

STATE OF TEXAS {  
COUNTY OF HARRIS {

KNOW ALL MEN BY THESE PRESENTS:

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

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lcl

**WHEREAS**, the Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two have been filed of record under County Clerk's Film Number U220746 and County Clerk's Film Number 530-62-1494 of the Real Property Records of Harris County, Texas;

**WHEREAS**, in accordance with the power and authority vested in the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation and being the property owners' association for the aforementioned Sections of Olde Oaks and Waterford Park, the Board of Directors of the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. has adopted and approved the "First Amendment to the Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two" and authorized that same be filed in the Real Property Records of Harris County, Texas in order to provide notice of such architectural standards and guidelines to all current and future owners and/or any other party dealing with any property within the said Sections and/or Lots and other properties of Olde Oaks and Waterford Park.

**WHEREAS**, the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. has only amended certain provisions of the Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two, as set forth in this document, and has not amended, revised, altered or otherwise changed the existing Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two, except as to those provisions specifically amended, revised, altered or otherwise changed by this Amendment.

**NOW, THEREFORE**, the Board of Directors does hereby publish and declare the following First Amendment Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two to be the criteria upon which plans will be approved or disapproved and shall be the governing criteria for the construction or erection of structures and/or improvements in Olde Oaks and Waterford Park. Said amendments to the Architectural Standards and Guidelines are as follows:

Amendments to the Architectural Standards  
and Guidelines for Structures and Improvements

I.

Section 8, entitled "Room Additions, Porches, Greenhouses and Outbuildings", is hereby amended to add new Section 8.04, entitled "Outbuildings and Storage Sheds in Waterford Park", and new Section 8.04 shall provide and read as follows:

Section 8.04. Outbuildings and Storage Shed in Waterford Park. Any outbuilding as defined in Section 8.02, including a storage shed, to be erected or constructed in Waterford Park, Section One or Waterford Park, Section Two, shall strictly comply with the provisions of Article VIII, Section 8.4 of the Declaration of Covenants and Restrictions for Waterford Park, Sections One and Two.

All other provisions of said Section 8 shall remain in full force and effect.

II.

Section 10.04, entitled "Chimneys", is hereby amended in its entirety and Section 10.04, as amended, shall provide and read as follows:

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

Section 10.05, entitled "Flashings, Valleys and Vents", is hereby amended in its entirety and Section 10.05, as amended, shall provide and read as follows:

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

All other provisions of said Section 10 shall remain in full force and effect.

III.

Section 11, entitled "Painting and Paint Colors", is hereby amended in its entirety and Section 11, as amended, shall provide and read as follows:

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

11.01. Approval of Paint Colors and Stains Required. Repainting of the house or other structure with the same color of paint and in the same color scheme shall require Architectural Control Committee approval. The color of paint and the color scheme used for the exterior color scheme of the dwelling, garage and any other structures must be approved, in writing, by the Architectural Control Committee. Exterior paints and stains for dwelling and garage shall be selected to complement or harmonize with the colors of the other materials with which they are used. The colors of paint should match the predominant colors of the dwelling. The color of the applicant's brick and roofing material, along with the colors of neighboring homes, will be taken into consideration when reviewing the application. In the event that the house or other structure is repainted with the same or substantially same color of paint and in the same or substantially same color scheme as the prior paint color and color scheme and an application and paint samples was not submitted to the Architectural Control Committee prior to the repainting, then the Architectural Control Committee may waive the requirement of the submission of an application and samples provided that the paint color and color scheme is acceptable to the Committee and the application would have been approved had an application been submitted. In such event, the Architectural Control Committee will send a letter to the property owner stating that the paint colors and color scheme are acceptable and have been approved.

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

11.03. Minimum Coats of Paint Required. All painted improvements and other permitted painted structures shall have at least two coats of paint, unless the Architectural Control Committee determines that, because of the particular brand of paint, one coat of paint is sufficient.

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

11.05. Minor Repainting. Minor repainting will not require A.C.C. approval provided that such minor repainting is with the same color of paint and in the same color scheme as the previous paint color and color scheme and provided that the paint color will match and blend in with the existing paint color. Minor repainting will be regarded as touch-up painting which does not constitute more than ten percent (10%) of the exterior of the house and garage (with the brick, windows, doors and roofing material being excluded in calculating such percentage) and which repainting does not materially change the appearance of the structure which is to be repainted.

#### IV.

Section 12, entitled "Mailboxes.", is hereby amended in its entirety and Section 12, as amended, shall provide and read as follows:

Section 12. Mailboxes, Street Address Signs, House Numbers and Name Identifications.

12.01. Mailboxes in General. When a new residential dwelling is constructed, a brick, stone or other similar material mailbox shall be built consistent with the architecture of the dwelling and in accordance with plans approved by the Architectural Control Committee. The style, the size, the height, the type of building material and the location of mailboxes shall be subject to approval by the Architectural Control Committee. An existing mailbox which is to be replaced and which is on a standard mailbox-type pole shall not be subject to approval by the Architectural Control Committee, provided that the mailbox and pole conform to the general standards in the community, that the pole is of a standard height and that the appearance of the mailbox and pole do not present a stark appearance.

12.02. Street Address Signs, House Numbers and Name Identifications. The mailbox may include a street address plaque provided that the street address plaque is harmonious in style, material and appearance to the mailbox. Mailboxes, street address signs, house numbers and name identifications used in the Subdivision must be harmonious with the overall character and aesthetics of the Subdivision. The provisions with respect to mailboxes shall not apply when cluster box units are required by the United States Postal Service.

V.

In accordance with the power and authority vested in the Olde Oaks Community Improvement Association, Inc., the Board of Directors of the Olde Oaks Community Improvement Association, Inc. at its Meeting of the Board of Directors held on the 4th day of June, 2002, duly adopted and approved the foregoing "First Amendment to the Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two" and authorized that same be filed of record in the Real Property Records of Harris County, Texas. The Board of Directors of the Olde Oaks Community Improvement Association, Inc. further re-adopted the "Architectural Standards and Guidelines for Structures and Improvements in Olde Oaks, Section One, Two, Three Four, Six, Waterford Park, Sections One and Two" with the incorporation of the amendments, revisions, alterations and changes contained in this Amendment.

This First Amendment to the Architectural Standards and Guidelines shall be effective on the date that same is filed of record in the County Clerk's Office of Harris County, Texas.

VI.

Per the provisions of Section 209.004 (b) of Chapter 209 of the Texas Property Code, the Management Certificate, which has heretofore been recorded under County Clerk's File No. V505844 of the Official Public Records of Real Property of Harris County, Texas, is hereby amended to the extent that this First Amendment to the Architectural Standards and Guidelines is an additional recorded dedicatory instrument under Section 4 of the Management Certificate.

EXECUTED this 5 day of June, 2002.

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

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

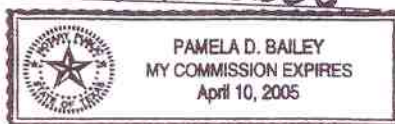
STATE OF TEXAS {

COUNTY OF HARRIS {

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

Given under my hand and seal of office on this 5<sup>th</sup> day of June, 2002.

Pamela D. Bailey  
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY'S PRINTED NAME:  
Pamela D. Bailey  
My Commission Expires:  
4-10-2005



AFTER RECORDING RETURN TO:

Everett E. Hartnett  
Attorney at Law  
9950 Cypresswood Drive - Suite 200  
Houston, Texas 77070

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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 on

JUL - 2 2002



*Bonily L. Kaufman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS