

ACC Guidelines

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**CAMDEN PARK HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE GUIDELINES
OCTOBER 1991**

011-45-2025

ARCHITECTURAL CONTROL COMMITTEE REVIEW GUIDELINES

The Architectural Control Committee (ACC) was designed to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Architectural Control Committee Guidelines are affirmed by the The Declaration of Covenants, Conditions and Restrictions as recorded in the records of Harris County, Texas, described as All the lots in Camden Park, Sections I, II, III, IV and V according to the map or plat thereof recorded in volume 262, page 118 in the Map Records of Harris County. The Covenants, Conditions and Restrictions provide that "No building, fence, wall, structure, improvement, exterior attachment, or any exterior physical changes, except landscaping. Landscaping is defined as living plants, trees, shrubs, flowers, etcetera, and utilization of non-living material necessary for growth such as bark, mulch, and sod. Trellises, window boxes arbors, and permanent brick borders must have Architectural Control Committee approval. Landscape timbers and bricks without mortar do not need Architectural Control Committee approval unless they exceed a height of two (2) feet, shall be commenced, erected, placed or altered on any Lot, nor shall any exterior addition to or change or alteration, other than landscaping, be made to the Lot, improvements, appurtenances, or corporeal hereditaments until the construction plans and specifications describing the nature, kind, shape, height, materials and a plot plan showing the location of same, have been approved in writing." It is the general purpose of the Architectural Control Committee to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the house and/or lots itself. Landscaping does not require Architectural Control Committee approval unless specifically referenced in the deed restrictions.

PROCEDURE

011-45-2026

A "Architectural Review Application" must be completed in its entirety and mailed to the address indicated at the top of the form. All pertinent information such as plans, specifications, building permits, locations indicated on a copy of the survey, etcetera, should be included with the application.

These forms are available from your management company. The Architectural Control Committee cannot respond to verbal requests for approval. All applications must be made in writing.

The Architectural Control Committee has thirty days from the date of receipt of an application by the Architectural Control Committee in which to respond. If additional information is required by the Architectural Control Committee, the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the approval process.

If an application is not approved, The Architectural Control Committee will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the Architectural Control Committee, the Designated Representative should be contacted at a specified number.

011-45-2027

GUIDELINES

The following guidelines was adopted by the Architectural Control Committee to specify their standards and requirements used in evaluating an application. These guidelines will be amended from time to time as the circumstances, conditions or opinions of the Architectural Control Committee dictate. It should be noted that each application is considered on its own merit. The Architectural Control Committee may grant a variance from these guidelines and/or from certain provisions of the Declaration of Covenants, Conditions and Restrictions.

In addition it should be noted that Architectural Control Committee approval is required prior to the installation or construction of any improvement or change. If an improvement is made without Architectural Control Committee approval, the Camden Park Board of Directors has the legal right to enforce its removal.

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1.0. Outbuildings

1.1 An outbuilding is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garages, but does include storage sheds, gazebos, greenhouses, playhouse/forts, and similar structures.

1.2 The Architectural Control Committee will consider the following:

A. The colors of paint and materials should match/blend with the predominant exterior colors of the main residence.

B. Materials should match those of the main residence in both size and color. Plywood may not be used as siding. Material designed for the purpose of being siding must be used as siding. However, the Architectural Control Committee will approve small prefabricated metal storage buildings providing the color blends with the main residence.

C. It should have a peaked roof, no higher than nine (9) feet from the ground to the highest point. It should have no more than a maximum of one hundred twenty (120) square feet of floor space. A maximum of ten (10) by twelve (12) feet of floor space is recommended. Structure must be kept a minimum of three (3) feet from rear property line. The minimum distance from side fence will be determined and based on the visibility from the street in front of the lot. At no time, however, may that distance from side fence be less than three (3) feet, regardless of visibility. The location must be far enough away from fence to allow for drainage to occur entirely on the owner's lot.

D. A storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach by the appropriate utility company as it will not be considered portable. If a storage building is not on the utility easement, but on a slab, and can be moved, the Architectural Control Committee will consider it as portable.

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E. No storage building may be built up against any side or rear wall of home unless its maximum height is less than six (6) feet. It must not be visible above the fence from the road. It also must comply with all the other requirements for proper construction, size and location.

F. If a storage building is under six (6) feet high. It may be placed in a side yard provided a three (3) feet minimum distance from the side fence or property line is observed.

G. A playhouse/fort must be no higher than nine (9) feet maximum. If playhouse/fort has a platform, then platform may be no higher than four feet off ground and centered in backyard to protect neighbor's privacy.

H. Request for approval of a freestanding gazebo will be reviewed on a case by case basis. A gazebo must be at least four (4) feet away from house. It must be at least three feet away from the side and back fences or property line. It must not have a maximum height of more than eleven (11) feet at the peak from the ground.

1.3 No storage shed, greenhouse, gazebo, playhouse/fort, or other outbuilding may be placed in front of building the front building set-back line.

2.0 Basketball Goals

2.1 All applications for goals will be reviewed on a case by case basis.

2.2 The basketball goal backboard, net and post must be maintained in excellent condition.

2.3 If the backboard is to be mounted upon the roof. A small triangular metal frame mounting structure is to be used. The mounting structure must be painted to match the shingle color.

2.4 A Free standing Basketball Goal must be placed at the side of the driveway that is nearest to the side property line. It must be mounted on a metal pole and frame that is designed for that use. The frame and pole may be painted black or white.

011-45-2031

2.5 Backboards must be regulation size and white in color with orange or green markings.

2.5 A free standing basketball goal may be mounted in the back yard, if the yard has four hundred (400) square feet in front of the goal. The goal must be mounted at least five (5) feet from the house and three (3) feet from the back or side property line.

2.6 If any complaints are received after installation. The basketball goal will be subject to immediate removal at the request of the Architectural Control Committee.

3.0 Patio Covers and Awnings

3.1 Patio Covers should be constructed of materials that complement the main structure.

3.2 Patio Covers made of aluminum may be approved providing they are of an approved color. Unfinished aluminum will not receive Architectural Control Committee approval. All metal must be painted.

3.3 If attached to house, Patio Covers must be integrated into existing roof line (flush with eaves). If the cover is to be shingled, the shingles must match house roof in color. Entire patio cover and posts must be trimmed out to match house. Support structures using wood as frame material must be painted to match the house paint color if untreated wood is used. If treated wood is used as frame materials it may be allowed to go unpainted or not stained. Pipes are not allowed to be used in the construction of the structure.

3.4 An unpainted frame will not be allowed if the cover has a shingled roof. Frames must be painted to match trim of house whether treated or untreated wood is used.

3.5 Patio construction materials are as follows:

- A. Painted wood and aluminum (to match trim of house)
- B. Metal roofing; color should blend into the house roofing.

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C. Natural pressure treated wood such as cedar, fir, redwood, may be used. Treated pine must be painted or stained.

D. Fiberglass is acceptable and earth tone colors such as tan, brown, beige, clear may be used. No green or yellow fiberglass will be allowed. Edges of fiberglass must not be visible from surrounding properties or from the street. All patio cover material, i.e., fiberglass, corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.

E. If canvas is used as roofing material on a patio cover, it must be an approved color. No blues, reds or greens are allowed. The structure must be located where it is not visible from the street. The canvas must be kept in excellent condition or its removal will be requested by the Architectural Control Committee.

3.6 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

3.7 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5) feet away from a side lot line. The Architectural Control Committee will require that it be guttered with downspouts if it is to be a solid cover.

3.8 Metal and canvas awnings will not be permitted to be installed on windows to reduce solar exposure unless they are on the back side of house on an interior lot and not visible at all from the street. On a corner lot or lot that backs onto a street awnings will not be permitted. When allowed, they must be approved colors, (no blues, greens, reds, etcetera.) and must be kept in excellent condition at all times or will be subject to immediate removal upon notification by the Architectural Control Committee of their unacceptable condition.

