

**ADDITIONAL DEDICATORY INSTRUMENT**  
*for*  
**FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION**

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, on this day personally appeared Madison M. Moody, who, being by me first duly sworn, states on oath the following:

“My name is Madison M. Moody, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

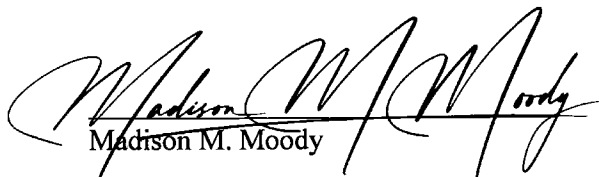
I am the attorney for the FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records:

1. Amendment to the Amended, Restated and Consolidated Restrictions for Frostwood, Sections One (1), Two (2), and Three (3), and Colony West

I hereby certify that the information set forth in this Additional Dedicatory Instrument is true and correct.”

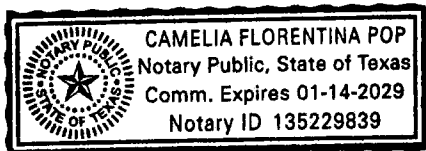
DATED this 1st day of May, 2025.

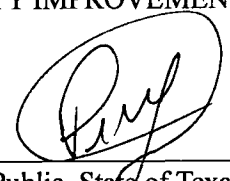
**FROSTWOOD COMMUNITY  
IMPROVEMENT ASSOCIATION**

  
Madison M. Moody

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HARRIS     §

THIS INSTRUMENT was acknowledged before me on this 1st day of May, 2025, by the said Madison M. Moody, Attorney for FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

RP-2025-162967

**AMENDMENT TO AMENDED, RESTATED AND CONSOLIDATED  
RESTRICTIONS FOR FROSTWOOD, SECTIONS  
ONE (1), TWO (2), AND THREE (3), AND COLONY WEST**

STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS       §

WHEREAS, Frostwood Community Improvement Association, a Texas nonprofit corporation (the “**Association**”) is the governing entity for Frostwood, a subdivision in Harris County, Texas, subject to the Amended, Restated and Consolidated Restrictions for Frostwood, Sections One (1), Two (2), and Three (3), and Colony West, recorded under Clerk’s File No. 20100491251 (the “**Declaration**”) in the Official Public Records of Harris County, Texas;

WHEREAS, Article X, Section 8.2 of the Declaration provides that the Declaration may be amended by Owners representing not less than two-thirds (2/3) of Lots within Frostwood;

WHEREAS, it is the desire of the Board of Directors (the “**Board**”) to amend certain provisions of the Declaration; and

WHEREAS, a majority of the Lot Owners within Frostwood present at a meeting of the members of the Association has voted for the Declaration to be amended as described below;

NOW THEREFORE, BE IT RESOLVED THAT pursuant to the foregoing, the following Amendment to the Amended, Restated and Consolidated Restrictions for Frostwood, Sections One (1), Two (2), and Three (3), and Colony West, is hereby adopted:

1.     **Article IV, Section 5.2 shall be AMENDED as follows:**

C. Temporary Structures. Except as otherwise provided in Section 5.3 relating to construction activities, no building or structure of a temporary character, trailer (with or without wheels and whether or not attached to a foundation), mobile home (with or without wheels and whether or not attached to a foundation), modular or prefabricated home, tent, shack, barn or other building, other than the permanent Residential Dwelling, an attached or detached garage, one (1) accessory building approved in writing by the Architectural Control Committee, and one (1) permitted play structure approved in writing by the Architectural Control Committee, shall be placed on a Lot, either temporarily or permanently, and no residence house, garage or other structure appurtenant thereto shall be moved onto a Lot from another location. This paragraph shall not be construed to prohibit the short-term use of a temporary structure in the rear yard of a Lot in conjunction with a family activity, such as, by way of example and not in limitation, a canopy for an outdoor function or the temporary placement of a moving or storage container on a Lot; provided that, no moving or storage container shall be permitted on a Lot more than eighteen (18) days in any given calendar year.

No permitted accessory building shall exceed ten (10) feet in height, measured from the ground to the highest point of the accessory building, or have a ground floor area that

RP-2025-162967

exceeds one hundred (100) square feet. An accessory building must be located in the rear yard of the Lot and within the applicable building setbacks.

One (1) free-standing play structure is permitted on a Lot with the prior written approval of the Architectural Control Committee; provided that, (i) in no event shall a permitted play structure exceed twelve (12) feet in height, measured from the ground to the highest point of the play structure; (ii) in no event shall a platform of a play structure extend above the ground by more than five (5) feet; (iii) any play structure must be located within the rear yard of the Lot and in accordance with the applicable side and rear building setbacks – provided further that the Architectural Control Committee shall have the authority to require a play structure to be located farther from the rear property line or a side property line than the applicable building setback to minimize the visibility of the play structure and noise; (iv) no openings are permitted on the sides of any play structure that is located ten (10) feet or less from a Lot's property line if the openings would permit visibility from inside the play structure across to a neighbor's Lot, and (v) the color of the canopy on a play structure shall be approved in advance. The provisions of this paragraph shall not be applicable to a sandbox or plastic play equipment that does not exceed five (5) feet in height.

