

**ADDITIONAL DEDICATORY INSTRUMENT FOR
FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:


My name is Christopher J. Archambault 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 FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC. 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:

**AMENDED FAST TRACK APPROVAL POLICY OF
THE ARCHITECTURAL CONTROL COMMITTEE
FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

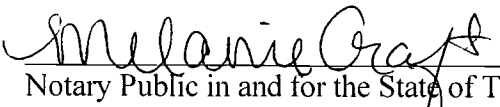
DATED this 21st day of July, 2022.

Frostwood Community Improvement Association, Inc.

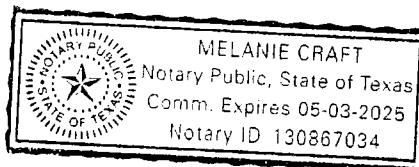
BY: 
Christopher J. Archambault, Attorney
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 21st day of July, 2022 by the said Christopher J. Archambault, Attorney for Frostwood Community Improvement Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public in and for the State of Texas

After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: CJA/mc
(1653.0001)



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**AMENDED FAST TRACK APPROVAL POLICY OF
THE ARCHITECTURAL CONTROL COMMITTEE**

FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC.

WHEREAS the FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Amended, Restated and Consolidated Restrictions for Frostwood, Sections One (1), Two (2) and Three (3), and Colony West (the "Deed Restrictions"; capitalized terms used herein and not otherwise defined are used as defined in the Deed Restrictions), filed of record in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number T403706, all properties set forth in the map or plat thereof, respectively, filed in the Map Records of Harris County, Texas (the "Sub-Division") was made subject to the covenants, conditions and restrictions set forth in the Deed Restrictions; and

WHEREAS, by that certain Architectural Control Guidelines of the Association (the "ACC Guidelines"), filed of record in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20070243268 on April 23, 2007, the Board of Directors (the "Board") of the Sub-Division adopted and implemented guidelines supplementing the Deed Restrictions relating to all buildings, additions, improvements, and structures in the Sub-Division; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code empowers the Association, acting through its Board, to regulate the use, maintenance, repair replacement, modification, and appearance of the Sub-Division; and

WHEREAS, Section 204.010(a)(21) of the Texas Property Code empowers the Association, acting through its Board, to exercise other powers necessary and proper for the governance and operation of the Association; and

WHEREAS, Section 2.1 (*Management by Association*) of the Deed Restrictions grants the Association the right, power and obligation to provide for the management, administration, and operation of the Subdivision as provided in the Amended and Restated Bylaws of the Association (the "Bylaws"); and

WHEREAS, Section 6.1 (*Powers*) of the Bylaws grants the Board the power to exercise all powers, duties and authority vested in or related to the Association and not reserved to the membership by other provisions of the Deed Restrictions; and

WHEREAS, Section 4.6 (*Architectural Control Guidelines*) of the Deed Restrictions grants the Architectural Control Committee (the "ACC"), with the approval of the Board, the power to promulgate, supplement or amend the ACC Guidelines for the purpose of outlining minimum acceptable standards for proposed Improvements to the exterior appearance of a Lot or Residential Dwelling or other Improvements on a Lot; and

WHEREAS, on April 12, 2022 the Board adopted a policy establishing expedited approval procedures relating to requests from Owners to the ACC for approval of certain minor changes and other actions by Owners with respect to Improvements to Residential Dwellings and on Lots which require prior approval by the ACC (the "Original Fast Track Guidelines");

WHEREAS, the Board has concluded that the Original Fast Track Guidelines should be amended in their entirety, and replaced with this policy statement establishing expedited approval procedures (the "Fast Track Guidelines") relating to requests from Owners to the ACC for approval of certain minor changes and other actions by Owners with respect to Improvements to Residential Dwellings and on Lots which require prior approval by the ACC; and

WHEREAS, the Fast Track Guidelines are consistent with the Deed Restrictions and the Laws of the State of Texas.

NOW THEREFORE, BE IT RESOLVED THAT the Board has duly adopted the following Fast Track Guidelines:

WITNESSETH:

The following sets forth the policy of the Association establishing Fast Track Guidelines for the ACC.

A. The following are intended to expedite approval of certain like-for-like replacements, minor changes, and other actions by Owners with respect to Improvements to Residential Dwellings and on Lots which require prior approval by the ACC, but which can be "fast tracked" for approval ("Fast Track Approval") by a designee of the President of the Association (such designee, the "Fast Track Approver"). The Fast Track Approver may not be (i) a current Board member, (ii) a spouse of a current Board member, or (iii) a person residing in a current Board member's household.

B. The items outlined in this document have been approved by the Board, are effective until revoked, and are subject to change.

C. In the event of a conflict between these Fast Track Guidelines and the Deed Restrictions, or any other rules of the Association, the Deed Restrictions or other rules will control.

D. Owners desiring to make any of the changes or Improvements set forth in the Fast Track Guidelines below (the "Fast Track Improvements") shall first submit an Architectural Approval Application Form (each, an "Approval Application Form") to the Property Manager (as defined below) requesting Fast Track Approval before starting any Fast Track Improvements.

E. For any changes or Improvements requiring ACC approval and not specifically set forth in the Fast Track Guidelines below, Owners must follow all requirements set forth in the Deed Restrictions and ACC Guidelines, and request ordinary course ACC approval as required in the Deed Restrictions and ACC Guidelines.

F. Owners are required to submit a completed Approval Application Form for each Fast Track Improvement to the management agent engaged by the Board pursuant to Section 6.2 (*Management Agent*) of the Bylaws (the "Property Manager"). Notwithstanding that an item or project may be eligible for Fast Track Approval, following submission of a completed Approval Application Form the Owner must nevertheless wait for formal approval of the relevant Fast Track Improvements from the Fast Track Approver, as communicated to the Owner by the Property Manager or the Fast Track Approver.

G. The Approval Application Form must include photographs of the current Improvements to the relevant Residential Dwellings or Lot which are proposed to be changed and which require approval by the ACC, along with photographs or other documentation showing the desired replacements or changes proposed by an Owner.

H. Following receipt of formal approval of the relevant Fast Track Improvements, the Owner may proceed to complete such Fast Track Improvements.

I. Photographs of the Fast Track Improvements must promptly be submitted to the Property Manager once they are completed.

J. The Fast Track Approver will use all reasonable efforts to review and complete each request for Fast Track Approval within ten (10) days after receipt of a complete Approval Application Form. In the event the request for Fast Track Approval is denied by the Fast Track Approver for any reason, including without limitation a determination that the request does not qualify for Fast Track Approval, the Approval Application Form (including all supporting documentation and photographs) shall promptly be forwarded by the Fast Track Approver to the

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ACC. The ACC shall then process the Approval Application Form in accordance with its usual and customary processes, and in accordance with the Deed Restrictions and other policies of the Association, *provided* that the time period for review by the ACC will be deemed to begin when the Approval Application Form is received by the ACC.

Fast Track Guidelines:

1. Adding new borders around existing beds or trees or ACC approved beds and trees at a Residential Dwelling are eligible for Fast Track Approval, to the extent and only to the extent they consist of similar or substantially the same rock or stone color as the current Residential Dwelling or are otherwise complimentary thereto and do not exceed twelve inches (12") in height (and includes using black or green plastic or metal edging that does not extend from the ground more than six inches (6")); any other type of border does not qualify for Fast Track Approval. For the avoidance of doubt, Owners may remove or add plants, flowers, and shrubs to existing beds to remove dead growth, replace existing growth, and add seasonal color without being required to submit an Approval Application Form.

2. Trees in the front or back yard of a Residential Dwelling that were installed by the Builder or Owner of such new Residential Dwelling and are desired to be replaced are eligible for Fast Track Approval, to the extent and only to the extent each replacement tree is permitted by Section 5.2.P (*Landscaping*) of the Deed Restrictions.

3. An Owner may re-paint or re-stain such Owner's Residential Dwelling using the same color (or as close a match as possible) with Fast Track Approval. The Fast Track Approver shall have the authority to determine in its reasonable discretion whether a chosen color is a close enough match, and such determination shall be conclusive.

4. An Owner may replace all or part of the building's roof, including shingles, on such Owner's Residential Dwelling using the same material and color (or as close a match as possible) with Fast Track Approval. The Fast Track Approver shall have the authority to determine in its reasonable discretion whether a chosen color is a close enough match, and such determination shall be conclusive.

5. An Owner may replace windows on such Owner's Residential Dwelling using technologically advanced or otherwise similar windows (or as close a match as possible) with Fast Track Approval. The Fast Track Approver shall have the authority to determine in its reasonable discretion whether the chosen windows are a close enough match, or are architecturally and

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aesthetically harmonious with the appearance of the Subdivision, and such determination shall be conclusive.

6. Windows of a Residential Dwelling that do not face a street may be treated with solar window screens that are dark colored with Fast Track Approval. Screening to back porches of a Residential Dwelling, including adding porch railings or enclosing back porches of a Residential Dwelling can be permitted with Fast Track Approval.

7. Existing fencing or parts thereof at a Residential Dwelling may be replaced with the same fencing materials with Fast Track Approval; *provided* that all new fencing must comply with the height requirements set out in Section 5.2.1 (*Fences*) of the Deed Restrictions (*i.e.*, not less than seven (7) feet or more than eight (8) feet in height). Entry gates may be added to existing fencing at a Residential Dwelling with Fast Track Approval if (a) the materials are the same height and texture as the fencing to which it will be attached and (b) the entry gate will be a part of the fence that is solely on the Owner's Lot and not jointly shared with another Lot.

8. Owners may install a sprinkler or irrigation system on their Lots with Fast Track Approval; *provided* that (a) the system is solely on the Owner's Lot, (b) the contractor is licensed by all necessary Harris County or City of Houston (or both) authorities and (c) the contractor follows all requirements and procedures set forth by any such licensing authorities. License information for the relevant contractor must be submitted as part of the Approval Application Form prior to the beginning of installation of any such sprinkler or irrigation system.

9. Notwithstanding anything to the contrary contained in these Fast Track Guidelines, if at any time the Fast Track Approver reasonably believes that a full review by the ACC (instead of Fast Track Approval) is more appropriate, the Fast Track Approver shall forward the Approval Application Form to the ACC for full review. The Fast Track Approver shall also inform the Property Manager of the referral to the ACC, and the Property Manager shall inform the relevant Owner that the Approval Application Form has been forwarded to the ACC for full review.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved by the Board as set forth above and now appears in the books and records of the Association.

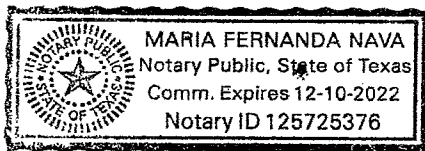
TO CERTIFY WHICH, WITNESS MY HAND on this 19 day of July, 2022.

FROSTWOOD COMMUNITY IMPROVEMENT ASSOCIATION

David C. Burkepile
Name: David C. Burkepile
Title: President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 19 day of July, 2022 personally appeared David C. Burkepile, President of the Frostwood Community Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and in the capacity therein expressed.



[Signature]
Notary Public, in and for the State of Texas

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Pages 8
07/22/2022 08:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$42.00

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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