

**CERTIFICATION**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an agent for Hunter's Ridge Village Community Association, Inc., a Texas non-profit corporation;


(2) An Instrument titled: **"HUNTERS RIDGE VILLAGE COMMUNITY ASSOCIATION ARCHITECTURAL CONTROL GUIDELINES"** is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

Hunter's Ridge, Sections 1, 2, 3 and 4, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under County Clerk's File Nos. F625111, G899341, H790943 and K136890, respectively along with any amendments, replats and supplements thereto.

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on February 15, 2024.

By:   
\_\_\_\_\_  
Luke P. Tollett, Agent for  
Williamsburg Settlement Maintenance Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

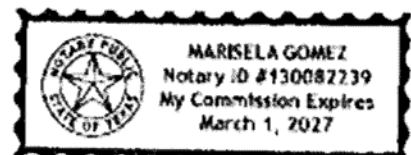
BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and declared that he signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office on February 15, 2024.

E-RECORDED BY:  
HOLTTOLLETT P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



Notary Public, State of Texas



**HUNTERS RIDGE VILLAGE COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL GUIDELINES**

Hunters Ridge Village Community Association

Board of Directors

Architectural Control Committee

Issued June 17, 2021

Revision 1, April 3, 2023

Revision 2, January 31, 2024

RP-2024-54231

Hunters Ridge Village Community Association  
Architectural Control Guidelines

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## A. ARCHITECTURAL CONTROL PROGRAM

### Mission Statement for Architectural Control

The Mission Statement for Architectural Control is to review and evaluate for approval those applications for improvements to homes, structures and properties within Hunters Ridge Village for its community association, to insure that they are in accordance with the Protective Covenants for the various sections as noted below.

### Protective Covenants

The Protective Covenants for each section of Hunter's Ridge Village recorded in the Official Public Records of Real Property of Harris County, Texas are as follows:

| Section           | Date Filed       | Clerk's File No. |
|-------------------|------------------|------------------|
| Section One (1)   | February 2, 1979 | F954087          |
| Section Two (2)   | June 15, 1981    | H012759          |
| Section Three (3) | July 15, 1983    | J045501          |
| Section Four (4)  | October 15, 1985 | K247423          |

The protective covenants for all sections are available on the Hunters Ridge Village web site. An easy way to determine which section a house is in is to go to the Harris County Appraisal District web site, [www.hcad.org](http://www.hcad.org). Select Property Search, Real Property, Search by Address. Enter the house address and search. The Legal Description near the top right will say "HUNTERS RIDGE VILLAGE SEC X," where X is the section number (1 thru 4) that the house is located in.

They all are almost identical, and allowing for one set for architectural control guidelines for the entire village. The protective covenants clearly set forth "deed restrictions" which are incorporated into these guidelines. A deed restriction is that lots (or homes) be kept in a safe and attractive condition. They also allow the Hunters Ridge Village Community Association to create an Architectural Control Committee to administer enforcement of the protective covenants. Last, the protective covenants assigned to Hunter Ridge Village Community Association the ability set construction guidelines to insure harmony of external design.

The guidelines interpret required construction guidelines that insure harmony of external design. They do not set building guidelines for structure, plumbing, electrical or mechanical aspects. Thus the guidelines do not in any way replace any Federal, State of Texas, or City of Houston building requirements. All City of Houston building codes, regulations and building permit requirements remain and must be followed. The homeowner is urged to obtain professional assistance for structural modifications. Examples included a second story garage addition, or when enlarging a window or door opening.

In addition to the deed restrictions per the protective covenants, the guidelines include updates resulting from newer laws governing homeowner associations in Texas. Prime examples are the sections for Solar Energy Devices (Solar Panels), Religious Items, and Flags and Flagpoles, a direct result of Texas legislature action in 2011.

### Architectural Control Guidelines

These guidelines have been established by the Architectural Control Committee (ACC.) and have been reviewed and approved by the Hunters Ridge Village Community Association (HRVCA) Board of Directors (Board). They insure improvements are harmonious within the community, as well as, considerate of neighbors. The ACC and the Board force compliance regarding uses and conditions of residents' properties as set forth in Protective Covenants. The ACC reviews/approves all matters concerning improvements and conformances as set forth in these guidelines. Guidelines will be maintained by the ACC and may be updated from time to time after review and approval by the Board. Notices of these updates will be given via a Hunters Ridge Village newsletter, website or special notice to residents.

The ACC has the duty to reject any addition, improvement, or change on the basis of unsuitable material quality and/or inharmonious exterior design or color. The ACC can exercise the duty irrespective of an improvement or addition complying with the location guidelines. Homeowners may appeal decisions by the ACC to the Board, whose decision will be final. Homeowners may wish to consult with a professional design service for all improvements and exterior color changes.

All new exterior lighting, if approved by the ACC, gets only tentative approval initially. Instead there is ninety (90) day trial period upon installation to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period commences on the date of installation of the exterior lighting. Even if there is no ACC approval, the lighting shall still be subject to a ninety (90) day trial period upon installation to assure that the lighting is not objectionable to surrounding residents. If at the end of the ninety (90) day period, the lighting is not unreasonable, offensive or an annoyance to surrounding residents, the ACC's approval is final. If at the end of the ninety (90) day period, the lighting is unreasonable, offensive or an annoyance to surrounding residents, the lighting shall be removed or modified.

## **B. THE APPLICATION AND APPROVAL PROCESS**

### General

In order to insure that improvements/changes are harmonious within the community, as well as, considerate of neighbors, all exterior revisions, improvements and/or changes (other than minor landscaping) must be approved by the Architectural Control Committee. This will also protect each owner's rights and values.

The approval process starts with the homeowner submitting an ACC Application form. Hunters Ridge has on its website the ACC Application form for homeowners use. The completed application, along with attachments can be mailed to Sterling, Hunters Ridge's management company, faxed to them, e-mail it them or take it to their Kingwood office. (These all are on the application form.) The form is interactive when opened up in Adobe Reader. This allows it to be easily filled out and then either printed or e-mailed to Sterling. The form also includes a listing of typical attachments or information required with the application submittal. Remember without providing everything needed your application will be initially denied, delaying the approval process.

Since all revisions require ACC approval, the following is a list of such items. While intended to be complete or inclusive, there may be some items that are missing.

All building additions, improvements or changes to residents' house or garage. These include sunrooms, attached decks, deck/patio covers.

Repairing the house/garage exterior regardless if some material changes or doesn't change how it looks. Use of cement board products instead of wood products provided they look the same is.

Roof replacement either house or garage, even if using a pre-approved shingle.

Repainting the house/garage regardless of color.

Installation of rear window awnings.

Installation of a solar energy device, such as solar panels.

Window replacement.

Installation of rain barrels and/or a rain harvesting system.

Any new "outbuilding" or structure not attached to the residence or garage. These include shed and storage units, gazebos, cabanas, pergolas, pavilions, outdoor kitchens, detached decks and patio covers.

Installation of a children's play structure.

Installation of pool, spa and/or Jacuzzi.

Installation or repair of a fence.

Widening of driveway.

Mailbox replacement.

Tree removal including those that are dead, diseased or “dangerous”.

Installation of exterior lighting.

Installation of a stand alone flagpole. Installation of a flagpole at attached to the residential dwelling or garage.

Installation of satellite dishes or antennas.

Installation of a basketball goal.

Installation of a birdbath, birdhouses, fountains, benches, tables or statues.

### ACC Application Process

The completed ACC application, along with any attachments, plans and specifications for improvements are to be submitted in writing for approval in advance. No consideration will be given in those instances when post-construction approval is requested.

Plans and specifications should include (note not everything listed below is appropriate for every application request):

The nature of the change or addition.

Specifications and plans.

Measurements (height, width, depth, elevation, etc.)

Materials to be used.

Color(s).

Location on the property in relation to other structures (plot plan).

Location of utility easements.

A drainage plan showing how any additional rain runoff will flow to the street or sewer and not onto the neighbor’s property.

Location of any trees that need to be removed.

Any additional information as requested by the ACC or the Board. Note that this may be request after the initial application is made. The application is not complete till all requested information is received and there are no further questions.

Under no circumstances can community property (HRVCA or Bear Branch Trail Association) be used to access the construction site. Everything must go thru owner’s driveway/property. All costs associated with the preparation an ACC application are the responsibility of the resident.

The ACC has thirty (30) days from the date of receipt of a complete proposal to respond, after which if there has been no response the application is deemed to be approved. The ACC will endeavor to respond in a timely manner to facilitate a resident’s planning and implementation process. Tentative approval of applications may be given verbally by the ACC Chairman or its



designee followed by written verification. Any Hunters Ridge resident has the right to appeal a decision of the ACC to the HRVCA Board of Directors, whose decision will be final and binding.

#### Variances/Exceptions

The Board of Directors, upon recommendation of the ACC, is empowered to grant variances or exceptions to a resident whose proposed improvements vary from the Protective Covenants or these guidelines.

The ACC carries out periodic inspections of the community and also responds to notices provided by residents. ACC is not inclined to act on any anonymous notice, residents must identify themselves when sending a notice. The ACC reviews all notices of potential non-conformance and judges whether non-conformance exists.

Should a non-conformance with the ACC guidelines exist, the ACC will first send a “courtesy” letter to the subject resident/association member which informs them of the situation and requests the removal of the condition/use within fourteen (14) calendar days period. Informing the Board or the ACC of your plans to correct the situation is necessary if it will longer than 14 days to correct. If the first letter is ignored, the ACC could possibly send a “demand” letter. Should non-conformance persist after the first and second notices have been given, the ACC, with the approval of the Board of Directors, may undertake legal action. The costs of such legal action could be assessed to the subject residence.

#### Contacting the ACC

Sterling Association Service Inc. (Sterling) has been hired by HRVCA to assist it in managing the village. Besides helping to represent the ACC for the village, it also assists HRVCA in providing services, such a security patrols and mosquito fogging, paid for by the annual assessment. To contact the ACC, go through Sterling. They do have a Kingwood office at 1521 Green Oak Place, Suite 196 (on the first floor). (This is close to Kingwood Drive, near the front of Kingwood.) The phone number there is 832-648-4500. Note that their office phone system does not accept text messages. Their e-mail address is kingwood@sterlingasi.com.

#### C. EASEMENTS

No building improvement (including pool, decking or a shed) or addition to an existing building can be erected on easement. Driveways, walkways and fences can cross easements.

Utilities have access to their easements at all times. HRVCA nor any utility company using an easement are not liable for any damage to any improvement on land covered by an easement. Typically, the utilities contact residents prior to any major activity/repair involving easement

access and they will likely attempt to restore some improvements (e.g., flower beds and fences) to the way they found them.

## **D. ADDITIONS TO THE RESIDENCE/GARAGE**

### General

Includes a wide range of additions to the existing residence framing plan, roof or foundation such as an extended bedroom, porch, balcony, portico, sunroom, or other attached improvement. Also includes additions to the existing garage such as storage/work room, third car bay, or other attached improvements.

Applications for additions must include the following items in addition to those listed above in the ACC Application Process:

Name, address and business phone of the contractor/installer;  
Detailed scale drawing/blueprint showing three dimensional relationship (Plan and Elevations) of the addition to the existing structure;  
A more detailed plot plan showing the addition in relation to all lot boundary lines, existing structures/improvements, setback lines, easements and location of any trees that need removal.  
A drainage plan showing how any additional rain runoff will flow to the street or sewer and not onto the neighbor's property.

### Sunrooms

Sunrooms are additional rooms with glass-enclosed walls and/or ceilings. They are subject to the following guidelines:

Sunrooms may be added to the rear of the residence only, and shall not encroach on any setbacks or easements. Applications to homes on corner lots will be considered on a case-by-case basis. Supporting structural members and tinted glass must be harmonious with the exterior color of the home. No metallic or direct reflecting glass will be permitted. Only tempered safety or laminated glass is allowed. The maximum width of glass panes between support trusses will be 36" measured on center.

The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than 20' measured from the rear-facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence.

Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12 feet or the height of the eaves of the wall that the sunroom projects from, whichever is lower.

If ceiling lighting is installed, it should be downward directed, focused, low lumen (equivalent to low-wattage incandescent) lighting. LED lights if used, must have maximum temperature rating of 2700 degrees K or Kelvin.

Sunrooms may not have exposed air conditioning or heating ductwork installed within or to them.

Window coverings are not required. However, only interior coverings will be permitted; exterior covering of the sunroom glass is not allowed.

#### Attached and Detached Decks and Deck/Patio Covers

No decks other than a second-level balcony shall be constructed more than three (3) feet above the ground.

Roofed decks and patio covers shall be designed to conform to the existing residence's rooflines. Trellis covers shall be limited to ten (10) feet above the deck/patio flooring or the eave line. Roofing materials shall conform to those given elsewhere for the residence and garage changes. Corrugated roofs shall not be permitted.

#### Roof Additions

No ventilators or similar types of roof additions are permitted on the front of the roof ridgeline and/or gable of a structure.

#### Garage Additions and Modifications

Special attention to preserving the privacy of adjoining neighbors shall be in the design of any second story structures above existing garages. If a two-story residence, then height is not to exceed that of the residence. If a single story residence, then height is not to exceed that of any adjacent two story residences. Conversion of existing garages for residential uses is not allowed unless a new equivalent sized garage is added to the residence.

Garages can hold no more than three (3) cars.

### **E. CHANGES/REVISIONS TO THE RESIDENCE/GARAGE**

#### New Roof and Roof Replacements

Hunters Ridge original roofs all used architectural shingles and only these are allowed. Three tab shingles are not allowed. Even if the replacement shingles are of the same grade, type,

quality and color as the existing architectural shingles, approval is still required from the ACC.

Corrugated roofs, clay tile, traditional slate, wood/cedar shingles or other materials are not permitted. Shingle color should be in keeping with the colors of the house and compatible with those of the neighborhood. Most traditional shingle colors are in various shades of brown and grey.

Shingles that are storm resistant or energy efficient are allowed. These are shingles that are wind and /or hail resistant; provide heating and cooling efficiencies greater than those provided by customary composition shingles; or provide solar generation capability.

When installed, storm or energy efficient shingles must resemble, the types of shingles otherwise required or authorized for use in Hunters Ridge Village, In addition, the storm or energy efficient shingles must match the aesthetics of the homes surrounding the home in question.

Use of other than pre-approved shingles may result in legal action that forces the homeowner to replace their new roof with one with approved shingles. If in doubt submit an application for approval.

Below is a list of pre-approved shingles that the ACC can quickly approve.

If the replacement or new roof shingles vary from the original shingles or are not pre-approved, then an application submitted to the ACC must include: the type/brand of the shingle, color of the shingle, shingle weight (or grade) and felt weight.

Pre-approved shingles include:

GAF Timberline shingles (any version) in any of their standard available colors. Colors that are not normally available, such as white are not pre-approved.

Owens Corning Oakridge shingles in any color but white.

### Exterior Painting

Repainting, even if using the existing colors requires approval.

If selecting new colors, then the exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used. Wood siding and trim should generally stay within the earth tone color family which includes soft and muted earth tone pastel colors like gray, beige, brown, salmon. The use of white is only permitted only as a trim or accent color. Extremely bold or primary colors are prohibited, this includes black. The use of white or black is only permitted only as a trim or accent color. The variety and number of exterior colors on each house should be held to a maximum of three, not inclusive of brick color or front door color.

There are 217 pre-approved colors that if used require no approval. The colors are in the attached appendix. They are all Sherwin Williams colors, identified by their number, such as color SW 2849 is listed as 2849. These cover a wide range of acceptable livable forest and natural/earthy colors. Black as a trim color is not on the pre-approved list. The list does not include all acceptable colors and SW colors not on the list have been approved in the past. Similar colors for other brands can also be acceptable and have been approved in the past. Just because the pre-approved colors are SW (Sherwin Williams) colors, doesn't force the homeowner to use SW paint. Almost all the other paint brands will blend to a SW color number.

The attached appendix lists the colors two ways. First is numerical order, making it easy to see if the selected color is pre-approved, assuming it is not white for the house. Second, on the right side, is by color family, such a brown or tan, then numerical order within that family. Near the bottom of the right side list, are the 19 shades of white. Note that assigning a color family is very subjective at times, making it too hard to say if a given color is brown or tan for example. So if looking for a tan color, do check the brown colors too for example.

Some homeowners have painted the brick exterior in the past. Effective January 31, 2024 homeowners will need to make a compelling argument for painting the brick exterior to get ACC approval. Note that the entire house cannot be all one color. Must have at least two colors, such as a unique color for the trim separate from the siding and brick exterior. Also note that the paint can trap moisture and damage the brick in the long-term. Compared to unpainted brick, it will show mold and dirt better resulting in more frequent house washing. Brick white washing is not permitted.

When new additions/improvements are to be painted or existing residence and garage colors are to be changed, ACC approval is required. The application must include color samples or paint chips for the Principal color ("field"); Trim (soffit, fascia board, window and door trim); and Accents (shutters, window hoods, side panel of doors and windows, and the exterior surfaces of doors) unless pre-approved colors are used, then just specify the SW color numbers.

#### Awnings and Aluminum/Plastic Siding

Awnings are only allowed on the rear windows. Only fabric awnings are permitted. Any other material requires a variance. The ACC application must include an elevation plan showing the windows to receive awnings together with a color sample of the awning material.

Installation of aluminum or plastic siding is not permitted.

#### Solar Energy Devices (Solar Panels)

A "solar energy device" is "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring

solar generated power". The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power, including solar panels.

The installation of a solar energy device requires the prior written approval of the ACC. Provided the guidelines are met or exceeded, the ACC may not withhold approval, unless the ACC determines in writing that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all owners of property adjoining the lot in question constitutes prima facie evidence that substantial interference does not exist.

A solar energy device is not permitted anywhere on a lot except on the roof of the residential dwelling or other permitted structure on the lot or in a fenced yard or patio within the lot.

A solar energy device mounted on the roof of the residential dwelling or other permitted structure on a lot:

- a. shall not extend higher than or beyond the roofline;
- b. shall conform to the slope of the roof and have a top edge that is parallel to the roofline or an edge that is parallel to a roof valley or ridge;
- c. shall have frames, support brackets and/or visible piping or wiring that are silver, bronze or black tone, as commonly available in the marketplace; and
- d. shall be located on the roof as designated by the ACC unless an alternate location increases the estimated annual energy production of the device by more than ten percent (10%) above the energy production of the device if located in the area designated by the ACC. For determining estimated annual energy production, the parties shall use a publicly available modeling tool provided by the National Renewable Energy Laboratory.

A solar energy device located in a fenced yard or patio shall not be taller than or extend above the fence enclosing the yard or patio.

A solar energy device shall not be installed on a lot in a manner that voids material warranties.

A solar energy device is not permitted on a lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.

The ACC application need/should not include technical or electrical information other than the exterior locations on the house of all other equipment, such as new electrical boxes. All the ACC is interested in is how everything will look when complete.

### Replacement Windows

All new windows must be the same size as those being replaced, no smaller windows are

allowed.

All new windows should have the same opening direction, vertical or horizontal as those being replaced. Non-opening or fixed windows cannot be installed to replace those that open. If a picture window is desired to replace some adjacent windows, a variance must be requested.

All windows that face a street, either front or side, must look alike. They need not be identical looking to those being replaced. If only a few of the windows are being replaced, they must be exactly identical in looks to those remaining.

The ACC application should be clear in stating that all windows visible from the street (front and side) look the same. No need to include detailed technical information.

### Rain Barrels and Rain Harvesting Systems

In order to confirm the proposed rain barrel or rain harvesting device is in compliance with these guidelines, owners must apply to the ACC for prior approval. The Association may require an owner to remove a rain barrel or rain harvesting device that does not comply with these guidelines.

A rain barrel or rain harvesting system is not permitted on a lot between the front of the residential dwelling on the lot and an adjacent street.

A rain barrel or rain harvesting system is not permitted unless the color of the rain barrel or rain harvesting system is consistent with the color scheme of the residential dwelling on the owner's lot; or if the rain barrel or rain harvesting system displays any language or other content that is not typically displayed by the rain barrel or rain harvesting system as it is manufactured.

If a rain barrel or rain harvesting system is located on the side of the residential dwelling on the lot or at any other location on the lot that is visible from a street, another lot, or a common area, the rain barrel or rain harvesting system must comply with the following regulations:

Rain barrel maximum height is forty-four (44) inches with a maximum capacity of seventy (70) gallons.

The rain barrel must have the appearance of an authentic barrel and is either entirely round or has a flat back to fit flush against a wall. The rain barrel must have a manufactured top or cap to prevent or deter the breeding of mosquitoes.

Material to be wood, metal, polyethylene or plastic resin designed to look like an authentic barrel in brown or other earthtone color.

The rain barrel must be screened with evergreen landscaping to minimize its visibility from a street, another lot, and common area, unless otherwise approved in writing by the ACC.

The downspout which provides water to the rain barrel must be the same color and material as the gutters on the residential dwelling. Further, the downspout must be vertical and attached to the wall against which the rain barrel is located.

A rain harvesting system must collect and store the water underground. The portion of a rain harvesting system that is aboveground must appear to be a landscape or water feature. The aboveground portion of the rain harvesting system will not extend above the surface of the ground by more than thirty-six (36) inches. The aboveground portion of the rain harvesting system must be screened with evergreen landscaping to minimize visibility from a street, another lot, and common area, unless otherwise approved in writing by the ACC.

These guidelines are applicable only to the extent that they do not prohibit the economic installation of the rain barrel or rain harvesting system on the lot and there is a reasonably sufficient area on the lot in which to install the rain barrel or rain harvesting system.

## **F. OUTBUILDINGS**

### General

An "Outbuilding" is any structure which has a floor and/or walls and/or a permanent roof, but is **not attached** to the residence or detached garage. Outbuildings therefore include sheds/storage units, gazebos, pavilions, cabanas, detached decks and covers such as for a patio, and children's play structures.

Any utility services, such as water and electricity, must be run underground to the outbuilding. The outbuilding must not impede drainage on a lot or to cause water to flow onto an adjacent lot or community or trail association property. A drainage plan, such as a drawing, must be included with the ACC application.

### Sheds/Storage Units

Maximum exterior dimensions shall be twelve (12) feet in length, ten (10) feet in width, and eight (8) feet in height, the last per the protective covenants. Since many available sheds are slightly taller than 8 feet, request a variance on the ACC application if necessary. The color of the outbuilding should blend with its surroundings. No metal or plastic sheds/storage units shall be permitted unless they are completely hidden from public view. If a shed/storage unit is constructed, the lot must be enclosed by a at least a six (6) foot high solid wood fence. Homeowners are encouraged to use shrubbery and trees to minimize visual impact of these units.

### Gazebos\Cabanas\Pavilions\Outdoor Kitchens\Covers

These structures must be located at the rear portion of the lot and the lot must be enclosed by at



least a six (6) foot fence. These structures must be located a minimum of (6) feet from all interior property lines and may not be located on an easement. The structure materials shall be harmonious with the standard type, quality and color of materials used for the residence. Roofing materials shall conform to those given elsewhere for the residence and garage changes.

Structure roofs should be limited to twelve (12) feet in height measured from the ground. However, depending upon the size of the structure, a higher roof may be acceptable, but must be justified by the homeowner/contractor. Flat/arbor roofs shall not exceed ten (10) feet in height measured from the ground.

### Children's Play Structures

These structures include any combination of swing sets, play sets, climbing structure, slide, hut or raised play set. Play structures must be located in consideration of neighbors privacy and children's safety. (Per the Consumer Product Safety Commission guidelines for public playgrounds, they should be a minimum of ten (10) feet from all other structures and objects, such as a tree.) These structures must be located a minimum of (6) feet from all interior property lines. Erection of a play structure requires that the lot to be enclosed by at least a six (6) foot high fence. Maximum height is limited to ten (10) feet measured from the ground.

Play structure cloth coverings colors are required to be earth tone (brown, tan, beige or dark green) to blend in with the natural surroundings. The cloth coverings must be kept in good condition, meaning no holes, tears or tattered ends.

## **G. POOLS AND SPAS**

Application for construction of a pool, spa or Jacuzzi must include a plot plan showing its relation to all existing and proposed structures, property/setback lines and easements. The application shall also include a proposed construction schedule, the contractor's name, address and phone number. A drainage plan, such as a drawing, must also be included with the ACC application.

Slides will not exceed eight (8) feet in height above the ground.

During installation, the construction site must be enclosed by a temporary restraining fence/barrier. Under no circumstances may the contractor drive or dig on community or trail association property. No building materials shall be stored in the street overnight. Excavated material shall either be used on site or removed immediately.

After construction, the site will be immediately enclosed by at least a six (6) foot high fence. The pool, spa, or Jacuzzi shall not impede drainage on a lot or to cause water to flow onto an adjacent lot or community/trail association property. There shall not be surface discharge from such unit onto an adjacent lot or community/trail association property. Pool drainage must be

through the sewer system.

Decks and patio/deck covers constructed in conjunction with a pool, spa, or Jacuzzi must conform to their respective guidelines in the Outbuildings section.

## **H. FENCES**

Installation of a new fence requires ACC approval. Replacement of an existing fence in kind (including same material\color and in the same location ) does not require ACC approval.

No side or rear fence or wall shall be more than six (6) feet high plus a 6 inch rotboard and a 1-1/2 inch top cap board. No fence in excess of two (2) feet in height shall be erected or maintained nearer to the front lot line than the front building setback line.

Fence material shall be wood, steel or wrought iron with vertical pickets. All other fence materials requires ACC approval. Chain link, wire fences, mesh and string fences are not permitted.

All solid wood fences situated parallel to the front lot line or visible from a street shall have its vertical pickets on the exterior side of fence and installed so that no posts/rails are visible from the respective front or side street. If a wood fence with spaced pickets, the rails must not be on the street side.

Wrought iron or steel fences must have rectangular posts and rails. The pickets must be vertical can be either metal or wood. All metal must be either painted or powder coated.

No wood portion of a fence which is visible from any street or greenbelt may be painted or color stained without the prior approval of the ACC. The use of galvanized metal components (other than gate hardware) are not permitted. Use of circular metal posts to support a wood fence is not permitted.

All gates shall be constructed with materials consistent with the fence materials and thus match fence type. A metal frame may be used to provide structural rigidity to an all wooden fence gate. However the metal frame must be on the inside, not visible from the street when the gate is closed. Metal driveway gates, with or without a motorized opener are allowed even if the rest of the fence is wood.

Fences and gates must be properly maintained. Pickets, rails or bars that are broken, warped, bent, rusted or sagging or which have otherwise deteriorated must be repaired or replaced.

Utilities have access to their easements at all times and are not liable for any damage to a resident's landscaping or improvements, such as a fence located in such easements. Typically, the utilities contact residents prior to any major activity/repair involving easement access and they will likely attempt to restore some improvements (e.g., flower beds and fences) to the way

they found them.

## **I. DRIVEWAYS, WALKWAYS, MAILBOXES AND LANDSCAPING**

### General Landscaping

Prior approval is not required for landscape improvements. Landscape improvements may be installed in easement areas.

Drainage of lots should be to front of property and performed originally by the builder and should not be changed by any actions of a homeowner. Any drainage that carries over to a neighbor's property because of landscaping or over changes must be remedied by the offending homeowner.

No wall or fence, planter or hedge in excess of two (2) feet in height shall be erected or maintained nearer to the front lot line than the front building setback line. No object or thing shall be placed or planted on corner lots which obstructs sight lines at elevations between two (2) and six (6) feet above the top of the street curb within the following triangular area. A triangle formed by the junction of street curb lines and a line connecting them at points twenty-five (25) feet from the junction of the street curb lines (or extension thereof).

Utilities have access to their easements at all times and are not liable for any damage to a resident's landscaping or improvements located in such easements. Typically, the utilities contact residents prior to any major activity/repair involving easement access and they will likely attempt to restore some improvements (e.g., flower beds and fences) to the way they found them.

### Driveways and Walkways

Driveways may be widened by up to 2 ft to make it easier to access vehicles. This can be done by pouring a concrete strip, using bricks or blocks. Expanding the driveway to add an additional parking spot is not allowed.

Driveways may be widened and walks may be extended into easement areas. However residents should review their lot survey plat to find out if any utility easements may be crossed. It is the resident's responsibility to obtain prior approval from the utility before asking for ACC approval or installation of the improvement. Suitable conduits may need to be installed by the respective utility to get their approval.

### Mailboxes

All mailboxes must be properly mounted on a metal post (either painted or powder coated), a wood post, a plastic post that simulates wood or permanently inserted into a brick, stone or

plastic simulation of stone or brick structure and comply with US Postal Service guidelines. Solid plastic and galvanized steel posts are not permitted. The brick structure can be painted to match the house color. Concrete or metal structures are not allowed.

The overall look of the mailbox must be harmonious with the forest environment. If the mailbox is another color besides black, white, house paint color or earth tone, the color and design must be approved by submitting an application to the ACC.

### Tree Removal

No tree shall be removed unless it is:

A dead, diseased tree or a danger to the occupants including about to fall down,  
Causing property damage to the homeowner's residence, garage or driveway.

Trees may need removal to provide room for construction of an improvement such as a deck, pool or shed. These need to be clearly shown on the location drawing or plot plan submitted with the ACC application for the improvement.

Removing a tree for any other reason requires ACC approval. The exact location of the tree was be fully described when making an application along with the reason why. Including pictures with the ACC application might help to speed up the approval process.

## **J. EXTERIOR LIGHTING**

### General

The type, quality, and color of all exterior site and house lighting must be consistent with other existing lights on the property and in the neighborhood of the respective house. Incandescent-type or LED at 2700-3000 degrees K or Kelvin lighting is the norm. LED lights with a 5000 degree K or Kelvin rating should be avoided.

### Floodlighting

Floodlighting fixtures must be attached to the house or other architectural structure and must not illuminate adjacent public or private properties. Lights must be directed downward and shielded so that they do not create a "hot" glare spot visible to neighbors. The fixture cover and any shielding should be compatible with the building. Conduits and wiring must be concealed. High-wattage, commercial/industrial-type fixtures or sodium-vapor light sources are allowed residential installation.

### Exterior Lighting Fixtures

All exterior lighting fixtures visible from the street or other public areas must be of an understated design that complements the architectural style of the residence. High intensity area lighting, such as mercury vapor or high-pressure sodium, is not allowed. Low level directional lighting along walkways or at sidewalk and walkway edges is encouraged.

Colored lighting of any sort is prohibited as is the use of fluorescent and neon lighting. Only during holiday seasons will such lighting be permitted. Mercury vapor lights, when used for special landscaping lighting effects, are permitted as long as they are hidden from view and directed up at a tree or down from a tree. Conduits and wiring must remain concealed from view of the passerby. Architectural accent lighting is also permissible, but must be from an incandescent or LED source.

### Walkway Lighting

Proposed walkway lighting should be inconspicuous and of a bollard or dome light design. The lamp may be incandescent (100w maximum), quartz (75w maximum), metal halide (75w maximum) or fluorescent (25w maximum) or LED (13w maximum).

### Landscape Lighting

Exterior landscape lighting shall be permitted so long as the lighting is located within flowerbeds, shrubs and/or trees. Pole mounted landscape and/or decorative lighting shall also be permitted, with ACC approval so long as the pole does not extend more than seven (7) feet above the ground, the light fixture is not situated more than six (6) feet above the ground, and the light is neither sodium vapor nor mercury vapor. If LED, then the light temperature must not be 5000 degrees K or Kelvin or higher.

### Holiday Lighting

Only during holiday seasons colored lighting of any sort is permitted. Holiday lights must be taken down within thirty (30) days after the holiday

### Annoyances

All new exterior lighting, independent of ACC approval, shall be subject to a ninety (90) day trial period upon installation to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period shall commence on the date of installation of the lighting. If, at the end of the ninety (90) day period, it is unreasonable, offensive or an annoyance to surrounding residents, the lighting shall be removed or modified. If the lights were earlier

approved by the ACC and at the end of the ninety (90) day period, and is not unreasonable, offensive or an annoyance to surrounding residents, the ACC's approval is final.

## **K. MISCELLANEOUS**

### Flags and Flagpoles

The following guidelines shall be applicable to flagpoles and the three (3) types of flags listed in the Texas Property Code. These guidelines do not prohibit, restrict, or have the effect of prohibiting or restricting a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces, except as otherwise provided therein.

A flag must be displayed on a flagpole. A flag shall not be attached to the wall of the residential dwelling or other structure on a lot or a fence, or be displayed in a window of the residential dwelling or other structure on a lot.

Above-ground flagpole stands and/or footings and illumination must be approved by the ACC. The Association may require an owner to remove flagpoles, flagpole footings, or flags that do not comply with these guidelines.

The flag of the United States must be displayed in accordance with applicable provisions of 4 U.S.C. Sections 5-10, which address, among other things, the time and occasions for display, the position and manner of display, and respect for the flag.

The flag of the State of Texas must be displayed in accordance with applicable provisions of Chapter 3100 of the Texas Government Code, which address, among other things, the orientation of the flag on a flagpole or flagstaff, the display of the flag with the flag of the United States, and the display of the flag outdoors.

Not more than one (1) freestanding flagpole or flagpole attached to the residential dwelling or garage (on a permanent or temporary basis) is permitted on a lot. A flagpole attached to the residential dwelling or garage shall not exceed six (6) feet in length. A freestanding flagpole shall not exceed twenty (20) feet in height, measured from the ground to the highest point of the flagpole. A flagpole, whether freestanding or attached to the residential dwelling or garage, must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in the construction of the flagpole and harmonious with the residential dwelling on the lot on which it is located.

A freestanding flagpole shall not be located nearer to a property line of the lot than the applicable setbacks as either shown on the recorded plat or as set forth in the Protective Covenants. Provided a freestanding flagpole may be located up to five feet (5') in front of the front building setback line for a lot, if any above-ground stands and/or footings are approved by the ACC. A flagpole shall not be located in an easement or encroach into an easement. A

flagpole is prohibited on property owned or maintained by the HRVCA.

A freestanding flagpole must be installed in accordance with the manufacturer's guidelines and specifications. A flagpole must be maintained in good condition; a deteriorated or structurally unsafe flagpole must be repaired, replaced or removed. If the footing and/or stand for a freestanding flagpole extends above the surface of the ground, the ACC may require the installation of landscaping to screen the stand and/or footing from view. An external halyard on a flagpole is required to be securely affixed to the flagpole so that it is not moved by the wind and thereby permitted to clang against the flagpole.

Only the three (3) types of flags addressed in this Section (a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces) shall be displayed on a freestanding flagpole. Other types of flags may be displayed on a wall mounted flagpole. Not more than two (2) of the permitted types of flags shall be displayed on a flagpole at any given time.

The maximum dimensions of a displayed flag on a freestanding flagpole that is less than fifteen (15) feet in height or on a flagpole attached to the residential dwelling or garage shall be three (3) feet by five (5) feet. The maximum dimensions of a displayed flag on a freestanding flagpole that is fifteen (15) feet in height or greater is four (4) feet by six (6) feet. A displayed flag must be maintained in good condition; a deteriorated flag must be replaced or removed.

Illumination of a flag is permitted but the lighting must be in-ground and have a maximum of 150 watts if incandescent. LED lights are permitted, with a maximum light output of 2,600 lumens. LED light temperature maximum is 3000 degrees K or Kelvin. High intensity lighting such as mercury vapor, high pressure sodium, or metal halide is not permitted. The lighting is required to be compatible with exterior lighting within Hunters Ridge subdivision and appropriate for a residential neighborhood. Lighting used to illuminate a flag shall be positioned in a manner that the lighting is not directed toward an adjacent lot or a street adjacent to the lot and does not otherwise unreasonably affect an adjacent lot.

#### Satellite Dishes and Antennas

Small satellite dishes less than 4 feet in diameter may be placed on the roof or eaves should that it minimizes visibility from the street. Antennas may be attached to the house; however, the antenna's location shall be restricted to the rear of the house, or to the rear of the roof ridge line, gable or center line of the residence so as to be hidden as much as possible from public view.

#### Basketball Goals

All goals must be a minimum of twenty (20) feet from the curb line. A pole goal must not be within ten (10) feet of the adjoining neighbor's amenities (air conditioning unit, shrubbery, gas meter, etc.) unless properly protected (i.e., by fence or shrubbery) or unless the written consent

of the neighbor is obtained. No pole-mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story window(s) are exposed.

Basketball goals should be mounted either (a) on the garage wall or roof above the garage door, (b) on the garage-to-house breeze way cover or (c) on the rigid steel or aluminum pole. Wooden poles shall not be permitted. The backboard materials must be fiberglass or safety glass. The color must be clear (safety glass) or white with the exception of the manufacturer's outline markings. The backboard supports must be firmly attached to the structure. Nails, by themselves, are not permitted. Mounting supports may be of wood, steel, or aluminum, but they must be painted an acceptable color. The pole must have a manufacturer's weather restraint finish and be either black or in a color which is harmonious with the residence.

The homeowner must maintain the basketball goal in its original approved condition. Basketball goal nets must be kept in good condition, not dirty or torn. Nylon or other fabric nets are permissible. Steel chain nets are not permissible.

If lighting is provided for the basketball area, it must comply with existing exterior lighting guidelines. A good neighbor policy concerning noise and disturbing the peace must be followed. No permanent basketball goals can be erected on community association property or city property. Portable basketball goals may not be kept on city property or streets nor community property.

### Religious Items

The following guidelines shall be applicable to the display of religious items in Hunters Ridge Village except as otherwise provided therein. The display or affixing on the entry to the owner's or resident's dwelling one or more religious items, is motivated by the owner's or resident's sincere religious belief.

Except as otherwise provided in this section, a religious item is not permitted anywhere on a lot except on the entry door or door frame of the residential dwelling. A religious item shall not extend past the outer edge of the door frame. The religious item(s), individually or in combination with each other religious items displayed or affixed on the entry door or door frame, shall not have a total size of greater than twenty-five (25) square inches. A religious item shall not contain language, graphics, or any display that is patently offensive to persons of ordinary sensibilities. A religious item shall not be displayed or affixed on an entry door or door frame if it threatens the public health or safety or violates a law. An owner or resident is not permitted to use a color for an entry door or door frame of the owner's or resident's residential dwelling or change the color of an entry door or door frame that is not authorized by the ACC.

Notwithstanding the above provisions, the ACC shall have the authority to allow a religious statue, such as by way of example and not in limitation, a statue of St. Francis of Assisi or other religious item in a landscape bed or other portion of a lot, and these Guidelines shall not prohibit or apply to temporary seasonal decorations related to religious holidays as otherwise permitted in



Hunters Ridge Village.

### Birdhouses and Bat Houses

Birdhouses and bat houses are restricted to the rear and sides of the residence. The materials used in the construction of each birdhouse and the color of each must be harmonious with the home and other improvements on the lot.

### Benches, Tables, Statuary, Birdbaths and Fountains

Benches and tables in front of the residence or exposed in public view shall be decorative and harmonious with the residence. Picnic tables and seasonal patio furniture shall not be allowed in public view. This includes porch swings and other “backyard” furniture.

Statuary, birdbaths and fountains shall be limited to three (3) feet in height, decorative and harmonious with the residence, as well as limited in number. Birdbath water must be regularly changed to prevent mosquito breeding.

## **L. PROHIBITED PROPERTY USES AND CONDITIONS**

### **1. Non-Conforming Uses and Conditions:**

The following property uses and conditions are not in conformance with the Protective Covenants. It is the ACC’s duty to enforce the Protective Covenants through a series of notices and legal action as described below.

Any activity that brings in customers and/or employees, for commercial activities is not permitted.

Noxious or offensive activity of any sort that is unreasonable, offensive, or a nuisance to surrounding residents is prohibited.

Action or an improvement/addition/change which is or may become an annoyance or nuisance to the neighborhood is prohibited. Barking dogs and uncontrolled pets clearly fall under this category and are in non-compliance.

Temporary structures, trailer, tent, shack, garage, barn or other outbuilding may not be used as a residence.

Parking or semi-permanent storage of boats, trailers, recreational vehicles, commercial vehicles, buses, inoperative vehicles, camp rigs off trucks, or boat rigging or similar items on or visible from any public street or right-of-way is not permitted. Storage of such vehicles or items must

be screened from public view either within the garage or behind a solid fence.

Yard sales or garage sales that display sale items outside of the residence, such as in the driveway or yard, are allowed once per year. It must be on the Saturday that the Board approves a head of time (the community wide garage sale sponsored by HRVCA.) If your house is being sold, another one day yard or moving sale is allowed outside that one approved Saturday for one day.

Animals, livestock or poultry of any kind shall not be raised, bred or kept on any lot except dogs, cats or other common household pets. The allowed animals may not be kept, bred or maintained for commercial purposes or in unreasonable numbers. All animals or pets (except cats) must be leashed or restrained within an adequate enclosure. No animals or fowl may be kept on the property if they are an annoyance or are obnoxious to residents in the vicinity.

Drying of clothes in public view is prohibited.

Burglar bars are not permitted.

#### **M. NON-CONFORMANCE WITH GUIDELINES**

The ACC carries out periodic inspections of the community and also responds to notices provided by residents. ACC is not inclined to act on any anonymous notice, residents must identify themselves when sending a notice. The ACC reviews all notices of potential non-conformance and judges whether non-conformance exists.

Should a non-conformance with the ACC guidelines exist, the ACC will first send a "courtesy" letter to the subject resident/association member which informs them of the situation and requests the removal of the condition/use within fourteen (14) calendar days period. Informing the Board or the ACC of your plans to correct the situation is necessary if it will longer than 14 days to correct. If the first letter is ignored, the ACC could possibly send a "demand" letter. Should non-conformance persist after the first and second notices have been given and the ACC has not been informed of plans to correct it, the ACC, with the approval of the Board of Directors, may undertake legal action. The costs of such legal action incurred by the Board could be assessed to the subject residence.

## APPENDIX - PRE-APPROVED COLORS

| Numerical Order |              | Color Family |              |
|-----------------|--------------|--------------|--------------|
| Number          | Color Family | Number       | Color Family |
| 14              | Green        | 6221         | Blue         |
| 36              | Tan          | 7603         | Blue         |
| 37              | Gray         | 9135         | Blue         |
| 45              | Brown        | 9140         | Blue         |
| 49              | White        | 9141         | Blue         |
| 50              | White        | 45           | Brown        |
| 53              | White        | 2802         | Brown        |
| 54              | Gray         | 2806         | Brown        |
| 55              | Gray         | 2808         | Brown        |
| 66              | Green        | 2813         | Brown        |
| 2802            | Brown        | 2823         | Brown        |
| 2805            | Tan          | 2835         | Brown        |
| 2806            | Brown        | 2836         | Brown        |
| 2808            | Brown        | 2837         | Brown        |
| 2811            | Green        | 2843         | Brown        |
| 2812            | Green        | 6081         | Brown        |
| 2813            | Brown        | 6082         | Brown        |
| 2816            | Green        | 6083         | Brown        |
| 2819            | Gray         | 6088         | Brown        |
| 2820            | Tan          | 6096         | Brown        |
| 2821            | Gray         | 6102         | Brown        |
| 2822            | Tan          | 6103         | Brown        |
| 2823            | Brown        | 6104         | Brown        |
| 2826            | Green        | 6110         | Brown        |
| 2828            | Tan          | 6117         | Brown        |
| 2829            | White        | 6118         | Brown        |
| 2835            | Brown        | 7026         | Brown        |
| 2836            | Brown        | 7039         | Brown        |
| 2837            | Brown        | 7040         | Brown        |
| 2840            | Gray         | 7041         | Brown        |
| 2841            | Gray         | 7509         | Brown        |
| 2843            | Brown        | 7515         | Brown        |
| 2844            | Gray         | 7522         | Brown        |
| 2845            | Gray         | 7525         | Brown        |
| 2845            | Green        | 7705         | Brown        |
| 2846            | Green        | 7725         | Brown        |
| 2848            | Green        | 9083         | Brown        |
| 2849            | Gray         | 9084         | Brown        |
| 2850            | Gray         | 9088         | Brown        |

|      |        |      |       |
|------|--------|------|-------|
| 2851 | Green  | 9089 | Brown |
| 2853 | Yellow | 9090 | Brown |
| 2855 | Tan    | 9093 | Brown |
| 2860 | Green  | 9098 | Brown |
| 3213 | Green  | 9099 | Brown |
| 5156 | Tan    | 9100 | Brown |
| 6004 | Gray   | 9113 | Brown |
| 6005 | Gray   | 9114 | Brown |
| 6056 | White  | 9160 | Brown |
| 6066 | Tan    | 37   | Gray  |
| 6074 | Gray   | 54   | Gray  |
| 6080 | Tan    | 55   | Gray  |
| 6081 | Brown  | 2819 | Gray  |
| 6082 | Brown  | 2821 | Gray  |
| 6083 | Brown  | 2840 | Gray  |
| 6087 | Tan    | 2841 | Gray  |
| 6088 | Brown  | 2844 | Gray  |
| 6096 | Brown  | 2845 | Gray  |
| 6101 | Tan    | 2849 | Gray  |
| 6102 | Brown  | 2850 | Gray  |
| 6103 | Brown  | 6004 | Gray  |
| 6104 | Brown  | 6005 | Gray  |
| 6108 | Tan    | 6074 | Gray  |
| 6109 | Tan    | 6149 | Gray  |
| 6110 | Brown  | 6155 | Gray  |
| 6117 | Brown  | 6158 | Gray  |
| 6118 | Brown  | 6172 | Gray  |
| 6124 | Green  | 6199 | Gray  |
| 6143 | Tan    | 6206 | Gray  |
| 6149 | Gray   | 6234 | Gray  |
| 6150 | Tan    | 6235 | Gray  |
| 6151 | Tan    | 6236 | Gray  |
| 6155 | Gray   | 6250 | Gray  |
| 6157 | Tan    | 6256 | Gray  |
| 6158 | Gray   | 6257 | Gray  |
| 6166 | Green  | 7025 | Gray  |
| 6172 | Gray   | 7031 | Gray  |
| 6173 | Green  | 7045 | Gray  |
| 6178 | Green  | 7060 | Gray  |
| 6179 | Green  | 7061 | Gray  |
| 6186 | Green  | 7066 | Gray  |
| 6192 | Green  | 7071 | Gray  |
| 6199 | Gray   | 7073 | Gray  |
| 6206 | Gray   | 7074 | Gray  |
| 6207 | Green  | 7504 | Gray  |

|      |       |      |       |
|------|-------|------|-------|
| 6215 | Green | 7506 | Gray  |
| 6221 | Blue  | 7507 | Gray  |
| 6226 | Green | 7508 | Gray  |
| 6228 | Green | 7514 | Gray  |
| 6234 | Gray  | 7534 | Gray  |
| 6235 | Gray  | 7622 | Gray  |
| 6236 | Gray  | 7639 | Gray  |
| 6250 | Gray  | 7644 | Gray  |
| 6256 | Gray  | 7655 | Gray  |
| 6257 | Gray  | 7664 | Gray  |
| 7001 | White | 7669 | Gray  |
| 7005 | White | 7670 | Gray  |
| 7006 | White | 7743 | Gray  |
| 7008 | White | 7744 | Gray  |
| 7009 | White | 8232 | Gray  |
| 7025 | Gray  | 9126 | Gray  |
| 7026 | Brown | 9131 | Gray  |
| 7031 | Gray  | 9138 | Gray  |
| 7039 | Brown | 9139 | Gray  |
| 7040 | Brown | 9143 | Gray  |
| 7041 | Brown | 9152 | Gray  |
| 7045 | Gray  | 9163 | Gray  |
| 7060 | Gray  | 9168 | Gray  |
| 7061 | Gray  | 9169 | Gray  |
| 7066 | Gray  | 9171 | Gray  |
| 7071 | Gray  | 9172 | Gray  |
| 7073 | Gray  | 14   | Green |
| 7074 | Gray  | 66   | Green |
| 7077 | White | 2811 | Green |
| 7100 | White | 2812 | Green |
| 7102 | White | 2816 | Green |
| 7103 | White | 2826 | Green |
| 7228 | Green | 2845 | Green |
| 7501 | Tan   | 2846 | Green |
| 7502 | Tan   | 2848 | Green |
| 7504 | Gray  | 2851 | Green |
| 7506 | Gray  | 2860 | Green |
| 7507 | Gray  | 3213 | Green |
| 7508 | Gray  | 6124 | Green |
| 7509 | Brown | 6166 | Green |
| 7513 | Tan   | 6173 | Green |
| 7514 | Gray  | 6178 | Green |
| 7515 | Brown | 6179 | Green |
| 7522 | Brown | 6186 | Green |
| 7525 | Brown | 6192 | Green |

|      |        |      |       |
|------|--------|------|-------|
| 7534 | Gray   | 6207 | Green |
| 7535 | Tan    | 6215 | Green |
| 7539 | Tan    | 6226 | Green |
| 7540 | Tan    | 6228 | Green |
| 7544 | Tan    | 7228 | Green |
| 7546 | Tan    | 7617 | Green |
| 7548 | Tan    | 7737 | Green |
| 7549 | Tan    | 7739 | Green |
| 7551 | White  | 7740 | Green |
| 7553 | Tan    | 9127 | Green |
| 7555 | Tan    | 9128 | Green |
| 7566 | White  | 9130 | Green |
| 7573 | White  | 9132 | Green |
| 7574 | Tan    | 9133 | Green |
| 7603 | Blue   | 9134 | Green |
| 7617 | Green  | 9174 | Green |
| 7622 | Gray   | 9229 | Green |
| 7639 | Gray   | 36   | Tan   |
| 7644 | Gray   | 2805 | Tan   |
| 7646 | White  | 2820 | Tan   |
| 7647 | White  | 2822 | Tan   |
| 7655 | Gray   | 2828 | Tan   |
| 7664 | Gray   | 2855 | Tan   |
| 7669 | Gray   | 5156 | Tan   |
| 7670 | Gray   | 6066 | Tan   |
| 7680 | Tan    | 6080 | Tan   |
| 7690 | Tan    | 6087 | Tan   |
| 7693 | Yellow | 6101 | Tan   |
| 7695 | Tan    | 6108 | Tan   |
| 7697 | Tan    | 6109 | Tan   |
| 7705 | Brown  | 6143 | Tan   |
| 7715 | Tan    | 6150 | Tan   |
| 7725 | Brown  | 6151 | Tan   |
| 7731 | Tan    | 6157 | Tan   |
| 7737 | Green  | 7501 | Tan   |
| 7739 | Green  | 7502 | Tan   |
| 7740 | Green  | 7513 | Tan   |
| 7743 | Gray   | 7535 | Tan   |
| 7744 | Gray   | 7539 | Tan   |
| 8232 | Gray   | 7540 | Tan   |
| 9083 | Brown  | 7544 | Tan   |
| 9084 | Brown  | 7546 | Tan   |
| 9086 | Tan    | 7548 | Tan   |
| 9087 | Tan    | 7549 | Tan   |
| 9088 | Brown  | 7553 | Tan   |

|      |       |      |        |
|------|-------|------|--------|
| 9089 | Brown | 7555 | Tan    |
| 9090 | Brown | 7574 | Tan    |
| 9093 | Brown | 7680 | Tan    |
| 9097 | Tan   | 7690 | Tan    |
| 9098 | Brown | 7695 | Tan    |
| 9099 | Brown | 7697 | Tan    |
| 9100 | Brown | 7715 | Tan    |
| 9102 | Tan   | 7731 | Tan    |
| 9103 | Tan   | 9086 | Tan    |
| 9104 | Tan   | 9087 | Tan    |
| 9105 | Tan   | 9097 | Tan    |
| 9108 | Tan   | 9102 | Tan    |
| 9113 | Brown | 9103 | Tan    |
| 9114 | Brown | 9104 | Tan    |
| 9116 | Tan   | 9105 | Tan    |
| 9117 | Tan   | 9108 | Tan    |
| 9121 | Tan   | 9116 | Tan    |
| 9122 | Tan   | 9117 | Tan    |
| 9122 | Tan   | 9121 | Tan    |
| 9123 | Tan   | 9122 | Tan    |
| 9126 | Gray  | 9122 | Tan    |
| 9127 | Green | 9123 | Tan    |
| 9128 | Green | 49   | White  |
| 9130 | Green | 50   | White  |
| 9131 | Gray  | 53   | White  |
| 9132 | Green | 2829 | White  |
| 9133 | Green | 6056 | White  |
| 9134 | Green | 7001 | White  |
| 9135 | Blue  | 7005 | White  |
| 9138 | Gray  | 7006 | White  |
| 9139 | Gray  | 7008 | White  |
| 9140 | Blue  | 7009 | White  |
| 9141 | Blue  | 7077 | White  |
| 9143 | Gray  | 7100 | White  |
| 9152 | Gray  | 7102 | White  |
| 9160 | Brown | 7103 | White  |
| 9163 | Gray  | 7551 | White  |
| 9168 | Gray  | 7566 | White  |
| 9169 | Gray  | 7573 | White  |
| 9171 | Gray  | 7646 | White  |
| 9172 | Gray  | 7647 | White  |
| 9174 | Green | 2853 | Yellow |
| 9229 | Green | 7693 | Yellow |

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# Pages 32  
02/16/2024 09:07 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$145.00

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-2024-54231