A tree house is not permitted in the front or side yard of a Lot if it would be visible from the street in front of the Lot or, in the case of a corner Lot, the side street of the Lot. A tree house is permitted in the rear yard of a Lot with the prior written approval of the Architectural Control Committee, including that the Architectural Control Committee shall have the authority (i) to require a tree house to be located farther from the rear property line or a side property line than the applicable building setback to minimize the visibility of the tree house and noise; and (ii) no openings are permitted on the sides of any tree house that is located ten (10) feet or less from a Lot's property line if the openings would permit visibility from inside the tree house across to a neighbor's Lot.

Play equipment, including (i) one (1) pair of nylon slacklines attached to trees, with suspended obstacle nets, rope ladders, arm trainers, swinging rings, and monkey bars, and (ii) sports practice nets (baseball, soccer, and lacrosse, etc.), shall be permitted in the front or side yard of a Lot; provided that all practice nets described in (ii) are removed and properly stored whenever they are not in actual use; provided that the play equipment described in (i) and (ii) of this paragraph must be compatible with the scheme of the Subdivision, as reasonably determined by the Architectural Control Committee.

2. **Article IV, Section 5.02 shall be AMENDED, as follows:**

P. Landscaping. The front of each Lot shall be sodded with grass. The side yards of a Lot shall be sodded with grass or, if approved in writing by the Architectural Control Committee, ground cover. No hedge or shrubbery planting shall obstruct or interfere with traffic sight-lines for streets within the Subdivision. The determination of whether any such obstruction exists shall be made by the Architectural Control Committee and its reasonable, good faith determination shall be conclusive and binding on all parties. Rock or similar hardscape may be incorporated into the landscaping if approved in writing by the Architectural Control Committee; provided that, a solid rock yard or similar type of

hardscape is not permitted in the front yard of a Lot or in the side yard of a Lot if visible from the street in front of the Lot at ground level or, if a corner Lot, the side street adjacent to the Lot at ground level. No bird baths, fountains, reflectors, flag poles, statues, lawn sculptures, artificial plants, rock gardens, rock walls, freestanding bird houses or other fixtures and accessories [except as hereafter set forth in this paragraph] shall be placed or installed in the front or side yards of a Lot.

One (1) bench or two (2) Adirondack (or substantially similar) style chairs are allowed in the landscape area in the front yard of a Lot; provided that the style and color of any bench or chair must be compatible with the scheme of the Subdivision, as reasonably determined by the Architectural Control Committee. One (1) swing suspended from trees is permitted in the front or side yard of a Lot; provided that the style and color of the swing must be compatible with the scheme of the Subdivision, as reasonably determined by the Architectural Control Committee. No vegetable, herb or similar gardens or plants shall be planted or maintained in the front or side yards of a Lot or in the rear yard of a Lot if visible from a street in the Subdivision. No Owner shall allow the grass on his Lot to grow to a height in excess of six (6) inches, measured from the surface of the ground. Landscape beds in the front and side yards of a Lot do not require Architectural Control Committee approval but the Architectural Control Committee shall have the authority to determine whether the landscaping in the front and/or side yards of a Lot is excessive and whether the plant life on a Lot is compatible with the plant life commonly used in the Subdivision. Notwithstanding the foregoing, (i) the Architectural Control Committee may approve variations to the landscaping restrictions in this Section when they deem them to be harmonious and compatible with the aesthetic appearances of the Subdivision and (ii) such approvals may be made using any fast-track approval policy that has been adopted by the Board of Directors of the Association.

A Lot on which a new Residential Dwelling is constructed after the effective date of these Amended, Restated and Consolidated Restrictions is required to have not less than two (2) trees in the front yard of the Lot with a caliper of not less than four (4) inches, measured twelve (12) inches above the surface of the ground. If an additional tree is (or additional trees are) required to be planted to comply with this provision, each tree must be a hardwood tree (such as an Oak, Elm or Red Maple). The location of each new tree shall be designated on the Plans for the Residential Dwelling. If a replacement tree dies, it must be replaced with a new hardwood tree within a reasonable period of time.

*[Approval and Certification Page Follows]*

**APPROVAL AND CERTIFICATION BY ASSOCIATION**

Nothing is intended to amend or supersede any provision of the Association's Declaration except as is expressly provided above. This Amendment to the Amended, Restated and Consolidated Restrictions for Frostwood, Sections One (1), Two (2), and Three (3), and Colony West has been properly adopted by a majority of Lot Owners within Frostwood, in accordance with the provisions and procedures set forth in the Association's Declaration and as mandated by the Texas Property Code.

**FROSTWOOD COMMUNITY  
IMPROVEMENT ASSOCIATION**

By: Cedric Burgher

Print Name: Cedric Burgher

Position: President, Frostwood

RP-2025-162967  
# Pages 6  
05/01/2025 01:16 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

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

RP-2025-162967