

**CERTIFICATE OF CORPORATE RESOLUTION OF LAUREL CREEK
NEIGHBORHOOD ASSOCIATION, INC.**

**FOURTH AMENDMENT TO ARCHITECTURAL GUIDELINES FOR LAUREL CREEK NEIGHBORHOOD
ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS § KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Laurel Creek Neighborhood Association, Inc., a Texas non-profit corporation (the "Association") is the governing entity for the Laurel Creek Community (the "Community") as provided for in the Declaration of Covenants, Conditions and Restrictions for Laurel Creek, Section One dated July 18, 1997, recorded in the office of the County Clerk of Harris County, Texas, under Clerk's File Number S549269 (as supplemented and amended from time to time, the "Declaration"); and

WHEREAS, the Board of Directors of the Association (the "Board") did adopt those certain Architectural Guidelines for Laurel Creek dated March 16, 1998, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. T070692 (the "Architectural Guidelines"); and

WHEREAS, Article VI, Section 4 of the Declaration provides that the Board may, in its sole discretion, adopt, promulgate, amend and repeal detailed architectural guidelines; and

WHEREAS, the Board deems it to be in the best interest of the Association to amend the Architectural Guidelines as set forth below; and

WHEREAS, Article III, Section Seven of the Bylaws of the Association provides that a majority of the number of directors shall constitute a quorum for the transaction of business and that acts approved by a majority of the director's present shall constitute the acts of the Board; and

WHEREAS, the Board held a meeting on Nov 17, 2022 (the "Adoption Date"), at which a majority of the directors were present and duly passed the amendment to the Architectural Guidelines described herein below.

NOW, THEREFORE, the undersigned, being the President of the Association, does hereby certify that at a duly constituted meeting of the Board held on the Adoption Date, at least a majority of the directors of the Board were present and duly adopted the amendment to the Architectural Guidelines set forth below.

1. Section C, Paragraph 11 is added to read as follows:

- 11. Cap Trim. Exterior-facing side and back fences, which are visible from a street or common area, shall have a top cap with trim installed at the top of the fence, consistent with the style and quality of those used throughout the subdivision, as determined by the ACC, in its sole discretion.

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2. Section L, Paragraph 7b.ii is amended to read as follows:

- ii) School Organization. A maximum of two (2) school signs are allowed from August 15-June 15 (the "School Year"), in the planting beds of a residence, not farther than three feet (3') from the outside wall of the house, unless otherwise noted and approved by the ACC. Maximum size allowed is forty-two inches (42") in height and twenty-four inches (24") in width. Except during the School Year, school signs are not allowed.

3. Section L, Paragraph 8 is amended to read as follows:

8. Windows.

a. Window Grids. Windows on the front of the house may not be replaced without the prior written approval of the ACC. Replacement windows on the front of the house must include windowpane dividers (grids/grilles) and be the same style and size of the windows being replaced, as determined by the ACC, in its sole discretion. Window grid and frame color shall be harmonious with the existing trim of the house, as determined by the ACC, in its sole discretion.

b. Solar Screens, Window Tint. The color of any solar screens or window tint must be harmonious with that of the house, as determined by the ACC, in its sole discretion. The frames of the screens must match the color of the window frames of the house or must match the color of the solar screen material, as determined by the ACC, in its sole discretion. If any window is covered, all of the windows on the same side of the building must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed.) Frames should have appropriate cross-member support to prevent sagging. Window tint shall be harmonious, as determined by the ACC, in its sole discretion, shall not be reflective, and must be maintained to prevent peeling, cracking, or irregular discoloration.

4. Section L, Paragraph 9 is amended to read as follows:

9. Trees.

a. Tree Removal.

- i) Trees in the front and/or side yards may not be removed without prior ACC approval. ACC applications for tree removal should include written documentation from an arborist, insurance company or other professional as to the need for tree removal due to disease, plumbing or foundation issues, etc. When trees are removed for any reason, the homeowner must also remove the remaining stump, fill any resulting hole and cover with sod to match the sod in the adjacent area of the lot. A minimum of two (2) trees are required in the front yard of any residential lot. If the removal of a tree would result in less than two (2) trees, the tree which was removed must be replaced with a tree of a similar nature and of reasonable size, as determined by the ACC, in its sole discretion.

ii) When tree removal in a backyard is required for the construction of an improvement, it must be disclosed in the ACC application for that particular improvement.

b. Tree Trimming. Homeowner's trees must be trimmed in accordance with the following:

- i) All trees, bushes, shrubs, and other types of foliage shall not obstruct visual sight of street signs or illumination from streetlights.
- ii) No tree branch shall hang lower than thirteen feet (13') over the roadway.

5. Section L, Paragraph 14 is amended to read as follows:

14. Landscaping. As provided in the Declaration, all landscaping on a lot, including any additional or replacement landscaping, is subject to prior written ACC approval. All lots shall be neatly maintained, as determined by the ACC, in its sole discretion.

a. Sod. Unless otherwise approved in writing by the ACC, the front and side yard of each lot must be sodded with grass of the same type which shall not be permitted to grow to a height in excess of six inches (6") measured from the surface of the ground.

b. Flower/Plant Beds. All lots must have landscaping in front of the house which is harmonious with other homes in the subdivision. In addition to grass and trees, each lot must have a minimum of one (1) flower/plant bed in front of the house which shall be sufficiently maintained, as determined by the ACC, in its sole discretion, with plants. Flower/plant beds should not be left empty or be covered with grass or weeds, nor have plants in temporary growers' pots, on a permanent basis. Plants in front of the house must be kept trimmed such that the house number can be viewed from the street. Planter beds adjacent to a side fence must be sufficiently maintained, as determined by the ACC, in its sole discretion, and plants kept trimmed to no higher than the fence height of six feet (6'). Any alternate landscaping must be approved in writing by the ACC.

EXECUTED on the date of the acknowledgement set forth hereinbelow:

**LAUREL CREEK NEIGHBORHOOD
ASSOCIATION, INC.**, a Texas non-profit corporation

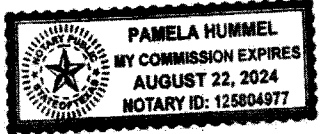
By:


Kent Revard, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 17th day of November 2022, by Kent Revard, President of Laurel Creek Neighborhood Association, Inc., a Texas non-profit corporation, for and on behalf of said corporation.

Pamela Hummel
NOTARY PUBLIC, State of Texas



WHEN RECORDED, RETURN TO:
Hoover Slovacek, LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056

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Pages 5
11/22/2022 01:51 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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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