

**SECOND AMENDMENT TO THE  
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES FOR  
COPPER LAKES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

WHEREAS, Copper Lakes Homeowners Association (the "Association"), a Texas nonprofit corporation, is the governing entity for Copper Lakes, Sections 1-17, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, described in Exhibit "A", attached hereto, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for Copper Lakes, Sections One and Two, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. P290219, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, the Association's Architectural Review Committee Guidelines (hereafter "Guidelines") are recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-200287, along with any amendments and supplements thereto; and

WHEREAS, Article IV of the Declaration establishes the authority of the Architectural Review Committee and the Guidelines establishes the Association's right to amend the Guidelines; and

WHEREAS, Section 10.0 of the Guidelines, entitled, "Fences," was previously amended by an Instrument recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2017-538715;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Architectural Review Committee Guidelines are hereby amended as follows:

**Section 10.0, "Fences," Subsection 10.2, "Wood Fences," which previously read:**

10.2 Wood fences.

- (a) Fence pickets shall be cedar. No painting, staining or varnishing of wooden fences is allowed, however restoration of fences may include power washing fence or installation of a new fence, and may include application of a sealant, but only if the sealant is a clear non-gloss sealant.

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- (b) The overall height of a new or replacement fence shall be six (6) feet, except that if the original fence is of different height, the original height may be maintained.
- (c) Notwithstanding the foregoing, a horizontal “rot board” may be installed at the bottom of the new fence if:
  - (i) the overall height of the resulting fence does not exceed 78 inches,
  - (ii) the height of the rot board does not exceed six (6) inches,
  - (iii) the rot board is installed below, abutting and flush with the pickets and
  - (iv) the top of the resulting fence is level with the top of all adjoining fences. If there is an overall height difference between the new fence and an adjoining fence, the gap shall be “stair stepped” by shortening the pickets between the two fences with the stair stepping not to exceed one inch per picket and the final picket of the new fence shall be level with the adjoining fence.
- (d) The fence will be installed picket-side out where visible from any street or common area.
- (e) The pickets shall be six (6) inches in width, with dog ears on the top of the pickets.

**Is hereby amended to read as follows:**

10.2 Wood fences.

- (a) Fence pickets shall be cedar. New or existing fence pickets may remain untreated or may be treated with an approved sealant or stain as provided below. If a sealant or stain is applied, it must be approved by the ARC in advance. In granting approval, the HOA shall apply the following guidelines:
  - (i) painting and varnish are not permitted,
  - (ii) the sealant or stain must be transparent and upon drying must show the natural wood color and grain of the fence,
  - (iii) the color of the sealant or stain must be acceptable to the HOA. Once a fence is sealed or stained, its finish shall be maintained and/or reapplied as needed to preserve its appearance.
- (b) The overall height of a new or replacement fence shall be six (6) feet, except that if the original fence is of different height, the original height may be maintained.
- (c) Notwithstanding the foregoing, a horizontal “rot board” may be installed at the bottom of the new fence if:

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- (i) the overall height of the resulting fence does not exceed 78 inches,
  - (ii) the height of the rot board does not exceed six (6) inches,
  - (iii) the rot board is installed below, abutting and flush with the pickets and
  - (iv) the top of the resulting fence is level with the top of all adjoining fences. If there is an overall height difference between the new fence and an adjoining fence, the gap shall be "stair stepped" by shortening the pickets between the two fences with the stair stepping not to exceed one inch per picket and the final picket of the new fence shall be level with the adjoining fence.
- (d) The fence will be installed picket-side out where visible from any street or common area.
- (e) The pickets shall be six (6) inches in width, with dog ears on the top of the pickets.

**CERTIFICATION**

"I, the undersigned, being the President of Copper Lakes Homeowners Association, hereby certify that the foregoing Resolution was adopted by at least a majority of Copper Lakes Homeowners Association's Board of Directors at a meeting of the Board property noticed to the Members at which a quorum of the Board was present."

By: *Marc W. Jones* President  
Print name: MARC W. JONES

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF HARRIS

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§  
§

BEFORE ME, the undersigned authority, on this day personally appeared *Mark W. Jones*, President of Copper Lakes Homeowners Association, and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who 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 this the 21 day of Oct, 2021.



*Sharon Ann Griffith*  
Notary Public, State of Texas

**EXHIBIT "A"**

Copper Lakes, Section One, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. P238153, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Two, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. P250008, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Three, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. P731088, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Four, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. U194743, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Five, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. R089628, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Six, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. S512904, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Seven, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. U289582, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Eight, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. V379880, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Nine, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. V354120, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Ten, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. V599161, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Eleven, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. V674935, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Twelve, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. W880251, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Thirteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. X801008, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Fourteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. Y114768, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Fifteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. Z448706, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Sixteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. 20070184962, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Seventeen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. 20110045428, of the Plat Records of Harris County, Texas, and any amendments or replats thereto.

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11/03/2021 03:17 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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