

**ADDITIONAL DEDICATORY INSTRUMENT**

**for**

**THE VILLAGES OF OAK CREEK COLONY HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS               §

BEFORE ME, the undersigned authority, on this day personally appeared Estevan Cardenas who, being by me first duly sworn, states on oath the following:

My name is Estevan Cardenas. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the President for THE VILLAGES OF OAK CREEK COLONY HOMEOWNERS' ASSOCIATION, INC. Pursuant to Texas Property Code §202.006, the following document is a copy of the original official document from the Association's files:

**ARCHITECTURAL REVIEW COMMITTEE ARCHITECTURAL GUIDELINES AND PROPERTY MAINTENANCE STANDARDS OF THE VILLAGES OF OAK CREEK COLONY HOMEOWNERS' ASSOCIATION, INC.**

DATED this 15 day of November, 2021.

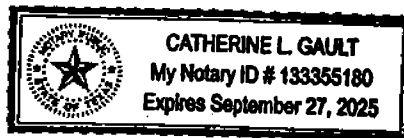
**THE VILLAGES OF OAK CREEK COLONY HOMEOWNERS' ASSOCIATION, INC.**

BY: Estevan L. Cardenas  
Estevan Cardenas

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS               §

THIS INSTRUMENT was acknowledged before me on this the 15<sup>th</sup> day of November, 2021 by Estevan Cardenas, President of THE VILLAGES OF OAK CREEK COLONY HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Catherine L. Gault  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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**ARCHITECTURAL REVIEW COMMITTEE  
ARCHITECTURAL GUIDELINES  
AND PROPERTY MAINTENANCE STANDARDS  
OF  
THE VILLAGES OF OAK CREEK COLONY HOMEOWNERS' ASSOCIATION, INC.**

**Release Date: September 2021**

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## INTRODUCTION

### SCOPE AND RESPONSIBILITIES:

The Architectural Review Committee (ARC) is appointed by the Villages of Oak Creek Colony HOA Board of Directors (Board) and reports directly to the Board. The purpose of the ARC is to centralize architectural control of the neighborhood to enhance, ensure, and protect the attractiveness, beauty, and desirability of the area as a whole, while at the same time allowing compatible distinctiveness of individual developments in the area. The ARC shall ensure that all applications for changes, alterations, additions, or deletions to property in the community are in compliance with both the Use Restrictions and Architectural Restrictions contained in the Declarations of Covenants, Conditions and Restrictions (DCCRs) for the neighborhood and these Architectural Guidelines established for the neighborhood. Villages of Oak Creek Colony Homeowners are responsible for their understanding and following of all applicable Federal, State and Local guidelines as well as Engineering Standards and Insurance requirements as related to the maintenance and improvements to their residences. Appointments of the ARC members will be by the Board interviewing volunteers. The Architectural Review Committee defined by the DCCRs is a standing committee of Board appointed community volunteers described by this charter.

### PROCEDURES:

The ARC will review submitted plans for exterior modifications and working in conjunction with the Management Company, make periodic review and/or inspections of the work in progress to ensure timely completion and conformity with approved plans and the DCCRs. ARC applications can be submitted electronically via email to the Management Company. These applications can be emailed to the committee members for review. Approval or rejection of an application can be voted upon through email. The ARC, at their discretion, can meet in person to review applications with plans for alterations. Plans shall be approved or rejected, subject to the governing documents and guidelines as well as general conformity with neighborhood appearance. When a set of plans is rejected by the ARC, the applicant will be informed of the reason(s), any changes that could be made to facilitate approval of the plan, and their right to appeal the ARC's decision to the Board. When an appeal is made the Board may a) uphold the rejection of the plans, b) approve the plans, or c) return the plans to the ARC with questions and or comments for consideration.

### GUIDELINES:

The disposition of applications submitted to the ARC shall be determined in accordance with the Guidelines contained in this document for the ARC that was approved by the Villages of Oak Creek Colony HOA Board of Directors. The Committee does not have the authority to authorize a variance for any applications submitted. Any variance will require HOA Board approval.

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## **ARTICLE I. General Provisions**

### **A. PURPOSE**

Deed Restrictions and Architectural Guidelines protect neighbors and the value of our neighborhoods. All property owners and tenants are subject to the Deed Restrictions and to these Architectural Guidelines, and have agreed to comply with them. In turn, they rely on their neighbor's promises that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Deed Restrictions and of these Guidelines. Compliance with the Deed Restrictions and these Guidelines by all neighbors will permit Villages of Oak Creek Colony property owners and residents to enjoy raising their families in a pleasing environment and an attractive community with sustained property values.

### **B. BASIS**

These guidelines are intended to augment the Villages of Oak Creek Colony Community Association Deed Restrictions, officially titled "Declaration of Covenants, Conditions and Restrictions" (DCCRs), and do not replace or override them. All are based on the specific rules established by the appropriate governing documents. These guidelines may be amended by addition, deletion or alteration at any time, as the Board deems appropriate.

### **C. NEED FOR APPROVAL**

Any addition, replacement, change or alteration which is visible from a street, common area or an adjacent property must have prior approval from the ARC. Shrubs and other live items of landscaping are generally not restricted. The ARC has the legal authority to require any homeowner to remove or alter any modification which has not received prior approval or is not built according to approved plans. An ARC application is not required for maintenance as defined in Article I.F, "Quality of Repairs".

