



**WHEREAS**, the Declaration of Covenants Conditions and Restrictions, Section Six was filed of record in the Real Property Records in Harris County, Texas on March 6, 1978 and recorded under File No. F504836;

**WHEREAS**, the Amendment to Declaration of Covenants, Conditions and Restrictions, Section Six was filed on record in the Real Property Records of Harris County on November 29, 1978 and recorded under File No. F871766;

**WHEREAS**, the Amendment to Declaration of Covenants, Conditions and Restrictions of Sterling Green, Section Six was filed on record in the Real Property Records of Harris County on January 11, 1988 and recorded under File No. L498178;

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions, Section Seven was filed on record in the Real Property Records of Harris County, on December 8, 1978, and recorded under File No. F884951;

**WHEREAS**, the Amendment to Declaration of Covenants, Conditions and Restrictions of Sterling Green, Section Seven was filed on record in the Real Property Records of Harris County on January 11, 1988 and recorded under File No. L498179;

**WHEREAS**, the Annexation of Certain Lots in Sterling Green, Sections One, Two and Eight was filed on record in the Real Property Records of Harris County on October 22, 1979, and recorded under File No. G289706;

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions, Section Nine was filed on record in the Real Property Records in Harris County on November 1, 1979, and recorded under File No. G305364;

**WHEREAS**, the Amendment to Declaration of Covenants, Conditions and Restrictions of Sterling Green, Section Nine was filed on record in the Real Property Records in Harris County on January 11, 1988 and recorded under File No. L498180;

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions Sterling Green, Section Ten was filed on record in the Real Property Records in Harris County on December 30, 1983, and recorded under File No. J300710;

**WHEREAS**, the Amendment of Declaration of Covenants Conditions and Restrictions for Sterling Green, Section Ten was filed on record in the Real Property Records in Harris County on October 24, 1984 and recorded under File No. J751593;

**WHEREAS**, the Amendment to Declaration of Covenants, Conditions and Restrictions of Sterling Green, Section Ten was filed on record in the Real Property Records in Harris County on January 11, 1988 and recorded under File No. L498181;



**WHEREAS**, the Amendment to Declaration of Covenants, Conditions and Restrictions of Sterling Green, Sections One, Two, Four and Eight was filed on record in the Real Property Records in Harris County on January 11, 1988 and recorded under File No. L498175.

**NOW THEREFORE**, the Owners of Lots that are necessary to amend the Declarations of Covenants, Conditions and Restrictions for each Section, approve and adopt this SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STERLING GREEN SECTIONS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE, TEN, and ELEVEN.

### Article III

Section 8. Parking and storage of automobiles, boats, trucks, trailers and other vehicles. No automobiles, trucks, trailers, campers, boats or recreational vehicles can be parked on the lawn or sidewalks of any Lot. No vehicles, trucks, boats, campers, RV's or other vehicles are allowed to be stored, parked or kept on any driveway or in the street in front of the Lot in the subdivision, unless the vehicle is in use on a day-to-day basis off the premises and such parking is only temporary and does not exceed forty-eight (48) hours in duration. Vehicles that are not being used can only be stored in the garage or out of the subdivision.

Section 10. Animal husbandry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other common household pets may be kept provided that they are not kept, bred or maintained for commercial purposes. No more than two of each type of pet will be permitted on each lot. If a dog barks constantly it is an annoyance and nuisance to other residents. Animals are not allowed to run loose. They must be on a leash or always enclosed in the backyard. Farm animals are not allowed in Sterling Green, this includes but is not limited to; chickens, cows, horses, sheep, goats and pigs. only domestic animals.

Section 11. Walls, Fences and Hedges: No hedge in excess of three (3) feet in height, walls or fence shall be erected or maintained nearer to the front Lot line than the walls of the dwelling existing on such Lot. No side or rear fence, wall or hedge shall be more than eight (8) feet high.

Fences must be properly maintained and must be repaired or replaced when the fence is; deteriorated, missing, rotten, leaning, falling or boards are broken. Chain-link fences are not allowed. No side or rear fence shall be more than 8-feet in height. The height of a fence should be a minimum of 6-feet and no taller than 8-feet.

Section 13. Lot Maintenance: The Owners or occupants of all Lots shall at all times keep all weeds and grass thereof cut in a sanitary, healthful and attractive manner and shall in no event use any Lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted. The drying of clothes in full public view is prohibited and the Owners or occupants of any Lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the Lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, or storage piles, which are incident to the normal residential requirements of a typical family. No Lot shall be used or maintained as a dumping ground for trash, frash, garbage or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic or masonry materials with sanitary covers or lids. Equipment for the storage or disposal of such waste materials shall be kept in a clean and sanitary condition. New building materials used in the construction of any improvement 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 these materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot out of public view. Lawns are to be kept cut, edged and free from debris on a regular basis. Grass clipping, branches and leaves must not to be swept or blow into street drains at any time. The Association has the right to mow



and edge the Lot after it has provided the Owner with thirty (30) days written notice that if they do not mow it then the Association will have it mowed and charge the costs to the Owner's account. The Association and its employees and/or contractors shall not be subject to any liability of trespass in connection therewith.

Section 14. Flyers, signs, advertisements, billboards. No flyers, signs, advertisement or billboard or advertising structure of any kind is allowed in the Sterling Green subdivision, other than a normal "For Sale" sign not to exceed five (5) square feet in total size may be erected or maintained on any Lot in said Subdivision. Political signs for a candidate or a measure that is on the ballot can be displayed 90 days before the election and 30 days after the election. The Association will have the right to remove any sign, advertisement or billboard or structure that does not comply with the above, and in so doing shall not be subject to any liability of trespass in the connection therewith or arising with such removal.

Section 16. Tractor and Trailers for 18 Wheelers and ATVs, Golf Carts, and Dirt Bikes. The tractor and trailers that are used for 18 wheelers are not allowed in the Sterling Green subdivision at any time except for deliveries. ATV (3 wheelers, 4 wheelers), dirt bikes, golf carts, and any other vehicles that are similar to those type of vehicles are not allowed to be parked/stored in public view on any Lot or operated and driven within the Sterling Green subdivision at any time.

Section 17. Trash cans, bagged garbage, trash, debris, barbeque pits, and toys. Trash cans, bagged garbage, trash, debris, barbeque pits, and toys, must be stored out of public view. Trash cans and debris can be set out after 6:00 pm the day before the trash collection day, and the trash cans must be off the street the day of trash collection after the trash has been picked up. Plastic trash bags are to be placed in a trash can or trash container, unless they are full of grass and/or leaf debris, then the bags can be

placed next to the trash can. Tree limbs cannot be longer than 3 feet, and they must be tied up and not too heavy to pick up.

Section 18. Trees. Dead trees must be cut down and partially dead trees must be cut down or trimmed. The debris from the trees must be removed immediately. Trunks of trees that have been cut down should be grinded and removed. Trees and shrubs must be pruned. Tree limbs should not be lower than seven (7) feet above the sidewalks and should not extend over the street. Any tree limbs hanging over the street must be trimmed.

Section 19. Landscaping. Traditional landscaping, such as flowers and shrubs, and xeriscaping (landscaping your Lot with water-saving alternatives) are allowed in the front of the residence, but you must submit a request to xeriscape your Lot to the Architectural Control Committee and it must be approved before you can do it. Vegetable gardens are not allowed to be planted in public view. They can only be planted in the backyard.

Section 20. Window Units. Air-conditioner window units are not allowed to be in public view.

Section 21. Basketball Goals. A Basketball goal cannot be stored on the street or a sidewalk at any time.

Section 22. Garage doors. Garage doors shall always be in good working condition. If a garage door is damaged it must be replaced or repaired.

Section 23. Garage Sales. Individual Garage Sales are not allowed. The Community garage sales are held four (4) times each year and the dates are determined by the Board of Directors.

Section 24. Fireworks. Absolutely no fireworks are allowed in the Sterling Green subdivision.

Section 25. Trash. The burning of any type of trash or debris in the Sterling Green subdivision is prohibited.

Section 26. Commercial activity. No Lot shall be used except for single family residential purposes. The term "residential purposes", as used herein, excludes hospitals, clinics, apartment



houses, boarding houses, hotels, businesses, Air B&B's, and commercial and professional uses. A residence cannot be leased for a period that is less than three (3) months, and a lease must include the entire residence. No rooms can be leased to separate individuals.

Section 27. Disturbing the peace. No loud music, parties, barking dogs, including music from a vehicle is allowed. All noise should stop between the hours of 10:00 p.m. and 7:00 a.m.

Section 28. Swimming Pools. Swimming pools, which includes in-ground and above ground pools, must always be kept clean.

Section 29. Storage Containers and Dumpsters. PODs and Dumpsters are not allowed in the Sterling Green subdivision, unless you have submitted a written request and received written approval from the Architectural Control Committee.

Section 30. Lighting. All holiday decorations must be removed one (1) week after the holiday is over, except for Christmas decorations, which must be removed by January 8<sup>th</sup> of each year.

Section 31. Home Addresses. Every home must have address numbers that are visible from the street. The address numbers can be on the mailbox, house, curb or driveway.

Section 32. Window Coverings. Boards, tape, plastic, sheets, towels, aluminum foil and spray paint can never be used as window coverings.

Section 33. Fines. The board of directors can assess fines for any violations of the restrictions. the fines that can be assessed are outlined in exhibit "a", which is attached hereto and incorporated herein and fully set forth.

#### ARTICLE IV.

Section 1. Approval of building plans. No building shall be erected or altered on any Lot until the construction plans and specifications and a plot plan showing the location of the structure, have been approved in writing as to harmony of exterior design and color with the existing structures, as to location with respect to topography and finished ground elevation, and as to

compliance with minimum construction standards by the Architectural Control Committee of the Sterling Green subdivision. A copy of the construction plans and specifications and a plot plan, together with such information as may be deemed pertinent, shall be submitted to the Architectural Control Committee, or its designated representative prior to commencement of construction. 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 in its discretion. In the event the Architectural Control Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the receipt of the required documents, approval will not be required, and the requirements of this section will be deemed to have been fully complied with. The Architectural Control Committee shall have full and complete authority to approve construction of any improvement on any Lot, and its judgment shall be final and conclusive. ACC approval is required for all paint color changes and all exterior modifications. Forms are available on the SGCIA website and at the Sterling Green office.

PROPOSED DEED RESTRICTIONS 2022



**EXHIBIT "A"**  
**(Fining Policy)**

ITEM VIOLATION	FINE AMOUNT	ACTIVITY
A/C window units	\$250.00	A/C window units that are in public view.
Animals: <ul style="list-style-type: none"> <li>• loose, non-leashed</li> <li>• farm animals, livestock</li> </ul>	\$150.00	Dogs that are not on a leash, except when confined to enclosed backyard. Farm animals and livestock.
Basketball goals, in public street	\$75.00	Are not permitted to be placed or stationed in the public street or sidewalks but may be confined to owner's driveway or backyard.
Boats, Trailers, Camping Trailers, Recreational Vehicles (RV), Storage	\$250.00	No storage of these items is permitted within the subdivision or at the residence at any time.
Business, operating from property (all types)	\$250.00	No business is permitted to be operating from an owner's residence.
Dumpsters, storage pods	\$125.00	Roll-off Dumpsters and temporary storage pods must be approved by the Architectural Control Committee.
Fences	\$75.00	Fences shall be no higher than 8 feet from ground; deteriorated, broken, missing leaning, falling fences shall be promptly repaired. No chain-link fences are allowed.
Fireworks	\$500.00	No fireworks are allowed in the Sterling Green subdivision.
Exterior modifications, major renovations or repairs, paint color	\$250.00	Owners shall obtain approval from the Architectural Control Committee prior to commencement of any work. See the Sterling Green office for approved paint colors.
Garage sales	\$200.00	Individual garage sales are not permitted at any time. Community garage sales are scheduled 4 (four) time each year.
Home exterior maintenance, necessary repairs:		
<ul style="list-style-type: none"> <li>• General</li> </ul>	\$100.00	Failure to timely repair rotten wood siding, fascia board, wood trim, damages, or sagging gutters on the residence.
<ul style="list-style-type: none"> <li>• Garage doors</li> </ul>	\$75.00	Doors shall be operable and maintained at all times.
Landscape, including gardens	\$75.00	Vegetable gardens are prohibited from public view and shall be confined to the

PROPOSED DEED RESTRICTIONS 2022

		backyard of the residence only. Flowerbeds must be weeded and maintained.
Lawn Maintenance, debris	\$75.00	Unkept lawns, unremoved debris (if lawn has to be force mowed, additional \$100.00 will be added to fee).
Noise, excessive	\$150.00	Excessive and loud music, parties, wailing and barking dogs are prohibited at all times. This includes car radios.
Parking Violation	\$125.00	Vehicle parking prohibited on sidewalks or lawns.
Placards, Advertisements, Flyers, Signs	\$75.00	These are prohibited on mailboxes, light poles, and as yard signs.
Trash cans, trash bins, bagged garbage, misc., etc.	\$50.00	All trash bags must be placed in a trash can(s) or trash bin(s). All trash cans or bins may only be placed outside for collection the day prior to regularly scheduled collection days. Leaves and lawn clippings should be placed in trash bags. All limbs need to be cut no longer than 3 (three) feet and need to be tied together. Trash cans need to be stored out of public view except on the day of trash collection.
Trash, debris burning	\$175.00	The burning of trash, trees, and debris is prohibited at all times within the Sterling Green subdivision.
Trees, Tree Stumps, Shrubbery	\$75.00	All trees, shrubs, grass and flower beds shall be maintained at all times; tree removal shall include stump removal and grinding below ground grade level
Vehicles <ul style="list-style-type: none"> <li>• Abandoned, inoperable</li> <li>• ATV, 3 &amp; 4-wheelers, dirt bikes, go-karts</li> <li>• Non street legal vehicles</li> <li>• Oversized trucks, 18-wheeler trucks</li> </ul>	\$150.00	All abandoned/inoperable vehicles, oversized trucks, 18 wheeler trucks, ATV's, unlicensed or non-street legal vehicles are prohibited in the Sterling Green subdivision, unless they are being stored out of public view.
Window, coverings	\$75.00	Boards, tape, plastic, sheets, towels, aluminum foil, and spray paint are prohibited as window coverings.

PROPOSED DEED RESTRICTIONS 2022