3.9 Awnings will be allowed for use on playhouses and patio covers, provided they also comply with above mentioned requirements for proper location and color.

011-45-2033

3.10 Metal and wooden slat-type shades may be allowed by the Architectural Control Committee if they are deemed necessary in reduction of solar exposure and installation on appropriate windows will be determined by the Architectural Control Committee. At no time, however, will they be allowed on windows on the fronts of the homes.

4.0 Room Additions

- 4.1 Exterior materials and colors should match the house as much as possible.
- 4.2 Detailed plans must be submitted to the Architectural Control Committee.
- 4.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 4.4 Approval will be granted on individual basis. Consideration will be given to size and shape of the propose addition, architectural style, layout of home, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bonafide room addition and will not be permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition. Roof of addition must integrate with existing roof lines so as to appear to have been part of the original home. Room additions cannot exceed one-third of the remaining back yard. It may be denied for other reasons, i.e., structural integrity, architectural suitability, etcetera, even if it does only use one-third of the remaining yard.
- 4.5 Building permits as required by the municipality (city, county, etcetera) must be submitted with the Architectural Review Application.

5.0 Exterior Paint and Stain

- 5.1 Repainting of the home the same color does not require Architectural Control Committee approval. Requests for color changes requires approval and will be reviewed on a case by case basis.

011-45-2034

5.2 Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive Architectural Control Committee approval. White, pastel tones and other earth tone blend colors will be considered. The color of the applicants roof and brick color along with colors of neighboring homes will be taken into consideration when reviewing the application.

5.3 Paint finish should be the satin finish type.

5.4 The following colors or color match to the Behr paint color chart number 300M-291 will be approved if all of the conditions in paragraphs 5.2 and 5.3 are in accordance.

The colors are White Sands #4475, Navajo White #4471, Champagne #4476, Snow Fox #4472, Bone White #4428, Moonlight #4477, Snow Mist #4474, Off White #4473, Colonial Blue #4540, Denver Mist #4645, Rawhide #4740, Mission Brown #4778, Burlwood #4744, Sahara #4520, Beechnut #4720, Spanish Moss #4424, Old English Brown #4820, Buckwheat #4624, Blue Ridge #4628, Almond #4521, Gravel #4632, Sumac #4828, New England Gray #4486, Pewter #4526, Slate #4648, Moon Shadow #4487, Carmel # #4552, Natural Cedar #4752, Tombstone #4656, Mesquite #4660, Sedonia #4664, Sand Dune #4668, Coconut Shell #4672, El Dorado #4756.

6.0 Storm Windows/Screens/Doors

6.1 Frames of these must be of a color compatible with the exterior house colors.

6.2 Screens must be kept in excellent condition at all times.

7.0 Decks

7.1 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

7.2 Decks should be located on the lot so that they will not affect the drainage of the lot or neighboring lot.

7.3 Decks may not be higher than eighteen (18) inches.

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7.4 The paint color on untreated wood must match or compliment the color of the house.

8.0 Swimming Pools/Pool Enclosures/and Spas

8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval.

8.2 A pool or spa should be located at least four feet from the house and five feet from the side and rear property line or fence to maintain proper drainage on the lot.

8.3 Above-ground pools will receive special consideration. An above-ground pool is acceptable provided it is not over four (4) feet in height. If there is a deck around pool, it may not be wider than three (3) feet. It may not be higher than eighteen (18) inches. A variance of the deck height may be granted if an agreement in writing is signed by the adjoining neighbors. The deck may not be higher than the height of the wall of the pool. Railings for deck may not be visible above the six (6) foot fence. The deck around the pool must be three feet to five feet from the side and rear fences.

8.4 Pool enclosures will be reviewed on an individual basis. Height of the enclosure may not exceed twelve (12) feet. Screened enclosures are acceptable but color and material specifications must be approved.

9.0 Solar Panels/Screens/Film

9.1 The Architectural Control Committee will approve solar panels that are unobtrusive and which blend in with the roof shingle color.

9.2 Parabolic solar collectors that are not mounted flush with the roof will not be approved.

9.3 Solar panel frames should be bronze or black in color in order to get best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.

9.4 No solar panel should be mounted so that it extends above the roof line.

011-45-2036

9.5 The Architectural Control Committee prefers that solar panels be mounted on the back roof of a house rather than on stands to the side or front roof.

9.6 Solar screens will be allowed on windows.

9.7 Colors and manufacturers must be acceptable to Architectural Control Committee for both screens and panels and approved on a case by case basis.

9.8 Solar film must be non-reflective type.

10.0 Satellite Dishes

10.1 Maximum height allowed is nine feet. If below six (6) feet and not visible above the fence, no screening is required.

10.2 A satellite dish greater than six feet high must be screened on three (3) sides if within six feet of house and on all four (4) sides if placed further back on lot.

10.3 A wooden or lattice screen with a non-deciduous vine planted at base, on all sides may be used as screening. Edges of lattice walls must be framed in so that they are not exposed. Structure must be freestanding and may not be joined to a side or rear fence.

10.4 Satellite dish must be placed in rear/back side of house and not be visible from street and screen should be at least five (5) feet from side fence and at least eight feet from back fence however may not be placed on utility easement without a consent to encroach letter.

11.0 Fence and Fence Extensions

11.1 Requests for changes or additions will be reviewed in a case by case basis.

11.2 Fences may be no higher than eight feet. Requests for height extensions up to and including eight (8) feet may be granted on limited basis only and at the discretion of the Architectural Control Committee. Consents from all affected neighbors must be submitted in order to be considered for height extension.

11.3 No painting, staining, or varnishing of fence will be allowed.

11.4 Fences must be constructed of cedar or treated wood.

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- 11.5 No split rail fences or decorative fencing will be permitted in the front yard.
- 11.6 Fence extension requests must be submitted by both neighbors sharing the side lot line and fence, except in the case of a corner lot.
- 11.7 No fence may extend so as to encroach across the front building line.
- 11.8 If both neighbors do not concur as to a proposed fence extension, the Architectural Control Committee will examine the effect the fence extension will have on both properties. If one party will suffer from the extension (i.e., will totally enclose a bay window) the Architectural Control Committee will reject the application.
- 11.9 Only fence extensions which will be installed picket side out shall be considered by the Architectural Control Committee.
- 11.10 Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.

12.0 Decorations

- 12.1 On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments unless such specific items have been approved in writing by the Architectural Control Committee (Deed Restrictions, Article IV, Section 1, Approval of Building Plans. "No building, fence, wall, structure, improvement, exterior appurtenance, or exterior corporeal hereditament, except landscaping (landscaping defined as "living plants, trees, shrubs, flowers, etcetera." and utilization of nonliving material necessary for growth, i.e., bark, mulch, etcetera. Trellises, window boxes, arbors, and permanent brick borders must have Architectural Control Committee approval."
- 12.2 Benches, burglar bars and gates will be reviewed on an individual basis.

011-45-2038

12.3 House numbers may be placed on house, mailbox, or curb. House numbers may not be larger than six inches in height. House number may not be placed on the driveway or sidewalks and on any type of freestanding structure in front yard.

13.0 Exterior Lighting

13.1 All exterior lighting must have Architectural Control Committee approval and may not be detrimental to exterior appearance of the house.

13.2 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.

13.3 Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes.

13.4 Low voltage landscape lighting may receive Architectural Control Committee approval if placed in such a way that they will blend in with landscaping.

13.5 Security, mercury vapor, or fluorescent lights, must be attached to the house. Mercury vapor, fluorescent, and sodium lights are permitted in back or side yard with written approval given by the neighbors affected.

13.6 Yard lights may be gas or electric, single lamp only, with maximum height six feet. Yard lights may be placed in the front or back yard. Gas or electric lights must be black, brown, or white, depending on color of house. Determination of suitable color will be the decision of the Architectural Control Committee.