### **D. APPROVAL PHILOSOPHY**

The approval process is intended to minimize hardships or undue delays, while preventing additions or modifications to property that would be costly to correct if done improperly or in violation of the DCCRs or Architectural Guidelines. The ARC's goal in the review process is not to tell the owner that changes cannot be made to the property, but rather to assist in making changes in a way which conforms to the character of the neighborhood.

### **E. PRECEDENTS**

While the Committee will make every reasonable attempt to be fair and equitable, the Committee and the Board will not necessarily be bound by prior ARCs, or prior Boards. The Committee reserves the right to disapprove applications for improvement that require a variance from the established Covenants if it believes that such changes are not in the best interest of the future of the Community, even if a precedent was set prior ARCs, or prior Boards.

In spite of their best efforts, the Committee and/or the Board will from time to time make a decision that, in retrospect, is not in the best interests of the community. The ARC and the Board reserve the right to recognize such a situation and no longer permit its use as a precedent. The same right applies if the Committee and/or the Board make an inadvertent error in allowing a change or addition.

### **F. QUALITY OF REPAIRS**

From time to time, homeowners will be required to make repairs to portions of their property that may be damaged or deteriorated. This includes such items as porches, fences, roofs, etc. Repairs are required to be of equal or better quality than original construction and of the same type. The quality of such work may come under the scope of the Committee's responsibilities if the repair is done in such a way as, in the ARC's opinion, to detract from the appearance of the neighborhood.

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## G. EMERGENCY AND DISASTER REACTION

Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than three months during reconstruction) will be acceptable under such a condition. The management company will extend a grace period for Board recognized disasters and will defer issuing DCCR violation notifications for up to three months from the event.

Approval for changes to the former structure will be made with all haste possible so as to have no adverse impact on the owner. The Board and the Committee will take whatever action is reasonable to expedite its responsibilities. The intent will be to re-establish the neighborhood to its former quality as quickly as possible.

It is recognized that an owner has the right to take temporary protective action in the event of certain weather conditions, such as hurricane warnings. No prior approval for such temporary action is required. However, all such installations must be completely removed and the property restored to its original condition within seven days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

## H. EASEMENT ENCROACHMENTS

It is not the responsibility of either the Committee or the Board to police encroachment into utility easement areas. If possible, the Committee will advise the owner of a possible encroachment and recommend that the owner seek approval or waiver from the appropriate utility. However, the Committee will not be liable for any expense incurred by an owner as a result of action by a utility if such encroachment occurs, even if the Committee approved the change or addition without comment.

## I. CONSTRUCTION MATERIALS

Certain building materials are considered unacceptable for exterior use in Villages of Oak Creek Colony. Other materials may be used for specific applications only. General guidelines are as follows:

**Brick and Concrete Siding:** Generally acceptable. Brick should match the existing brick on the residence as closely as possible. Concrete siding (example: HardiPlank) should resemble lap siding currently used throughout our neighborhood. Sheet siding is not acceptable for siding replacement.

**Stone:** Generally acceptable in applications where brick could be applied. Stone should match or complement the existing brick on the residence.

**Aluminum:** Acceptable for rain gutters and window framing. All aluminum items, regardless of their application, must be painted a color compatible with the home on which it is installed.

**Tin:** Unacceptable for all applications.

**Fiberglass:** Unacceptable for all applications.

**Stucco:** Unacceptable for all applications.

**Roofing Material:** Must be the same as the home for any structure that has three or more enclosed sides, regardless of the purpose or use of the structure, Weathered Wood, Driftwood or similar color 30 year shingles. Article V of this document details acceptable roofing materials.

**Plastic Roofing:** Corrugated plastic roofing of any type is unacceptable for all applications. Article V of this document details acceptable roofing materials.

**Vinyl/Siding:** Vinyl is unacceptable for all applications. Siding must be wood, wood composite or concrete lap board siding only. Sheet siding is not acceptable for siding replacement.

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## ARTICLE II. Landscaping

### A. GENERAL

In general, the addition or movement of shrubs and other live items of landscaping is acceptable without a formal review by the ARC. Exceptions that require an ARC include:

1. Any significant changes in the existing landscaping on any home site.
2. Landscaping that is, or will act as, a non-compliant fence.
3. Items that obstruct access to a vital community service (such as a fire hydrant).
4. Items that obstruct visibility causing a hazard to vehicular or pedestrian traffic.
5. Items that create a hazardous condition.
6. Any item that generates a complaint from a resident of the community.

These guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable.

### B. TREES

An ARC Application is required for the removal of a tree. An ARC Application is not required for tree maintenance (trimming) or for tree removal if the tree was uprooted by a windstorm with no possibility for rehabilitation (see also Article I.G, "Emergency and Disaster Reaction").

Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged, or poses a hazard. Because trees add value to a property and the community as a whole, a minimum of one tree is required in the front yard of all properties in the association. A tree is defined as being a minimum of 20 feet tall when mature. Trees that are not maintained at such a minimum elevation or that cannot reasonably be expected to attain such an elevation when full grown do not meet this definition.

The Association does not regulate or assume responsibility for the location of tree placement other than requiring a minimum of one tree in the front yard and no planting of trees below power lines. The Association may require the trimming or removal of any tree located such that it blocks traffic sight lines at intersections, blocks public sidewalks (minimum 15-foot clearance required per City of League City ordinance), threatens to damage Association fencing, power lines, is dead, is diseased, or is severely damaged.

When a tree is removed, the stump must be completely removed to below grade level and covered with dirt.

### C. PERIMETER FENCE

Individual homeowners whose property adjoins the perimeter fence must ensure that the fence is not exposed to damage by adjacent plantings or land use, as they will be held responsible for any such damage occurring on or caused by their property. Plants that attach themselves to the neighbor's perimeter fence are prohibited unless planted by the association. Bushes and trees must be trimmed to prevent contact with the perimeter fence. Flower boxes, planters, composting boxes and any other raised beds must not be in contact with the perimeter fence. No structure of any kind may be attached to the perimeter fence.

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## ARTICLE III. Maintenance

### A. GENERAL MAINTENANCE

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but are not limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew or weather deterioration.
2. All rotted and damaged wood must be replaced and any damaged brickwork repaired.
3. Gutters must be kept in good repair and are not allowed to have missing pieces, large dents, sags, rust, missing and hanging parts or visible blockage.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole and maintained in good repair.
6. Fences and gates must be kept in good repair. This includes, but is not limited to, rotten wood, broken boards, obvious lean of the fence structure, or peeling sealant if an approved wood preserving sealant has been applied.
7. Garage doors must be undamaged and in good repair and painted to match the trim or siding of the property.
8. Sidewalks and driveways must be clean and undamaged. Concrete seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, weed eaten and weed free; flower beds must be kept free of weeds; and shrubs and trees must be kept trimmed. Lawn and all landscape must maintain a manicured appearance.
10. There must be no storage of toys, equipment, swing sets, statues greater than 3 ft., trash/recycle receptacles, clutter and/or debris in public view.
11. Perimeter fences maintained by the Association must not be exposed to damage by adjacent plantings or land use. Bushes and trees must be trimmed to prevent contact with the wall.
12. Raised beds for composting or planting, composting boxes and flower boxes must not be in contact with the perimeter wall.
13. Trash and recycle receptacles must be kept in garages or behind backyard fencing so they are concealed from view of neighboring lots, streets, parks, and public areas. The construction of a fence in the front yard to screen trash or recycle receptacles is prohibited. Please refer to City of League City regulations concerning trash pickup timeframes and requirements. It is acceptable to place trash and recycle receptacles by the curb in the evening the day before they are to be picked up. These receptacles must again be stored before dusk the same day they are picked up.
14. No structure of any kind may be attached to the perimeter wall.
15. House numbers must be easily readable from the street.
16. Repair to curbs, streets, storm sewers, sidewalks and street lighting is solely the responsibility of the City of League City, not the Association.

### B. YARD MAINTENANCE

All lots shall be kept in a healthful and attractive condition, all weeds removed and grass regularly mown and edged and weed eaten. Dead plants, trees, and bushes shall be promptly removed from the property. Lawn and all landscape must maintain a manicured appearance. There must be no storage of toys, equipment, clutter and/or debris in public view.

NOTE: Covenants give the Association the right and responsibility to have unkempt property maintained and to place a lien against the home for expenses.

## ARTICLE IV. Painting

### A. APPROVAL REQUIREMENTS

The intent of these guidelines is for a homeowner to be able to select and apply paint colors that replicate the original homebuilder/ developer paint application. However, ARC approval is still necessary for replication. If a homeowner wants to select and apply either a different or the same color to the exterior of the home, ARC approval must be sought and all paint guidelines shall apply. Paint applications must include a complete description of brick color and all other colors used on the exterior of the residence. Additionally, the application must be accompanied by paint color samples for the new paint colors proposed on the application. Paint applications will not be approved until paint color samples are provided.

### B. GENERAL COLOR SELECTION

Colors selected from the original color schemes of the neighborhood are most likely to meet approval. Generally, muted earth tones (natural grays and beiges) are considered appropriate. It is impossible to cover all shades and paint colors to be listed in an approved color list. Homeowners considering a color change on their residence should submit a color sample and number for consideration.

White is always acceptable. Primary, bright or pastel colors will not be approved. Specifically, black, reds, yellows, oranges, purples, blues, and greens will not be approved. Exceptions to this rule for shutters and front doors are defined in Section C, Specific Application of Colors -- see Sections IV.C.4, "Shutters" and IV.C.6, "Doors". Within the parameters of the palette of acceptable colors specified herein, if the homeowner so desires, the ARC may approve a trim color which contrasts with the siding and brick color.

### C. SPECIFIC APPLICATION OF COLORS

First, the basic coloring of the brick must be established. If the brick blends best with grays, then white or a shade of the gray color family should be selected for the siding color. If the brick blends best with brown tones, then white or a shade of the brown color family should be selected for the siding. Once the siding color is selected, use the following tests below to complete the color scheme for the home:

#### Section 1. Siding

Select from the following:

1. White
2. Color (light grays and beige) which blends best with the brick color

#### Section 2. Trim

All painted surfaces other than siding, doors, garage doors, soffit, brick guard, and shutters. Select from the following:

1. White
2. The siding color
3. A color from within the same color family as the siding

#### Section 3. Shutters

Select from the following:

1. White
2. Black
3. The siding color
4. The trim color
5. These limited contrasting colors may be used when the siding and trim are the same color: grays, browns, dark greens

#### Section 4. Gutters

Gutters must be the same color as the fascia.

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**Section 5. Front Doors**

Front doors must be wooden. Front doors must be stained or painted a single color. Clear coat wood finishing (lacquer), or wood finishing with stain built-in may be used. Color should be a natural wood color, or some shades of beige. Dark Red is acceptable with the following conditions. The color of muted reds selected must match the brick of the home and tend to be "deep and dark" verses "bright". Bright reds, oranges, pastels, and other primary brick colors are not eligible for matching.

**Section 6. Garage Doors**

Garage doors must be painted a single color. Use of the siding or trim color is required.

**Section 7. Wrought Iron**

All wrought iron, or simulated wrought iron fencing must be painted black. See Article VI.D, Section 3 "Wrought-Iron Fences".

**Section 8. Masonry**

Outdoor brick, masonry, driveways, curbs, or sidewalks must not be painted or stained. Stucco application to existing brick is prohibited.

The prohibition against painting curbs does not regulate the use of curb painted house numbers.

**Section 10. Fencing**

Wood fences may not be painted. Clear wood sealant may be applied with ARC approval. See Article VI Part B, "Yard Fencing".

**Section 11. Roof Vents and Flashing**

Sewer vents, heater vents, attic vents, dryer exhaust, and any other vents that penetrate the roof should be painted in a manner that blends with the color of the roof. Roof valley flashing may be painted in a manner that blends with the color of the roof. Any roof flashing that forms a seal against chimneys, brick, or siding should be painted to blend with its respective adjoining surface.

**Section 12. Brick Guard and Soffit**

Brick guard and soffit color must match that of the siding.

**D. General Color Definition**

Prior to submitting color samples for a project, examine them in outdoor sunlight and directly compare to the brick color of the home. Colors should "blend" and complement the brick color as required in Article IV.B, "General Color Selection". This is the test method used by the ARC when colors are submitted that are on the borderline of what is normally approved.

The following colors require more judgment by the ARC to determine if they are acceptable. These definitions are provided to assist the homeowner in applying these colors more successfully:

**Cream or Off-White:** These colors are considered to be a part of the brown color family and should not be applied when the predominate brick color is gray. Homeowners should compare the color sample directly to the brick in the sunlight. Creams and off-whites tend to look yellow depending on the brick color. This condition should be avoided.

**Blue-Grays:** This end of the gray color spectrum always requires close assessment. Blue and blue-grays are not permitted by the ARC Guidelines. The ARC will review color samples provided in the sunlight. A sample must appear to be substantially more gray than blue to be acceptable.

**Dark Green (shutters only):** Muted, deep/dark greens are acceptable for contrasting color on shutters, bright greens are not.

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## ARTICLE V. Roofing

### A. ASPHALT OR COMPOSITION

Shingles must have a minimum weight classification of 240 pounds per square. Generally, 30-year shingles meet this requirement. Shingles must be "Weathered Wood", "Driftwood", or similar color shingles and comparable in surface textural appearance to wood shingles. Three-tab shingles are not permitted. Refer to the posted ARC Shingle Advisory for more detailed pre-reviewed specifications by manufacturer.

### B. CRUSHED MARBLE, SLAG, OR PEA GRAVEL

**Not Permitted:** Do not match the architectural style of the community and are not permitted

### C. CONCRETE, SLATE, OR ALUMINUM/STEEL SHAKE

**Not Permitted:** Do not match the architectural style of the community and are not permitted.

### D. SPANISH TILE (CLAY)

**Not Permitted:** Tile roofs do not match the architectural style of the community and are not permitted.

### E. COPPER

Decorative copper roofing may be used on widow's peaks, dormers, and bay windows. The ARC recommends that these roofs be allowed to age to its natural green color. However, if the homeowner desires to paint this roof type, the paint guidelines in Section IV, "Painting" must be followed.

### F. TIN OR ALUMINUM SHEET

**Not Permitted:** Corrugated tin or aluminum roofs are not permitted in any application. (Article IV, "Painting")

### G. CEDAR

**Not Permitted:** Wood shake roofs are not permitted.

### H. OTHER ROOFING MATERIALS

Any other type roofing material shall be permitted only at the sole discretion of the ARC upon written request.

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## ARTICLE VI. Fencing

Every property in the Association is required to have a well maintained fenced-in backyard.

### A. BREEZEWAY FENCING

For homes with detached garages, where a covered breezeway connects the house to the garage, a fence structure may be installed that meets any of the criteria below. Any of these improvements must follow a straight line from the house to the garage, must be as close as practical to the sidewalk that connects the two structures and be anchored to both the house and the garage or to two posts that are in close proximity to the house and the garage.

#### Section 1. Standard Wood Fence

A standard wood fence and gate combination maybe constructed of no greater than six feet six inches in height unless required and/or approved by the ARC.

#### Section 2. Wooden Lattice Fence

Wooden Lattice Fence is not permitted.

#### Section 3. Wrought Iron Fence

A wrought iron fence and gate combination may be installed from ground level to a height not to exceed the lowest edge of the roof covering the walkway.

### B. YARD FENCING

Six-inch (standard), notched (dog-eared), six-foot western red cedar pickets that are free of large or loose knots and/or splits are required. The fence should utilize 4" X 4" posts set in a minimum of two feet in concrete on minimum of eight-foot centers. Rot boards are not required, but are recommended as this lends itself to more efficient maintenance, but the overall fence height may not exceed 6'-6" from the common grade unless approved by ARC and/or Board. Fencing that crosses over culverts or drainage channels may be maintained at the same elevation as the adjacent fencing instead of following the exact contour of the ground. There should be little variation in fence height or style from one property to another. Minimal fence ornamentation is permitted. However, an ARC is required. Any kind of non-standard gate designs are not permitted. If metal poles are used for posts, they must not be visible from any public area or neighboring properties from 6 foot above ground level. Fences shall be no closer than 6' from the front corner of house.

Fencing on the rear or side property lines of certain lots which adjoin a street right-of-way or restricted open-space reserve may have originally been installed with a design that is different from the community standards outlined above. In order to preserve the overall architectural continuity, replacement of these fence sections should be of the same design as the original fence in that area (including the fence facing). Regardless of design, ARC approval is required for all new or replacement fencing. Special situations with non-standard fencing should be noted on the ARC application. Applications must include a plot plan that clearly defines the project. Fencing cannot be installed which in any way prevent unrestricted access of the perimeter of neighborhood, its drainage or community owned areas.

Homeowners are encouraged to collaborate with their neighbors when planning fence projects. The purpose of the six-foot six-inch height guideline is to encourage all fencing elevations to be consistent and uniform throughout the entire subdivision. When new fencing meets old fencing that has sunken below the standard 6'-6" elevation, height tapering over the span of one eight-foot section is appropriate to assure the continuity of the fence line.

Homeowners whose property line includes sections of the Association maintained wall and whose property is greater than the common grade (on the outer side of the Association wall) are required to install new fencing at an elevation shorter than the height of the wall, so that the cedar pickets are not visible from the public areas over the wall. In general, the Association wall is set at 6'-0" from the common grade of the Association's property. As with interfaces between new and old fencing, it is appropriate that height tapering over the span of one eight-foot section is enough to assure the continuity of the fence line and overall appearance of the Association wall to the public.

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Fences should be allowed to weather with age. Only a clear coat of wood preservative or clear cedar stain may be applied to cedar fences. The uses of other non-clear stains are prohibited and need to be removed or pickets replaced. Staining with clear requires prior approval and must be maintained in a consistent and visually pleasing condition. Staining may not be used as cover-up for rotting fence structures.

Chain link fences and vinyl fences are NOT permitted.

### **C. TRASH ENCLOSURES**

Trash and recycle receptacles must be kept in garages or behind backyard fencing so they are concealed from view of neighboring lots, streets, parks, and public areas. The construction of a fence in the front yard to screen trash or recycle receptacles is prohibited. Please refer to City of League City regulations concerning trash pickup timeframes and requirements.

### **D. WROUGHT-IRON FENCES AND GATES**

As a general rule, wrought-iron gates across driveways are not permitted. Wrought-iron fences and gates may be permitted across driveways and, in some cases, alongside lot lines. All such installations must have prior approval by the ARC. Wrought-iron fences are allowed between houses (side lot line) but the fence must be black in color and a minimum of six feet in height. Wrought-iron fences are not allowed on corner lots or the side street lot lines. Front-facing fences between houses must be normal cedar picket fence.

### **E. FRONT YARD FENCING**

Front yard fencing of any type is not permitted, as it is inconsistent with the overall design of the community.

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## **ARTICLE VII. Room Additions**

The construction of room additions or any major modifications to the structure of the residence/building requires an ARC Application in addition to any engineered drawings sealed by professional engineers or other architectural drawings as may be approved for city permits. The ARC recommends submitting an ARC Application for approval of concept with rough hand-drawn sketches prior to going to the expense of obtaining professional drawings as may be required for city permits. Additions must be designed to blend with the architecture of the existing structure and must be constructed of equivalent materials.

All first-floor additions must be brick or painted plank to match the residence.

Room additions must remain inside the easements, setbacks, and other boundaries defined on the plat of the property. A sealed property plat is normally provided to the homeowner as part of the closing on the purchase of the property. A property plat (instead of a hand sketch) must be provided as part of the ARC Application for room additions.

Any additions to the construction of a residence with more than a total of two floors are not permitted because these additions are not consistent with the overall design of the neighborhood. All residences are required to have at least a two-car garage, but not more than three, per the original design for the community.

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## ARTICLE VIII. Specific Items

### A. YARD ORNAMENTS, FIXTURES, AND FURNITURE

All lawn ornaments, installed outside of the fenced portion of the property, whether temporary or permanent, in general are not permitted. It does not matter whether they are permanently installed by being cemented or otherwise fixed, into the ground or just maintained on top of the ground or on porches.

#### Section 1. Items on Front Porches

Yard ornaments, fixtures or furniture will be permitted on the front porch with ARC approval.

#### Section 2. Items in Enclosed Yards

The intent of the committee is to permit the greatest possible flexibility for use of improvements in enclosed yards. It is recognized that such approved improvements as pools and children's play areas require some items that would not fall under the approval criteria. Such items include pool furniture, children's play equipment, tables and chairs, etc. This type of item is seldom installed or kept on a permanent basis. In general, items of six feet or less in height, of a temporary (48 hours) or mobile nature and kept within the confines of the fenced yard area will not require written approval. It will not matter whether the item(s) is visible from the street or an adjoining property as in the case of items behind wrought iron fences. Such items may be composed of any material and be of any color.

#### Section 3. Front Yard Items

Those items kept permanently, or for prolonged periods, outside of the fenced area of the property will receive the greatest attention, the greatest visibility and will require written approval. For purposes of consistency, the term "prolonged periods" will be consistent with the "semi-permanently parked" rule for parked or abandoned cars (e.g. 72 hours -- see Article VIII.J.2, Section 2 "Semi-Permanently Parked").

All of the following paragraphs, unless otherwise specified, refer to items outside the fenced area and those on porches but not those within the fenced areas.

##### Material Composition

The same general guidelines apply to these items as apply to other structures. Certain materials are generally unacceptable. Such materials include plastic, fiberglass, unpainted aluminum or steel, etc. Acceptable materials are wood (either unpainted or painted to blend into the natural background), brick, stone or cement/concrete, pottery, clay, tile and wrought iron. Exceptions can only be made at the discretion of the HOA Board.

##### Appearance

In order for an improvement or change to qualify for acceptance it must blend with the composition and tone of the surrounding area. The ARC and the Board will exercise their best judgment to determine this compatibility.

##### Specific Acceptable Items

The following items are generally acceptable for being maintained in the unfenced portion of Villages of Oak Creek Colony properties:

1. Holiday decorations (see Article VIII.C, "Holiday Decorations").
2. Spirit Signs
3. Statues not greater than 3 ft. in height
4. Bird baths
5. Religious items (as restricted by Texas Property Code Section 202.018)

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### **Specific Unacceptable Items**

The following items will not be considered acceptable for unfenced areas:

1. Any item that can be considered playground equipment or children's toys, such as free-standing swings, slides, see-saws, etc. A single rope swing in the front tree is acceptable.
2. Brightly painted items, the color of which makes them sufficiently conspicuous so as not to be compatible with the surrounding properties.
3. Any item greater than eight feet tall.
4. Fountains
5. Barbecues, Cookers, Smokers, etc.

## **B. EXTERIOR LIGHTING**

In general, the addition of exterior lighting is both acceptable and desirable. This includes ground level lighting and lighting mounted on a house or approved structure. Such lighting fixtures must be compatible with the general tone and design of the neighborhood. High intensity lighting is inappropriate for residential neighborhoods. Standalone light fixtures are not permitted. Flood and area lighting shall be positioned or shielded so as to not affect neighboring properties. An exception to this may be made when owners of neighboring properties deem the lighting to be beneficial to their property and agree in writing to its installation. Generally, only white or yellow lighting shall be approved.

## **C. HOLIDAY DECORATIONS**

Holiday decorations are both permitted and encouraged and will not require approval by the ARC. However, such decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 15 days after the holiday for which they are intended. Furthermore, the ARC does reserve the right to require the removal of decorations that either generates complaints or are deemed offensive. This right will be used sparingly.

## **D. BASKETBALL GOALS AND HOOPS**

Any planned permanent basketball goal which will be placed in view of the street or side yards must be reviewed and approved by the ARC to assure compliance with these guidelines prior to location on the property.

Basketball goals shall be mounted on a metal pole, not affixed to any house or structure. Goals shall be commercially manufactured and made of fiberglass or similar weather-resistant material. Goals must be maintained in good condition, painted when necessary, and nets must be replaced when frayed or missing. Posts, backboards, bases, weights, nets and hoops will be of an appearance, size, shape and color that are not offensive to the decor and landscaping of the neighborhood. Bright fluorescent colors are not acceptable. Basketball goals are not permitted in street areas.

### **Section 1. Permanently Mounted Goals**

Permanently mounted goals are permitted only at the midpoint of the driveway (outside edge) and must be at least three feet from interior lot lines.

### **Section 2. Portable Goals**

Portable goals may be located at any residence.

## **E. BACK YARD STRUCTURES**

Up to three backyard structures, including no more than two each of any of the following, will be permitted: Shade structures, tool sheds and out buildings, and play structures and play equipment. Back yard structures will not be permitted to encroach on any easements.

### **Section 1. Shade Structures**

Shade structures may be constructed only of wood, trellis or shingles. No fiberglass or sheet metal roofing material will be permitted. If shingles are the preferred choice of roofing material they will be of the same color, texture and weight as the shingles utilized on the residence. If a shade structure has a roof and is attached to the home, wood surfaces (beams, fascia and columns) must be painted the same as the residence. If a shade structure is free-standing or if it is attached to the home without a shingled roof, the wood surfaces may be left natural, stained, or painted.

#### **Free Standing Structures**

Free-standing structures such as sun shelters, cabanas, gazebos and arbors may not exceed twelve feet in height limitation measured from ground-level.

#### **Attached Structures**

A patio cover or shade cover which is a) firmly and substantially affixed to the main existing residence and b) is adjacent to and abutting the main residential dwelling, may be considered a part of the existing structure. As such, it may exceed the height of twelve feet. Any cover NOT abutting and firmly and substantially affixed to the main residential dwelling is considered to be free-standing.

### **Section 2. Tool Sheds and Out Buildings**

Tool sheds and out buildings must be located within the fenced area of the yard. Utility buildings constructed of metal, plastic or other materials and/or colors which do not match the main residence are limited to a maximum of six feet in height. If height is between 6 and 12 feet, owner would need to plant landscaping to cover the view from the street. Utility buildings constructed of materials whose appearance matches the main residence (texture and color of siding; texture, color and weight of shingles) may extend above the fence line but are limited to a maximum height of eight feet as measured from grade. Location must be behind the back corner of the residence to the rear of the main residential structure. No buildings or storage sheds should be built along the side of the residence even though it may be within the fenced area of the yard. Utility companies generally have a 5-foot easement along the fence lines.

### **Section 3. Play Structures/Play Equipment**

Play structures and equipment are limited to ten feet in height and must be located within the fenced area of the yard and to the rear of the main residential structure. Any shading or roofing of these structures must conform to the exterior materials of the main residence or be made of natural or prefabricated green wood shakes. Permanently affixed canvas or plastic covers are not allowed.

## **F. DOORS, WINDOWS AND TREATMENTS**

### **Section 1. Glass Block Windows**

Glass block windows are allowed on the main residential dwelling but they must be located on the sides, rear of the house or the small window adjacent to the front door.

### **Section 2. Security/Storm Shutters**

Security and Storm shutters are generally not allowed on the exterior of the house. An exception to this is shutters that can be fully withdrawn into an inconspicuous receptacle when not in use. Such receptacle shall be required to be painted so as to blend with the coloring of the home and the design of the community.

### **Section 3. Awnings**

Canvas awnings are not in keeping with the design of the community and are not allowed in the front of the house or in view of the street.

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## **Section 4. Storm Doors**

Security and/or storm doors will be allowed on the exterior of a home provided that they meet one of the following options:

Storm doors of a solid clear glass within a simple metal frame of a color that blends well with the home.

Security/storm door combination of a solid glass pane with a simple non-obtrusive wrought iron structure. The design and color are subject to review and approval by the ARC and shall be in keeping with the original door and home design. Excessive ornamental work is considered distracting and not in keeping with the general architectural signature of the community and are not allowed.

## **Section 5. Solar Screens**

Solar screens are permitted provided that they are of a color that blends well with the home and all windows per side must be covered.

## **Section 6. Garage Doors**

Residential four-row metal garage doors are required. Garage doors must be painted the same color as the siding on the home and must be of a construction/style that matches the simple square panel design used throughout the subdivision.

## **Section 7. Window Treatments**

Internal window coverings of almost any type commercially available for that purpose are acceptable. Appropriate window treatments would include, by way of illustration, curtains and draperies with backing material of white, light beige, cream, light tan, or light gray; blinds or mini-blinds of the same colors or natural wood; and/or shutters of the same colors or natural wood. Unacceptable window coverings include newspaper, aluminum foil, tape, shower curtains, fabric not sewn into finished curtains, plastic, cardboard, reflective materials, and other materials which would commonly be considered to be temporary, unusual, or not commercially available for the purpose of being used as a window treatment. Visible window treatment colors should not conflict with exterior color scheme.

## **G. ANTENNA AND SATELLITE DISHES**

### **Section 1. Local TV Antennas**

These antennas shall preferentially be located within the attic. If an external antenna is required to obtain an acceptable signal, the preferred location is behind the roof ridge so as not to be seen from fronting streets.

### **Section 2. Small TV/Satellite Dishes**

Dish antenna of one meter or less may be installed without prior approval of the ARC. These dishes shall preferentially be located so as not to be seen from fronting streets and, if possible, be located in the rear of the residence and below the fence line. No more than 2 per residence.

### **Section 3. Large TV/Satellite Dishes**

Dish antennas with diameters over one meter require ARC approval prior to installation. These dishes must be installed in the rear of the residence and below the fence line, and must be located so as not to be visible from perimeter streets, common areas or adjacent lots. All non-working dishes must be removed.

### **Section 4. Other Antennas**

Vertical antennas to be used for public service such as amateur radio or government of a maximum vertical dimension of one meter and a maximum horizontal dimension of 0.5 meters may be installed only with prior approval of the ARC. The preferred location is behind the roof ridge so as not to be seen from fronting streets. However, in order to obtain an optimal signal, the antenna(s) may be placed above roof peak, such as adjacent to the chimney. No more than 2 per residence.

Antennas other than those described above are not permitted if they are visible from any street, common area or adjacent property. Radio towers are prohibited. An antenna mast or telescoping pole (including any antenna which is attached to the mast/pole) may be placed where it is not visible from any street.

## **H. WOODPILES**

Stacked/stored firewood must be stored behind the fence and not visible from any street.

## **I. ANIMAL CONTROL**

No animals, livestock or poultry may be raised, bred or kept on any lot for any length of time, with the exception of common household pets such as dogs or cats not to exceed two in each category, and for professional petting zoo services utilized for birthday parties (not to exceed two hours duration). No animals may be kept that are obnoxious to other residents in the vicinity or allowed to roam the subdivision. Animals must be controlled by the owner on a leash when not in an owner's back yard or home. Consult City of League City ordinances concerning pet ownership for further requirements.

Owners are expected to clean up after their animals when utilizing the parks and sidewalks within the Association.

## **J. STORAGE OF VEHICLES/BOATS**

### **Section 1. Open Storage Prohibited**

Commercial vehicles, boats, trailers, campers, recreational vehicles, buses or other such equipment, or inoperable vehicles of any kind, may not be stored or semi-permanently parked in any location where they are visible from any adjacent street or property. Inoperable vehicles include those that are disabled as well as those not currently licensed, inspected or registered.

### **Section 2. Semi-Permanently Parked**

"Semi-permanently parked" means parked without movement for 72 hours or more. Periodic movement of the vehicle for the purposes of circumventing this requirement does not comply with this standard.

### **Section 3. Garage Storage**

Boats, trailers, campers, recreational vehicles or other such equipment may be stored in a garage. Every home in the community must have a minimum of a two-car garage.

### **Section 4. Visitor Vehicles**

Allowance of temporary parking of recreational vehicles or trailer homes of visiting friends or relatives may be granted by the Management Company. The duration shall not exceed 7 consecutive days, and no residence may be permitted for more than two weeks out of every six months. Other than enforcement of the 7 consecutive day restriction, parking on the streets is beyond the control of the Board and parking enforcement lies with the City of League City.

## **K. BIRD HOUSES**

Certain types of bird houses are generally maintained on tall poles of otherwise unacceptable height. This item may be considered acceptable if the total height of the birdhouse structure does not exceed ten feet above the ground. Such an item must be within the fenced area of the yard and not in a utility easement. It may be attached to a perimeter fence if the owner of the effected neighboring property agrees in writing. Only one item per property is allowed.

## **L. FLAG POLES**

A flag staff may be mounted on the house, garage, tree or other improvement structure so long as the length of the staff does not exceed 20 feet and the top-most part of the staff does not extend to a point higher than the highest point of the specific structure (house, garage, etc.) on which it is mounted.

## **M. WEATHER VANES**

Weather vanes are not allowed.

**N. SIGNS**

The following types of signs are generally acceptable. With the exception of Community Activity signs, none of these require approval of the ARC or the Board.

**Section 1. For Sale Signs**

One sign for each lot of not more than 28 inches by 38 inches advertising the property for sale or rent

**Section 2. Builder's Signs**

One sign for each lot of not more than six square feet advertising the builder of repairs/improvements to the property Signage may be displayed for the duration of the construction project only.

**Section 3. Political Signs**

Political signs advocating the election of one or more political candidates or the sponsorship a political party, issue or proposal, provided that such signs are not erected more than 90 days in advance of the election to which they pertain and are removed within 10 days after such election. Signs may not be erected on Association property such as parks, common areas, esplanades, or the brick fences.

**Section 4. Spirit Signs**

Signs that relate to one or more children residing in the dwelling unit and the school they attend shall be permitted. There shall be no more than one sign for each child residing in the dwelling unit. Other Spirit Signs that celebrate personal events or support community organizations are also permitted. All Spirit Signs must not be more than six square feet.

**Section 5. Security Signs**

One sign for each lot not more than twelve inches by twelve inches advertising the commercial security or alarm company which is providing service to the dwelling.

**Section 6. Garage Sale Signs**

Garage sale signs may be posted for the duration of the event. Signs shall be posted no earlier than Thursday and shall be removed no later than Sunday evening. Note that recurring garage sales are considered a home business and are prohibited by our deed restrictions.

**Section 7. Community Activities Signs**

Signs shall be placed no earlier than 7 days prior to the event and must be removed upon event completion.

**Section 8. Holiday Related Signs**

Signs may be installed no sooner than 30 days prior to the holiday and must be removed within 15 days after the holiday for which they are intended. Furthermore, the ARC does reserve the right to require the removal of decorations that either generates complaints or are deemed offensive. This right will be used sparingly.

Any signage not specifically addressed above requires prior approval and must not be offensive or controversial in nature. All signage time limits are confined to 7-day duration unless otherwise specified.

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**O. SWIMMING POOLS**

Backyard in-ground pools require approval. As with all property improvements, the homeowner is solely responsible for easements, property encroachments, spoils disposal, and drainage issues. The location of pool mechanical equipment should consider noise impact on neighboring properties and therefore must be located within the fenced area of back yard so as not to be visible from street. At a minimum, application drawings should show property and easement lines along with an outline of the new pool, pool equipment location, and planned construction access points identified. The application should specify soil disposal and re-grading plans.

Above-ground Pools are not permitted.

**P. SOLAR PANELS**

Installation of Solar Panels require ARC approval. In general, solar panels, both water and photovoltaic are permitted to be installed. Solar panels are NOT permitted to be installed on walls of any structure.

**Q. WINDMILLS**

Windmills, whether for pumping water or generating electricity, are not permitted.

**R. WHOLE HOUSE GENERATORS**

The installation of a Whole House Generator is permitted but ARC approval is required. The application should include a drawing showing the location of the generator on the property and easement lines. The generator must be set on a foundation. There are two acceptable options, concrete or manufactured supplied Pad. Foundation must be at least 5 feet from the property line. Utility companies generally have a 5-foot easement. Plans for the foundation needs to be included in the application.

**S. OTHER DEED RESTRICTION PROVISIONS**

These guidelines are not intended to supplant or to expand upon all provisions of the deed restrictions, officially titled "Declaration of Covenants, Conditions and Restrictions" (DCCRs). Owners should ensure they are familiar with both the deed restrictions and with these Guidelines to ensure continued worry-free enjoyment of the community by all concerned.

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## **ARTICLE IX. Exceptions**

Exceptions to these guidelines and/or the Deed Restrictions will be made in exceptional and unusual cases to accommodate Federal, State and Local laws. An example would be to permit a structure that does not conform to be built for the special needs of a handicapped resident.

In all such cases, the owner will be granted the variance on a temporary basis for only that period during which the exceptional or unusual case exists. In addition, the Association will file a document in the deed records of Galveston County that recognizes that there is a deed restriction violation on the property that has been granted a temporary variance. The document will make it clear that when the exceptional or unusual case no longer exists, the temporary variance will no longer be in effect.

Exceptions will not be made for reasons of economic convenience or hardship, to accommodate recreation activities or for reasons of individual taste, appearance or beautification.

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11/15/2021 03:36 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$110.00

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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