cannot be hidden from public view.

10.07. Gutters and Downspouts. Gutters and downspouts, if used, should be strategically placed to minimize their visibility to the front street. Placement of gutters and downspouts on front elevations shall be avoided as much as possible, but may be used to avoid water runoff at front entrances. Gutters and downspouts must match, or be very similar, to the color of the surface to which they are attached.

10.08. Solar Collectors and Panels. No solar collectors shall be installed without the prior written approval of the Architectural Control Committee. Such installation shall be in harmony with the design of the dwelling. Solar collectors shall be installed in a location not visible from the public street toward which the residency faces. All roof-mounted solar panels and alternate energy installations must be approved in writing by the Architectural Control Committee.

10.09. Wind Turbines. Wind Turbines must be mounted in the rear portion of the roof so that they are not visible from the front or above the roof line. The wind turbines must either be a color which will blend with the shingle color or must be painted to match the shingle color or must be unfinished aluminum.

Section 11. Painting and Paint Colors. The Architectural Control Committee shall have sole discretion to determine the color scheme for any painting and/or repainting of dwellings, garages, improvements and structures with the Committee to give highest consideration to a color scheme that is harmonious with the existing color scheme on the Lot and adjoining properties. The color of the other subdivision homes will be taken into consideration, along with the applicant's house brick features. The Architectural Control Committee will require samples of the colors to be used for the painting or repainting. In the application to be submitted to the Committee, the application submitted to the Committee must state the exact name of the color to be used and must contain a complete description of the structures (or portions thereof) that are to be painted and/or repainted. In addition to the foregoing, the following guidelines are applicable to the painting of dwellings, garages and other structures in the Subdivision:

11.01. Approval of Paint Colors and Stains Required. Repainting of the house with the same color of paint and in the same color scheme shall require Architectural Control Committee approval. Otherwise, the color of paint and the color scheme used for the exterior color scheme of the dwelling, garage and any other structures must be approved, in writing, by the Architectural Control Committee. Exterior paints and stains for dwelling and garage shall be selected to complement or harmonize with the colors of the other materials with which they are used. The colors of paint should match and blend with the predominant colors of the dwelling. The color of the applicant's brick and roofing material, along with the colors of neighboring homes, will be taken into consideration when reviewing the application.

11.02. Acceptable Colors. The color of paint used for the exterior of the dwelling and garage (including the wood siding, stucco and trim) shall generally stay within the earth tone family (i.e., brown, tan, beige or gray) and primary colors such as reds, blues, yellows or greens are not generally acceptable. Soft and muted earth tone pastel colors and white are acceptable. Iridescent colors or tones considered to be brilliant are not permissible. For the purposes of this paragraph, "brilliant" is construed to mean a color that is not in harmony with the paint colors of the dwellings throughout the Subdivision. A predominant exterior color and an exterior trim color may be approved. The A.C.C. application must delineate the location(s) of the predominant and trim paint color proposed to be used. The

variety and number of different exterior colors on each house shall be held to a maximum of three, not inclusive of the brick or front door color.

11.03. Minimum Coats of Paint Required. All painted improvements and other permitted painted structures shall have at least two coats of paint.

11.04. Painting or Staining of Doors. All doors must be properly stained or painted, and thereafter properly maintained. The front door may be stained, may be a natural wood color or may be painted the same color as the house trim, unless otherwise approved, in writing, by the Architectural Control Committee.

Section 12. Mailboxes.

12.01. Mailboxes in General. When a residential dwelling is constructed, a brick, stone or other similar material mailbox shall be built consistent with the architecture of the dwelling and in accordance with plans approved by the Architectural Control Committee. The style, the size, the height, the type of building material and the location of mailboxes (including an existing mailbox which is to be replaced) shall be subject to approval by the Architectural Control Committee.

12.02. Street Address Signs, House Numbers and Name Identifications. The mailbox shall include a street address plaque to be designed for the Subdivision so that all street address plaques shall be harmonious in type, material and appearance. Mailboxes, street address signs, house numbers and name identifications used in the Subdivision must be harmonious with the overall character and aesthetics of the Subdivision and the decision of the Architectural Control Committee that any such matter is not harmonious shall be final. The provisions with respect to mailboxes shall not apply when cluster box units are required by the United States Postal Service.

Section 13. Air Conditioning. No window, roof or wall-type air conditioner shall be permitted to be used, erected, placed or maintained in or on any building or other structure which is visible to any street or adjoining property.

Section 14. Walls, Fences and Protective Screening. No fence, wall or other protective screening may be constructed, erected, placed, altered, or maintained upon any Lot and no changes or alteration may be made to any such fence, wall or other protective screening until the construction plans and specifications and drawings showing the elevation, shape, height, type of building materials, color scheme and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee. Subject to the foregoing, the following specific guidelines shall govern fences, walls,

hedges and pergolas on any Lots in the Subdivision:

14.01. Height of Fences and Walls. No fence, wall or hedge in excess of two feet (2') in height shall be constructed, erected or maintained nearer to the front lot line than the front walls of the dwelling existing on such Lot or composite building site. The Architectural Control Committee shall, in its sole and absolute discretion, make the determination as to whether a portion of the fence, wall or hedge is forward of the front walls of the dwelling existing on such Lot or composite building site. Any fence or wall of two feet (2') or less to be constructed or erected nearer to the front lot line than the front walls of the dwelling existing on such Lot must be approved, in writing, by the Architectural Control Committee. No side or rear fence, wall or hedge shall be more than seven feet (7') in height, with the exception of brick posts, which shall be allowed to a maximum of seven feet six inches (7' 6"). The heights or elevations of any wall or fence shall be measured from ground level perpendicularly to the top of the fence. All constituent components of the fence structure, including, but not limited to, any vertical posts or columns, rot boards and any and all decorative and/or ornamental features (such as lattice work and lattice panel headers, other types of panel headers, horizontal rails or borders and pickets), shall be included in determining the permitted height of any wall or fence. The portion of any wood fence visible from the street may have a top cap and, in the discretion of the Committee, the top cap may be excluded in determining the height of the fence. The decision by the Architectural Control Committee as to whether any portion of the fence is a constituent part of the fence structure shall be final.

14.02. Location of Fences and Walls. In no event shall any fence, wall, hedge, pergola, or other attached or detached structure be constructed, erected, placed, maintained or permitted to remain on any part of any Lot forward of the front setback lines or forward of the side setback line on any corner Lot on the side facing the street. Fences may be constructed on the side and rear setback lines. To the greatest extent possible, on the portions of the Lot that the fence may be situated, the fence must be constructed or erected on the side and rear lot lines within a maximum distance from the beginning point of the fence and the lot line not to exceed one foot (1') at any point. Significant deviations from the property line will not be permitted. Generally, dual fences on adjoining properties will not be permitted. The Committee will not approve any construction plans for fences in which there are any appreciable distances between separate fences (dual fences) on adjoining properties, whether on Lots adjoining on the side or the rear, or for which there is a safety concern. The Architectural Control Committee shall have authority to require that fences on adjoining Lots be consistent as to location, height and type of material so as to prevent unsightly irregularities. The

Architectural Control Committee shall have the sole discretion to determine whether there is a significant deviation from the property line and/or whether there is an appreciable distance between dual fences. Subject to the provisions of Section 14.01, no fence, wall or other protective screening shall be constructed or erected or maintained nearer to the front lot line than the front walls of the dwelling existing on such Lot, unless the wall is an integral part of the main residential structure and was approved, in writing, by the Architectural Control Committee as part of the original construction. No split rail fences or decorative fencing will be permitted in the front yard. No fence or wall shall be constructed or maintained in such manner as to obstruct sight lines for vehicular traffic. The decision by the Architectural Control Committee as to whether the fence or wall may tend to constitute such obstruction shall be final.

14.03. Type of Construction. All fences shall be of the design, color and type of materials which are architecturally compatible and in keeping with the general decor of the subdivision. All fences shall be of the design, color and type of materials which are architecturally compatible and in keeping with the general decor of the subdivision. The Committee may consider the type of fences on adjoining properties in making a decision on whether to approve the type of fence being submitted. Unless otherwise approved in writing by the Architectural Control Committee, fences and walls must be constructed of ornamental iron, wood or masonry construction. Wood fences must be constructed of cedar or treated wood. No fence or wall constructed of chain link or other form of metal, wire or wire mesh shall be erected on any Lot, unless completely enclosed inside wood fencing or other approved fencing and unless such fence is lower in height than the outside fence. Materials that shall not be acceptable for either the gate or the fence are wire-bound wood picket, sheet or expanded metal, fiberglass, rope, bamboo or unfinished cinder block. Wrought iron fences shall be permitted provided that the design, color and type of material of such fence is approved by the Architectural Control Committee prior to its construction or installation. Any painting, staining, or varnishing of any fence must be approved by the Architectural Control Committee, but such approval will generally be denied. Clear weatherproofing is allowed.

14.05. Manner of Construction. Wood fences visible from any street shall be constructed in such a manner that smooth faced pickets will be visible from the street and horizontal rails and vertical posts face into the rear or side yard. Said wood fences shall be constructed so that there are no gaps larger than one-half (1/2") inch between the boards constituting said fence.

14.06. Repair of Fences. Replacement or repair of fences must be made with similar material and construction details as

used in the original fence. Repair of fences shall not require Architectural Control Committee approval provided that the material being used is the same type of building material and the repair does not result in an appearance that is substantially different than the appearance of the fence immediately prior to the time that the repair became necessary.

14.07. Gates. If the gate or gates are to be constructed of a different material than the fence, then the gate or gates shall be regarded as a separate improvement, subject to the prior written approval of the Architectural Control Committee. Prior to its construction, erection or installation, the architectural plans and drawings for the gate or gate structure must be submitted to and approved, in writing, by the said Architectural Control Committee. The plans and drawings must accurately depict the visual appearance of the gate or gate structure, must accurately show the height of the gate or gate structure as measured from the driveway or the ground (as the case may be), must accurately show the width of the gate or gate structure and must accurately describe the type of building material for the gate or gate structure. The maximum height of the gate or gate structure, when measured at the highest point of the gate or gate structure, shall be no more than eight feet (8') for a driveway gate and no more than seven feet (7') for a side or rear gate. The height or elevation of any gate or gate structure shall be measured from the ground level perpendicularly to the top of the gate or gate structure. The building materials used in the construction, erection or installation of the gate or gates shall be of a design, type and color which are architecturally compatible with the fence and are in keeping with the general decor of the neighborhood.

Section 15. Outdoor Swimming Pools, Hot Tubs, Spas, Decking and Gazebos. The design and location of outdoor swimming pools, hot tubs, spas, decking (over six feet in height), and gazebos must be approved, prior to installation and/or construction, by the Architectural Control Committee, and such pools, etc., must be securely fenced. Subject to the foregoing, the following specific guidelines shall govern outdoor swimming pools, hot tubs, spas, decking on any Lots in the Subdivision:

15.01. Location. Outdoor swimming pools, hot tubs, spas, and gazebos must be situated in the rear yard and the rear yard shall be enclosed with a fence at least six (6) feet high. No outdoor swimming pool, hot tub, spa, decking or gazebo may be built or maintained within any building setback line of a Lot. Outdoor swimming pools, hot tubs, spas, decking and gazebos shall not be constructed in such a manner or at such location so as to infringe upon or interfere with any utility easements. If the utility companies involved with the utility easement have granted their written consent to any such encroachment, then the Architectural Control Committee may take that written consent

into consideration, but shall not be bound thereby, in determining whether to permit the encroachment. All such written consents must be received prior to any approval being granted.

15.02. Above Ground Swimming Pools Prohibited. No above ground swimming pools will be allowed. The Architectural Control Committee, in its sole discretion, shall have the power to determine whether any swimming pool is regarded as an above ground swimming pool; provided that any pool in which the water content is more than one foot (1') above ground level.

15.03. Compliance with Laws. All such outdoor swimming pools, hot tubs and/or spas must be constructed or installed so as to comply with all public laws and ordinances.

15.04. Proper Maintenance. Swimming pools, hot tubs and/or spas must be maintained so as not to create a breeding place for mosquitoes and other insects and/or so as not to create an obnoxious odor and/or so as not, in any other manner, to become a nuisance. All outdoor swimming pools, hot tubs, spas, decking and gazebos shall be maintained in a healthful, safe and sanitary condition. The bacteria content of the water in any pool, spa or hot tub shall not be allowed to exceed the safe limits as prescribed by established standards of the Texas Department of Health.

15.05. Decks. Decks may not encroach into utility easement unless the utility companies involved have granted their written consent to such encroachment. Decks shall be located on the Lot in such manner and in such location that the decks will not affect the drainage of the Lot or neighboring Lots. The maximum height of any deck shall be determined by the Architectural Control Committee. The paint color on untreated wood must match or complement the exterior color of the house. Natural pressure treated wood, such as cedar, fir, pine or redwood may be used. Decks may only be constructed or installed behind a perimeter fence and should not be visible from any street, to the greatest extent possible.

Section 16. Landscaping.

16.01. Sodding of Yards. All front and side yards on all Lots must be sodded within three (3) months after occupancy of the house. Side yards on corner lots must be sodded the full length of the property adjacent to the street. After such initial sodding, all yards must be maintained with grass and landscaping in a neat and well mown condition.

16.02. Landscaping. The Board of Directors of the Association shall have the absolute right, in its sole discretion, to determine whether any landscaping is inappropriate or unsuitable and/or whether the landscaping is being kept or

maintained in an unkempt, untidy, unattractive or offensive manner or condition.

16.03. Trellises, Window Boxes, Arbors, Permanent Brick Borders and Landscape Timbers. Trellises, window boxes, arbors, and permanent brick borders must be approved, in writing, by the Architectural Control Committee. Landscape timber and bricks without mortar shall not have to be approved, in writing, by the Architectural Control Committee, unless such landscape timber and bricks extend a height of two (2') feet.

Section 17. Decorative Appurtenances. No decorative appurtenances, structures or improvements, such as sculptures, front yard lamps, birdhouses, birdbaths, wishing wells, other types of wells, ponds, fountains or other decorative embellishments shall be installed on front lawns or any other location visible from any street, unless such specific decorative appurtenances, structures, improvements or items have been approved in writing by the Architectural Control Committee. The Committee may take the size, color, type, location, decor, harmony with the overall character and aesthetics of the Subdivision, compatibility of the decorative appurtenances on the Lot, general appearance and number of any such decorative appurtenances, structures or improvements into consideration in determining whether to approve any such decorative appurtenances, structures or improvements and the decision of the Architectural Control Committee that any such matter shall be final.

Section 18. Recreational and Playground Equipment. No recreational equipment or structure, such as, without limitation, trampolines, tether poles, play nets and swing sets, shall be erected or maintained on any Lot in a location that is visible from the front of said Lot or from a street abutting the Lot.

Section 19. Certain Types of Satellite Dishes. The following specific guidelines shall govern satellite dishes on any Lots in the Subdivision:

19.01. DBS and MDS Satellite Dishes Less Than One Meter in Diameter. To the extent permitted by the Telecommunications Act of 1996 and the Federal Communication Commissions Regulations of October 25, 1996, as amended effective January 4, 1999, January 22, 1999 and February 16, 1999, Direct Broadcast Satellite (DBS satellite dishes) and Multipoint Distribution Service (MDS) shall be allowed provided that such satellite dishes are one meter (39.4 inches) or less in diameter. Subject to the "Notification Process" contained in Section 19.06, the property owners, tenants or residents may install such permitted satellite dishes according to the rules and guidelines set forth in this Section 19, provided that such rules and guidelines shall not operate to impair, prevent or preclude the homeowner from receiving an acceptable-quality signal from the direct broadcast satellite or

the Multipoint Distribution Service provider, that such rules and guidelines do not unreasonably increase the cost of such service or of the installation, maintenance or use of the permitted satellite dish and that such rules and guidelines do not unreasonably delay the homeowner from installing the permitted satellite dish.

19.02. Location and Height of Such Permitted Satellite Dishes. The following guidelines shall be applicable as to the height and location of such permitted satellite dishes:

- (1) Where acceptable-quality signals may be received from different locations and/or heights, then such permitted satellite dish shall be situated at the location and height that is most unobtrusive, to the maximum extent possible, when viewed from adjoining properties, from the front street and/or from the adjacent side street (in the case of corner Lots). If the permitted satellite dish can receive acceptable-quality signals from more than one location, then the permitted satellite dish must be located in the least visible preferred location. The permitted satellite dish shall neither be larger than nor be installed higher than is absolutely necessary for reception of an acceptable-quality signal.
- (2) The location of such permitted satellite dish shall be generally restricted to the rear of the residential structure, to the extent feasible, so as not to be visible from the street, provided that such placement does not impair, prevent or preclude the homeowner from receiving an acceptable-quality signal.
- (3) If it is not feasible to restrict such permitted satellite dish to the rear of the residential structure, then the permitted satellite dish shall be attached to the house in such manner as to be hidden from sight, to the extent feasible, when viewed from the front of the Lot, provided that such placement does not impair, prevent or preclude the homeowner from receiving an acceptable-quality signal and does not unreasonably increase the cost of such service.
- (4) For safety requirements, the permitted satellite dish shall be attached in such a manner that the permitted satellite dish will be secure in a high wind.
- (5) Unless the Federal Communication Commission specifically rules otherwise, only one such permitted satellite dish shall be permitted for each Lot. For the purposes of these guidelines, contiguous Lots or fractions of Lots owned by the property owner shall be considered as one Lot.

19.03. Masts and Poles Connected to Permitted Satellite Dishes. If the permitted satellite dish is attached to or installed on a mast, a pole or similar type object or device, such mast, pole or similar type object or device shall be no higher than the height required to receive an acceptable-quality signal. The mast or pole must be painted an appropriate color to match its surroundings.

19.04. Television Broadcast Antennas. Television Broadcast Antennas must be installed, whenever possible, inside the home so as not to be visible from the outside of the home. If it is conclusively established by the property owner that the installation of the Television Broadcast Antenna inside the home is not feasible, then the Committee may consider approval at a different location, on a case-by-case basis, with the Committee to consider the guidelines set forth in Section 19.01, 19.02 and 19.03.

19.05. Satellite Dishes More Than One Meter (39.4") in Diameter. Satellite dishes which are more than one meter (39.4") in diameter will not be approved or allowed.

19.06. Notification Process. Any property owner, resident or tenant desiring to install a permitted satellite dish must complete a notification form and submit it to the Architectural Control Committee. The installation may then begin immediately. The notification shall specify the type, size, color, the proposed location, the height and the manner of attachment of the permitted satellite dish so as that the Committee may verify that the satellite dish is a permitted satellite dish under these Guidelines and the applicable FCC Regulations. The review process for any notification for such permitted satellite dishes shall be handled in an expeditious manner by the Architectural Control Committee. The purpose of the notification process is to permit the Committee the opportunity to provide the rules and guidelines relating to permitted satellite dish to the owner, tenant or resident so desiring to install the permitted satellite dish and to permit the Committee to determine whether the installation could pose a safety hazard. If the proposed or actual installation is in a non-conforming location, then the Association may hire an independent contractor (being a qualified satellite dish installer) to determine whether the installation in the non-conforming location is necessary. If the independent contractor finds that installation in a conforming location is possible, then the owner, resident or tenant desiring to install or having installed the permitted satellite dish will be required to relocate the permitted satellite dish to such conforming location.

Section 20. Window Coverings and Shades.

20.01. General Provisions for Window Coverings. Generally, the interior of all windows of any dwelling which are visible from either the street or any adjoining properties must be covered with appropriate window covering or shades, which window covering or shades shall be of a type and color scheme which is compatible with the style and color scheme of the exterior of the dwelling and with the general appearance of the house. Any materials, which are not generally acceptable types of window covering or shades, such as sheets, aluminum fold, newspapers, are prohibited.

20.02. Colors of Window Coverings. Extremely bold colors and primary colors (such as red, yellow and blue) are generally not acceptable colors unless such colors are completely compatible with the exterior color scheme of the dwelling and do not present a stark appearance. The number of different window covering appearances on any side of the dwelling shall be limited to as few as possible so as to avoid an awkward appearance.

20.03. Maintenance and Replacement of Window Coverings. After installation of such permitted window covering or shades, the covering or shades must be kept in an acceptable condition at all times. When existing window coverings or shades are permanently or semi-permanently removed, new window covering or shades shall be installed within thirty (30) days from that date.

20.04. Storm Windows, Storm Doors and Solar Screens. The frames of storm windows and storm doors must be of a color which is compatible with the exterior house colors and/or general appearance of the house. Solar screens are permitted on windows only if the screens blend with the brick and roof colors. All storm doors visible from the street must be a full glass door. Reflective glass or reflective types of solar window film are not permitted on windows which are visible from the street.

20.05. Burglar Bars. Burglar bars or burglar doors or gates will be considered by the Committee on a case by case basis with visibility and aesthetics being the determining factors.

Section 21. Exterior Lighting.

21.01. Exterior Lighting in General. All exterior lighting (including, without limitation, security, mercury vapor, florescent lights and sodium lights) must have the prior written approval of the Architectural Control Committee as to the type, appearance and location and may not be detrimental to the exterior appearance of the house. Exterior lighting must not be of a wattage or lumen count which will affect neighboring houses. Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes. Low voltage landscape lighting may receive Architectural Control Committee approval if placed in such a manner as to blend in with the landscaping.

21.02. Yard Lights. Yard lights may be gas or electric. Gas or electric lights must be black, brown, green, beige or white, depending on the predominant color of the house. The determination of the suitable number of such yard lights will be the sole decision of the Architectural Control Committee.

Section 22. Existing Structures and Improvements.

22.01. Not Applicable to Existing Structures and Improvements Under Certain Circumstances. These Guidelines shall not apply to existing structures and improvements (including, without limitation, buildings, roofs, decks, dwellings, garages, driveways, sidewalks, swimming pools, hot tubs and/or spas, gazebos or any other structures or other improvements) so long as such structures or improvements were not in violation of the Deed Restrictions in existence at the time of enactment of these Guidelines, or if in violation of the then existing Deed Restrictions, so long as approval of the structures or improvements had been granted by the Architectural Control Committee or so long as such structures or improvements had been erected or constructed more than four years prior to the effective date of the Guidelines and the Association had failed to take legal action to have such structures or improvements removed.

22.02. Applicable to Any Remodeling, Additions, Painting or Repairs. Nevertheless, any such structures or improvements shall be subject to the provisions of these Guidelines as to any remodeling, additions to, painting of or repairs which occur after the effective date of these Guidelines.

Section 23. No Liability to Association or Committee. The Association and the Architectural Control Committee, as well as its or their members, agents, employees and architects, shall have no liability under the Restrictions or these Guidelines except for willful misdeeds. The Association and the Architectural Control Committee, as well as its or their members, agents, employees and architects, shall not be liable to any person or entity or any other party for any loss, claim or demand asserted on account of its or their administration of the Restrictions or the Guidelines and/or its or their performance of its or their duties thereunder, or for any failure or defect in such administration and performance, and further shall not be liable to any person or entity or any other party under any theory of law or under any circumstances, in connection with the approval or disapproval of any Applications, plans, drawings and/or specifications, including, without limitation, any liability based on the soundness of construction, adequacy of plans, drawings or specifications, or otherwise. No approval of plans and specifications and no publication of minimum construction standards shall ever be construed as representing or

implying that such plans, specifications or standards will, if followed, result in a properly designed residence, structure or other improvement. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence or other structure or improvement will be built in a good, workmanlike manner.

Section 24. Application of Guidelines to Waterford Park, Sections One and Two. The foregoing Architectural Standards and Guidelines for Structures and Improvements are specifically subject to the express provisions of the Declaration of Covenants and Restrictions for Waterford Park, which Declaration was recorded at County Clerk's Film Code Number 512-39-1777 of the Real Property Records of Harris County, Texas. The provisions of said Declaration are controlling as to architectural control matters specifically set forth in the Declaration. In particular, these Guidelines shall not modify the express provisions of Article IX of the said Declaration and shall become applicable under the provisions of Section 9.3 of Article IX of the said Declaration.

Section 25. Approval and Adoption. In accordance with the power and authority vested in the Olde Oaks Community Improvement Association, Inc., the Board of Directors of the Olde Oaks Community Improvement Association, Inc. at its regular meeting held on the 12th day of January, 2000, duly adopted and approved the foregoing "Architectural Standards and Guidelines for Structures and Improvements" and authorized that same be filed of record in the Real Property Records of Harris County, Texas in order to provide notice of such architectural standards and guidelines to all current and future owners and/or any other party dealing with any property within the said Sections of Olde Oaks and Waterford Park.

These Architectural Standards and Guidelines shall be effective on the date that this document shall be filed of record in the County Clerk's Office of Harris County, Texas.

EXECUTED this 9th day of February, 2000.

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation *100*

Cynthia D. Angelo
By: Cynthia D. Angelo
Its President

ATTESTED TO:

Kenneth Powell

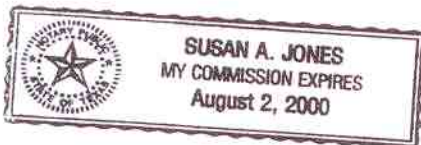
By: Kenneth Powell
Its Secretary and Chairperson of the
Olde Oaks Architectural Control Committee

530-62-1518

STATE OF TEXAS {

COUNTY OF HARRIS {

BEFORE ME, the undersigned authority, on this 9th day of February, 2000, personally appeared Cynthia D. Angelo, President of the Olde Oaks Community Improvement Association, Inc., a Texas Non-Profit Corporation, known to me to be the person subscribed hereto, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of the said corporation and on behalf of said corporation.



Susan A. Jones
NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S PRINTED NAME:
August 2, 2000
My Commission Expires:

AFTER RECORDING RETURN TO:

Everett E. Hartnett
Attorney at Law
20405 State Highway 249 - Suite 222
Houston, Texas 77070

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

FEB 10 2000



Christy A. Hoffman
COUNTY CLERK
HARRIS COUNTY TEXAS

FILED
FEB 10 PM 3:08
COUNTY CLERK
HARRIS COUNTY TEXAS