14.0 Mailboxes

14.1 Where communal mailboxes are not in use, changes or improvements made to the initial mailbox will require Architectural Control Committee approval.

14.2 Replacement of the original pole with a wooden post should receive Architectural Control Committee approval. If the post is to be painted or stained, a paint sample must

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be included with the application. The Architectural Control Committee will consider the effect a painted or stained post will have on the street. If the proposed color will not readily blend in with the surrounding structures, the application will be denied.

14.3 Bricked mailbox stands should receive approval providing the brick matches the house, the stand is appropriate in size and design and will meet U.S. Post Office requirements. A specific sketch should be included with the application.

14.4 In sections of Camden Park which use the communal mailboxes, applications for the installation of individual mailboxes will be disapproved.

15.0 Wind Turbans

15.1 Wind turbans must be mounted in the rear portion of the roof so that they are not visible from the front or above the roof line.

15.2 The wind turbans must either be a color which will blend with the shingle color. Unfinished aluminum will be painted to match the shingle color.

16.0 Outdoor Carpeting

16.1 Outdoor carpeting may only be installed on porch area and sidewalks leading to the porch area.

16.2 Applications for carpeting will be approved on a case by case basis.

16.3 The color of the outdoor carpeting must harmonize with the colors of the house.

16.4 Visibility from street will be considered.

17.0 Burglar Bars

17.1 Burglar Bars will be approved provided they are in harmony with house and painted to match the color of the exterior trim.

18.0 Birdhouses

18.1 Maximum height Birdhouses is twelve (12) feet, mounted on two inch diameter metal pipe painted white or black and must be placed toward the middle of back yard.

011-45-2040

19.0 Landscaping

19.1 Landscaping includes timbers, bricks, stones, flower bed borders, landscape lights, trellises, and sprinklers do not need Architectural Control Committee approval nevertheless they must maintain the Declaration of Covenants, Condition and Restriction's standards.

19.2 Landscaping must complement the style and architecture of home and conform to color scheme of immediate of the house and neighborhood.

20.0 Antennas

20.1 Antennas must be mounted back side of house. They must lower than roof line and must not be visible from the street from the front side of the house.

21.0 Swing Sets

21.1 Swing Sets may not exceed maximum height of eight (8) feet.

21.2 Location will be considered for neighbor's privacy.

22.0 Driveway Extensions/Sidewalks

22.1 Driveway extension requests will be review on a case by case basis.

22.2 No extensions may be closer than three (3) feet to the side property line.

22.3 If a driveway extension is requested, the overall width may not be wider than the front width of the garage.

22.4 All driveway extensions will be reviewed on the basis of appearance and harmony with the neighboring property.

22.5 No driveway will be allowed to be placed in back yard of a lot if the lot has a garage access located at the front of the house.

011-45-2041

22.6 Driveway may never be removed from the front yard even if an alternate garage is built.

22.7 All sidewalks in side yards greater than five (5) feet must be no greater than three (3) feet wide and centered between house and property line. If the width of side yard is five (5) feet or less the maximum width of the sidewalk is thirty (30) inches wide.

22.8 Painting of the concrete on driveways and sidewalks will not be approved.

22.9 Painting of the concrete on porches will be reviewed on a case by case basis.

23.0 Garage Conversions/Carports/Detached Garages

23.1 Conversions are permitted provided there are no exterior changes to garage.

23.2 Detached carports are permitted on a very limited case by case basis and can only be used to store additional vehicles.

23.3 Detached garages will not be permitted in front portion of lot if the house has an attached garage.

23.4 Detached garages not permitted on any lot sixty (60) by one hundred and five (105) feet or smaller.

24.0 Window Air Conditioners

24.1 Window air conditioners will be approved on a case by case basis.

24.2 Window air conditioners must not be visible from street and if placed behind the fence it must be placed below fence line.

25.0 Siding

25.1 Requests will be reviewed in a case by case basis with color consideration based on the guidelines in section 5, Exterior paint and Stain.

011-45-2042

26.0 Roofing

- 26.1 Re-roofing the complete roof using the same color shingles does not require Architectural Control Committee approval.
- 26.2 Roofing requests with color change will be reviewed on a case by case basis.
- 26.3 The colors of red, green, and blue will not be approved as a roof color by the Architectural Control Committee.
- 26.4 Roof patching will be approved if shingle colors are the same.

Signed this 5th day of October, 1991.

Camden Park Homeowners Association, Inc. A Texas Non-Profit Corporation, and its Architectural Control Committee

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By: Stephen L. Hailey

Stephen L. Hailey, Vice President, Camden Park Homeowners Association, Inc. and Chairman of its Architectural Control Committee

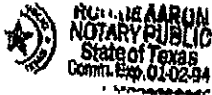
State of Texas)
)
County of Harris)

Before me, the undersigned authority, a notary Public for the State of Texas, on this day personally appeared Mr. Stephen L. Hailey, Vice President of Camden Park Homeowners Association, Inc. and Chairman of its Architectural Control Committee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said Corporation in the capacity therein stated.

Given under my Hand and seal of Office this 5th day of October, 1991.

Notary Public in and for The State of Texas

Printed Name: Ronnie Aaron



My Commission Expires: _____

011-45-2043

Signed this 5th day of Oct., 1991.

Camden Park Homeowners Association, Inc. A Texas Non-Profit Corporation, and its Architectural Control Committee

By: *DM White*

Deborah White, Treasurer, Camden Park Homeowners Association, Inc.


State of Texas)

County of Harris)

Before me, the undersigned authority, a notary Public for the State of Texas, on this day personally appeared Ms. Deborah White, Treasurer of Camden Park Homeowners Association, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said Corporation in the capacity therein stated.

Given under my Hand and seal of Office this 5th day of Oct., 1991.

Notary Public in and for The State of Texas

 **BONNIE AARON** Printed Name: Bonnie Aaron
NOTARY PUBLIC
State of Texas My Commission Expires: _____
Comm. Exp. 01-02-94

Ret
SCS Management Services, Inc.
PO Box 501685
Houston, TX. 77250

Signed this 5th day of Oct., 1991.

011-45-2044

Camden Park Homeowners Association, Inc. A Texas Non-Profit Corporation, and its Architectural Control Committee

By Beatrice M. Thomas

Beatrice M. Thomas, Secretary, Camden Park Homeowners Association, Inc. and Member of its Architectural Control Committee

State of Texas)
County of Harris)

Before me, the undersigned authority, a notary Public for the State of Texas, on this day personally appeared Ms. Beatrice M. Thomas, Secretary of Camden Park Homeowners Association, Inc. and Member of its Architectural Control Committee, known to me to be the person and officer whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said Corporation in the capacity therein stated.

Given under my Hand and seal of Office this 5th day of Oct., 1991.

Notary Public in and for The State of Texas



Printed Name: Ronnie Aaron
My Commission Expires: _____

FILED FOR RECORD
8:30 A.M.

JAN 2 1992

Quita Anderson
County Clerk, Harris County, Texas

NOT RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TEXAS
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the Public Records of the State of Texas and that the same is a true and correct copy of the original as recorded in the Official Public Records of Harris County, Texas on

JAN 2 1992



Quita Anderson
COUNTY CLERK,
HARRIS COUNTY, TEXAS

DISPLAY OF RELIGIOUS ITEMS

If an owner is motivated by a sincere religious belief, they may display certain religious items (to the extent allowed by the Constitution of the State of Texas or of the United States) on the front door of their residence. However, the display of religious items must comply with the following criteria:

- It must not threaten public health or safety.
- It must not violate a law.
- It must not contain language, graphics, or any display that is patently offensive to a passerby.
- It may not be placed in a location other than the entry door or door frame, and it cannot extend past the outer edge of the door frame of the owner's dwelling.
- The religious display, individually or in combination with other each religious item(s) displayed and/or affixed on the entry door, may not have a total size greater than 25 square inches.

An owner's right to display certain religious items (as prescribed by this Section) does not authorize an owner to use a material or color for an entry door (or door frame), or make an alteration to the entry door (or door frame), that is not authorized by the governing documents.

The association may remove an item displayed in violation of the guidelines set forth in this section.

RP 085-06-06-70

RETURN TO: ~~Camden Park HOA
c/o MMC Inc
PO Box 218844
Houston, TX 77218~~

DISPLAY OF FLAG

Without prior written approval of the ACC, no flag display may be installed, allowed, or maintained on a lot or on an improvement located on a lot.

The ACC will, however, authorize a flag display if the size, style, color, placement, and height requirements are compatible with all applicable federal, state, local laws, ordinances and regulations including, but not limited to, Section 202.012 of the Texas Property Code. Such criterion includes, but is not limited to, the following:

- An owner may fly flags symbolizing the United States, the State of Texas, and/or the military.
- The flag of the United States must be displayed in accordance with 4 U.S.C. Section 5-10.
- The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code,
- A flagpole which is attached to an authorized improvement located on a lot, and/or a free-standing flagpole, must be constructed of permanent, long-lasting material, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the improvements located on the Lot.
- The display of the flag, and/or the location and construction of the supporting flagpole, must comply with all applicable zoning ordinances, easements, and setbacks of record including those set forth in the governing documents.
- A displayed flag, and/or the flagpole from which it is flown, must be maintained in good condition such that a deteriorated flag, and/or a deteriorated or structurally unsafe flagpole, must be repaired, replaced, or removed.
- A single flagpole, holding only one flag, no more than 20 feet in height, may be erected upon a property if same complied with the additional governing criteria established for a flag display.
- The acceptable size of a displayed flag will be established by the ACC and will be determined by analyzing criteria which includes, but it not limited to, the impact of the flag display upon the aesthetics of the surrounding community.
- The acceptability of the size, location, and intensity of any lights used to illuminate a displayed flag will be established by the ACC and will be determined by analyzing certain criteria which includes, but it not limited to, the impact and interference of the lighting upon the aesthetics of the surrounding landowners.

DISPLAY OF FLAG

- Noise caused by the external halyard of a flagpole must not interfere with the use and enjoyment of surrounding land owners by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
- A flag display may not be located on land owned or maintained by the Association or on land owned in common by the members of the Association.

HP 085-06-0672

ROOFING MATERIALS

An owner may install shingles that are wind and hail resistant, energy efficient, and/or solar generating if the quality and appearance of the shingles are equal to or surpass the standards set forth in the community's governing documents and the materials match the aesthetics of the property surrounding the owner's property.

HP 885-06-0673

RP 885-06-0674

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

SOLAR ENERGY DEVICES

Without prior written approval by the ACC, no "solar energy devices," as defined by Section 171.107 of the Tax Code, ("Device"), may be installed, allowed, or maintained on a lot or on an improvement located on a lot.

The ACC will, however, authorize the installation of a Device if the size, style, color, placement, location, height, and screening requirements are compliant with all applicable federal, state, local laws, ordinances, and regulations including, but not limited to, Section 202.010 of the Texas Property Code. Such criteria includes, but is not limited to, the following:

- The Device must not threaten public safety.
- The Device must not violate a law.
- The Device may not be located on a lot other than the roof of an allowed structure or in a fenced yard or patio.
- The Device cannot extend beyond or above the roof line of an Improvement located on a lot and must conform to the slope of the roof.
- If the Device is placed in a fenced yard or patio, it cannot be taller than the fence line.
- The Device may not be located on property owned or maintained by the Association or on property owned in common by the members of the Association.
- The frame, support bracket, and/or visible piping/wiring must be either silver, bronze, or black.
- The Device, as installed, must not void material warranties.

An owner can place a Device in a location not approved if they can show that such placement increased the energy production of the Device by 10%, based on a modeling tool provided by the National Renewable Energy Laboratory. Alternatively, the Association can deny an owner's placement of the Device if it can show that such placement would substantially interfere with the use and enjoyment of the surrounding land.

Finally, while under developer control, the developer does not have to allow any solar energy devices.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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 said Property of Harris County, Texas

**FILED FOR RECORD
8:00 AM**

DEC 11 2012

DEC 11 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Stan Stewart
County Clerk, Harris County, Texas

CERTIFICATE OF AUTHORIZATION
of
CAMDEN PARK HOA, INC.

Received on

DEC 21 2012

MMC Inc

20120571019
12/11/2012 RPI \$36.00

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, a director of Camden Park HOA, Inc. ("Association"), does hereby certify that, at a regular meeting of the Association's Board of Directors ("Board") duly called and held with at least a quorum of the Board members being present and remaining throughout, the attached "Display of Religious Items, Display of Flag, Roofing Materials, and Solar Energy Devices for Camden Park HOA, Inc." was adopted and approved, and same supersedes and replaces all policies for the inspection and copying of Association records previously adopted by the Board.

I hereby certify that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this 29 day of November, 2011.

CAMDEN PARK HOA, INC.

By:

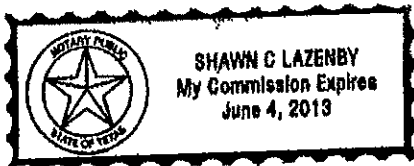
[Signature]

Sherman Spikes
(print name)

MS
lee

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 29 day of November, 2011,
by Sherman Spikes, a director of Camden Park HOA, Inc. on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

RETURN TO: Camden Park HOA
c/o MMC Inc
PO Box 218844
Houston, TX 77218

RF 085-06-0669

6
Notice
w

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Notice

ADDITIONAL DEDICATORY INSTRUMENTS
for
CAMDEN PARK HOMEOWNERS' ASSOCIATION

w

THE STATE OF TEXAS §
COUNTY OF HARRIS §

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

"My name is Trisha Taylor Farine, 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 attorney/agent for CAMDEN PARK HOMEOWNERS' ASSOCIATION. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Resolution Regarding Exterior Maintenance Guidelines

DATED this 9th day of August, 2013.

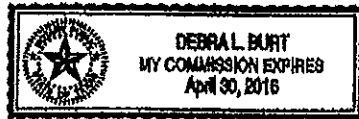
CAMDEN PARK HOMEOWNERS' ASSOCIATION

BY: Trisha Taylor Farine
Trisha Taylor Farine, attorney/agent

Joe
Joe

THE STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 9th day of August, 2013, by Trisha Taylor Farine, attorney/agent for CAMDEN PARK HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Debra L. Burt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

RP 088-38-2166

RESOLUTION REGARDING EXTERIOR MAINTENANCE GUIDELINES

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

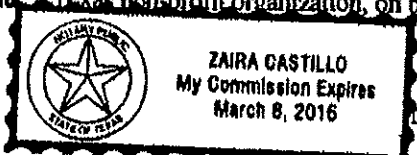
All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged brickwork repaired.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free, flower beds and sides of home must be kept free of weeds, and shrubs and trees must be kept trimmed and not allowed to block any right of way or street.
10. Weeds and growth must be removed from growing on fences, sides of homes, or over fence lines.
11. There shall be no storage of clutter and debris in public view.
12. Mailboxes must be maintained in good repair.
13. No trash cans will be allowed in public view on non-trash days.
14. No vehicles shall be parked on the grass at any time.
15. Any yard art, landscaping etc. will need to be approved by the Board.
16. Remove dead trees and stumps.

Adopted this 25th day of JULY, 2013.


President - Sherman Spikes

THIS INSTRUMENT was acknowledged before me on this the 25th day of JUN., 2013, by the said Sherman Spikes, President of Camden Park Homeowner's Association, Inc., a Texas non-profit organization, on behalf of said corporation.




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Prepared in the offices of Daughtry & Jordan, P.C.

RP 888-38-2167

RE 988-38-2168

FILED FOR RECORD
8:00 AM

AUG 13 2013

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS

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

AUG 13 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS