



16690 Park Row, Houston, TX 77084 | 281.343.9178 | spectrumAM.com

**Villages of Langham Creek Property Owners Association Inc.**  
**c/o Spectrum Association Management**  
**16690 Park Row**  
**Houston, TX 77084**

Dear Homeowners,

In an effort to ensure everyone has an equal opportunity to enjoy their home and living experience, please find enclosed a summary of rules, regulations, covenants, conditions and restrictions pertaining to our community. In addition to this summary, please also note the fining policy and legal process for non compliance. These documents are being mailed to each homeowner and filed with Harris County to provide everyone with increased clarity for understanding of all regulations and actions the Board of Directors may take to ensure compliance and equality of standards. For your convenience, please note a list of the top 10 most overlooked rules and regulations:

1. No commercial activity, noxious, or offensive activity shall be carried on upon any Unit or Lot or common area, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person owning any property adjacent to the Unit or Lot. **-Please be conscious of noise and how it may affect your neighbors.**
2. Owners must prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of his or her unit or lot. **-Please do not store BBQ pits, diaper pails, dog kennels, etc. and any other items in driveway or front yard.**
3. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon. **-Please do not store trash or heavy trash in driveway, front yard or side of your home.**
4. Vehicles must be parked in areas provided for each home and be in operable condition with current inspection stickers and licenses. **-Each vehicle must be moved every 72 hours. No vehicle can be parked to exceed the area provided for each home, i.e., on the grass, curbs, or parked in the street to obstruct normal traffic, access to driveways or common areas. -Please make sure your vehicle is operable as per State Law.**
5. No RV'-s trailers or boats, campers or other equipment shall be permanently parked or stored in the Villages of Langham Creek. **-At no time should these vehicles be parked in the street or on the grass. No trucks larger than ¾ ton, buses, ambulances, or wreckers shall be stored or parked overnight on any lot or street of the subdivision. -Please note: It is a violation to park RV'-s, campers, trailers or boats in your driveway for over 48 hours.**
6. All persons must follow the leash law and are required to clean up after their pets or the homeowner will be held responsible. **-Please make sure any waste is removed from common areas or neighbor's property when walking your pet.**
7. Trash shall not be put on the curb earlier than the night before pickup. Containers shall be picked up by the evening of the pickup day. Storage of trash containers shall be kept out of public view from the street or adjacent town homes. **Please remove your trash cans the evening after pickup and store them out of public view. Please do not store trash containers in driveways or on the side of your home.**
8. Maximum height of any fence regardless of construction materials will be six feet (72"). **-Please remember when replacing your fence, it cannot be over six feet tall.**



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9. Temporary basket ball goals shall be removed from sight when not in use and stored inside a building. No temporary goals shall be allowed to remain in front of a home when not in use. **-Please do not leave temporary basket ball goals in the street or stored in your driveway.**
10. All lawns must be trimmed and mowed. **-Please maintain your lawn. -It is a violation to let your grass grow too tall, or allow weeds to grow without removal.**

\*-Please note the Association has the right upon proper notice to force maintenance, fine or take legal action against any un-remedied or reoccurring violations.

In addition, the Board of Directors has installed surveillance cameras throughout the neighborhood in order to survey common areas of the association. -Please note: -these cameras are not intended as a failsafe against violations or criminal activity. -The footage of these cameras is the sole property of the Association. -No footage will be provided to residents under any circumstances and such footage may only be provided to law enforcement upon a written request from such agency.

We hope this list and enclosed summary of rules and regulations helps provide clarity to any and all questions. - The Board hopes you will reference these documents should you have any future questions. -Thank you for choosing to be a Villages of Langham Creek homeowner.

Sincerely

Board of Directors.



**Detailed Summary of All Documents Governing  
Restrictions, Rules and Regulations  
For Villages of Langham Creek Property Owners Association**

**Contents:**

1. Declaration Covenants, Conditions and Restrictions
2. Rules and Regulations
3. Architectural Guidelines, Rules and Regulations
4. Additional Resolutions

- I. Declaration Covenants, Conditions and Restrictions (Filed with County November 5<sup>th</sup> 2001)

**Use Restrictions and Rules-** (Article VI, Page 12)

General – (Section 1 p-12) – Board may from time to time, without consent of the members, promulgate, modify or delete use restrictions and rules and regulations applicable to all of the units and lots and the common property. These are binding upon all owners and occupants until overruled, canceled or modified by a majority of the membership in a regular or special meeting.

Nuisance – (Section 3 p-13)

1. Owner must prevent the development of any unclean, unhealthy, unsightly or unkempt condition of his or her unit or lot.
2. No unit or lot may be used for storage of anything which causes the lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any Unit or Lot that will emit foul or obnoxious odors or that will cause any noise or other condition what will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of the surrounding property.
3. No noxious or offensive activity shall be carried on upon any Unit or Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any person using any property adjacent to the Unit or Lot
4. No plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community.

Architectural Review- (Section 4 p-13) – There can be no modifications, enlargements or other alterations made to any existing residence and/or other improvements without the written approval of the Architectural Committee or Board of Directors. The Architectural Committee or Board of Directors may promulgate written guidelines for the exercise of its review.

1. May withhold approval for any reason
2. May stop any construction in violation of these restrictions
3. May during reasonable hours, enter upon a lot or unit to inspect any residence and/or other improvement to ascertain whether these restrictive covenants have been or are being complied with.
4. The ACC or BOD must respond with approval or rejection of a written request after plans and specifications have been submitted within 60 days or approval is not needed and the owner is deemed to have complied with this section.

Antennas and Satellite Dishes – (Section 5 p-14-16)

1. Mast cannot exceed 1 meter in diameter
2. Must provide notification of intent to install including, specification and location on a plot plan. Antenna or Satellite dish must meet all minimum qualifications stated in this section.
3. If Antenna or Satellite dish does not meet all minimum qualifications stated in this section, a request must be made to the ACC committee for approval on an approved form. Specifications shall be provided which detail how and why the installation does not meet minimum qualifications. The ACC committee will provide its response within 7 days. Owner must still comply with all governmental laws and regulations and other regulations affecting the lot.
4. Minimum Conditions – must meet minimum conditions bellow. However, each minimum condition shall not apply if it unreasonably delays installation of the applicable antennae, satellite dish and any related mast, or unreasonably increases the cost of such items or their installation, or precludes reception of an acceptable quality signal.

Minimum Conditions:

- a. Must be located on the rear on half of the Unit or Lot and must serve only the improvements on a particular Unit or Lot on which it is located.
- b. To the extent feasible, should not extend above the roofline of the residence or should not be visible from the frontage street or any adjoining street.
- c. To the extent feasible, cannot be constructed or permitted to remain on any utility easement or right of way located on any Unit or Lot.
- d. Must be securely mounted to base and be able to sustain high winds or other extraordinary weather conditions. No guide wires or similar mounting apparatus will be allowed.
- e. No advertising, slogans, logos, banners, signs or any other printing or illustration can be attached.
- f. Must only be used for the purpose of reception for television not transmittal of signal.
- g. Must not cause interference or distortion with respect to any other electronic device on the property.
- h. Must be one solid color only of the following colors- (white, black, shades of either brown or gray, tan or natural metal)
- i. Each unit or lot may only have one antenna or satellite dish as applicable, for each of the following categories: Direct broadcast satellites, multi-channel, multi-point distribution (wireless cable) and television broadcast stations.
- j. Must be installed in a manner which complies with all applicable laws and regulations and manufacturer's instructions.
- k. If any of these conditions are ruled invalid the others will still apply.
- l. Owner of the Unit shall be responsible for any damage done to the exterior of the Unit caused by the installation of the antenna, satellite dish or related mast.

Parking (Section 6 p-16)

Overnight Parking of any vehicle in the street is discouraged. The Board may make other Rules and Regulation with respect to the parking and/or storage of vehicles on Units and Lots.



Signs (Section 7 p-16)

Other than standard size for sale or rent signs, or signs for a security company, no signs, billboards, posters or advertising devices of any kind shall be permitted on any Unit or Lot without the prior approval of the ARC.

No Storage Buildings (Section 8 p-16)-

Except as follows, no exterior storage building shall be allowed on any Unit. Storage building may only be erected after obtaining ARC approval, which may impose condition on the size, material and/or location of the storage building.

General Provisions (Article XII, Page 28)

Enforcement (Section 1, p-28)

Each owner and every occupant of a Unit or Lot shall comply strictly with the By-Laws, Rules and Regulations, Use Restrictions, as they may be lawfully amended or modified from time to time and with the Covenants, Conditions and Restrictions. The Board of Directors may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments.

Self-Help (Section 2, p-28)

In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon a Unit or Lot or any portion of the Common Property to abate or remove, using such force as may be reasonably necessary, any erection, thing or condition which violates this Declaration, the By-Laws, the Rules and Regulations or the use restrictions.

II. Rules and Regulations (Signed by the Board of Directors October 13, 2005 – Filed with the County Nov-7, 2008)

Provided as a supplement to the Declaration and its By-Laws. Should there be any questions concerning which regulations must be followed, the Declaration will prevail.

General (Section IV Rules and Regulations p-4)

1. All townhomes are designed as single family residences and shall not be occupied by more than one family.
2. No commercial activity shall be permitted in any Common Areas without written approval of the Board of Directors.
3. No immoral, improper, unlawful, noxious or offensive activity shall be carried on or maintained on any Lot or Common Areas, nor shall anything be permitted to be done thereon which may be or become an annoyance or a nuisance to other residents.
4. Satellite Dishes, weather on buildings or balcony areas, are prohibited without the written approval of the Board of Directors.
5. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.
6. No temporary structures such as trailers, sheds, etc., shall be permitted on any building, Lot or Common area.
7. The roof area is off limits to all residents, guests and visitors.
8. After closing (no later than 30 days) the homeowner must provide the Association with the following:

- a. Mailing address, telephone number (home and work) and DL#.
- b. Name and holder of any lien against the Lot and any loan number.
- c. Name and phone number (home and work) of any person occupying the Lot other than the owner.
- d. Name, address and phone number of any person managing the Town Home, as agent of the owner.
- e. All owners shall inform the Association of an Address Change within 15 days.
- f. "For Sale" or "For Lease" signs are to be placed in the upstairs window. Signs are not permitted in the front yard.

#### Damage Liability (Rules and Regulations p-4)

Owners, lessees and their children, including guests and visitors and their children shall not mark, mar, damage, destroy or remove any part of the building. The responsible Owner shall pay the cost of restoring the area or property affected. Owners are further charged with the responsibility for any violations of their lessees, guests, immediate family or visitors.

#### Vehicles and Parking (Section VI, Rules and Regulations p-5)

1. All traffic laws must be obeyed
2. Vehicles must be parked in areas provided and be in operable condition with current inspection stickers and licenses. Each vehicle must be moved every 72 hours. No vehicle can be parked on the grass, nor parked in the street to obstruct normal traffic or access to driveways. If an owner has more than two vehicles, then the vehicles that are not being used should be stored at another location and are not to be parked in any other common space.
3. Repairs to vehicles will not be permitted on Driveways, streets or common areas. Any oil spills must be cleaned up by vehicle owner.
4. No R.V.'s trailers or boats, campers or other equipment shall be permanently parked or stored in Villages of Langham Creek. At no time should these vehicles be parked in the street or grass. Parking in ones driveway for the purpose of routine care will be permitted for a period not to exceed 48 hours. These vehicles cannot be parked in a way that obstructs any traffic or access to neighborhood driveways.
5. Parking warnings will be placed on any vehicle in violation of state laws or the Rules and Regulations herein. At the time of the third violation, the vehicle will be towed at the owner's expense.

#### Approved Additions – 1/11/2016

1. Parked Vehicles must not exceed the area provided.
2. Parked Vehicles must not obstruct access to HOA common areas.
3. No trucks larger than ¾ ton, buses, ambulances or wreckers shall be stored or parked overnight on any lot or street of the subdivision.

#### Pets (Section VIII, Rules and Regulations p-5)

1. Pets are subject to all restrictions in the Declaration Article VI, Section 3.
2. Loud or continuous barking will not be permitted.
3. All parties must follow the Leash Law.
4. Homeowners are required to clean up after their dogs.

#### Trash Containers (Section IX, Rules and Regulations p-5)



1. All trash put out for pickup must be in a trash container with a secured lid. All boxes must be broken down and tied.
2. Trash shall not be put on the curb earlier than the night before pick up. Containers shall be picked up by the evening of the pickup day.
3. Storage of Trash Containers shall be kept out of public view from the street or adjacent townhomes.

### III. Architectural Guidelines Rules and Regulations - (Signed 11, April 2011, Filed August 31, 2011)

#### Fence & Gate (Page 14)

1. No front yard fencing is allowed except behind building set back lines. Where possible, side yard neighboring fences should align with each other.
2. All fencing visible from the street or common area shall have all pickets nailed on the street side or common area side of the fence so that no rails or posts show when viewed from the street or common area. Maximum height of any fence regardless of construction materials, will be six feet (72"), unless otherwise noted in DCCR's
3. Wood fences may not be altered in any form or fashion to incorporate any artistic design, cutouts, wagon wheels, etc. No painting or varnishing of wood will be permitted.
4. Staining of fences will be acceptable if one of the approved stains is used. All other colors require ARC approval.

#### House Color Painting (Page 15)

1. Change of paint color to the house requires ARC approval.

#### Roofing (Page 15)

1. Change of color of roof requires ARC review.

#### Basketball Goals (Page 16)

1. Portable and permanent basketball goals are permissible in the front driveway or in the backyard. If located in the backyard goal must be shielded from view of public and private property by the use of bushes, trees or other shrubbery. Walls and fences built for this purpose are not permitted.
2. Temporary goals shall be removed from sight when not in use and stored inside a building. No temporary goals shall be allowed to remain in front of a home when not in use.
3. Permanent goals shall be free standing, professional kits designed for securing basketball goals in the ground. Home-made systems such as wood poles or iron pipe are not allowed.
4. Temporary goals shall be free standing professional kits designed for securing basketball goals to a movable base. Home-made systems are not allowed.
5. Backboards – must be professionally manufactured of either fiberglass, Plexiglas, graphite blend or aluminum. Backboards shall be white, grey or clear. Fluorescent colors are not permitted.
6. Supports and poles- must be black or grey and be made of steel, iron or of a man-made material with the strength of steel. Wood or plastic will not be permitted.
7. Bases for portable goals shall be plastic.
8. All basketball goals must be maintained in like-new condition. Ripped nets, rusty or bent hardware, poles and rims, damaged backboards and faded paint is not permitted.

### Satellite Dish

1. Shall not exceed 39 inches and be located so that it is screened to the maximum extent possible from public and private view by permanent structures such as the house, garage or wooden fences.
2. May not be closer than 5 feet from any property line and not placed outside of building setback lines.
3. Must conform to all applicable laws and windstorm requirements.
4. Must be maintained so as to not detract from the community such as, but not limited to painting of rusted or discolored parts.

### Landscaping (Pages 18-19)

Planting Beds – should produce a harmonious landscape setting and should complement the architecture of the residence with a suggested width of 6 feet from the foundation of the home. All planting beds should be mulched. Rock or gravel requires ACC approval.

1. Lawns- solid grass sod, seeding or sprigged entire front or side lawn is not allowed. Lawns must be trimmed and mowed.
2. Edging and Borders- Acceptable edging materials include steel, stone or brick laid horizontally or vertically and having a uniform height or edge. Stone may be laid flat as accent material. If brick is used it should complement the house. No holes in the brick should be visible to the public. Colored brick or concrete scalloped borders shall be securely set into the ground. Colored or poured reinforced concrete border / curbs are acceptable but must complement the exterior color scheme of the residence.
3. Screening- All mechanical and electrical (pool equipment, gas meters, electrical boxes etc.) must be screened from public view, with the exception of air conditioners. A combination of trees, hedges, shrubs or fences should be used to screen equipment and mechanical areas.
4. Trees – There must be at least one hardwood tree in the front yard of townhomes.
5. Recommended Plant list
  - a. Shade Trees – live oak, red oak, water oak, green ash, Chinese elm, scamore, red maple, tulip poplar, willow oak, pecan, palm.
  - b. Ornamental Trees – Magnolia, decorative cedar, river birch, red bud, crape myrtle, flowering pear, savannah holly, dogwood.
  - c. Shrubs – dwarf crape myrtle, nandina, azalea, xylosnia, Indian hawthorn, ableia, spirea, icily, legustrum, photinia, pittosporum, aspidistra, oleanders, viburnum.
  - d. Ground Covers, Border Plants and Vines –asian jasmine, conferate jasmine, Boxwood, Liriope, - monkey grass, dwarf yaupon, caroline jasmine.
  - e. Seasonal Color-begonia, caladium, calendula, day lily, dianthus, geranium.
  - f. Planting Beds – gerber daisy, hibiscus, impatiens, latana, marigold, Mexican heather, pansy, periwinkle, petunia, portulaca, pursiane, rose, salvia, zinna.
6. Irrigation Systems – All irrigation equipment must be screened from view. All sprinkler heads not in beds must be at ground level.
7. Landscape Installation and Maintenance –
  - a. Must be installed in a high quality manner. The ARC may reject any improvement where the material or workmanship fails to meet the acceptable industry standards.
  - b. Must be maintained on regular basis including proper mowing, weeding, mulching, fertilization and maintenance of plant material.
  - c. Any plant material destroyed through drought, disease, neglect, etc. shall be replaced promptly. All lawns should be mowed once a week and all dead trees should be removed within 30 days.



- d. Any landscaping with deviates from the minimum requirement must be approved by the ARC Committee.
8. Outdoor Lighting
- a. Acceptable Types of outdoor lighting
    1. High-pressure sodium fixtures, not to exceed 75 watts
    2. Incandescent floodlight, not to exceed 150 watts
    3. Gas Lights
    4. Fluorescent lighting
  - b. Location
    1. Installed in such a way as to minimize the amount of spill light that shines on adjacent properties, homes or streets.
    2. Adjusted so that they illuminate only the owners property.
    3. Lighting designed to delineate the perimeter of a lot is not allowed
    4. Low enough intensity so they do not spill into neighboring yards.
    5. Lights installed on garages should not be used to illuminate the entire driveway.
    6. All outdoor lighting must be installed on the body of either the house or garage with the exception of low voltage landscape lighting and lampposts located in the front yard.
  - c. Christmas Lighting
    1. Allowed during the holiday period as defined (7 days before Thanksgiving Day – January 15<sup>th</sup>).
    2. At the end of this time. Christmas lighting must be removed and landscape lights must be restored to their original white color.

#### Residential signage

1. For Sale or Rent Signs – One sign advertising the lot is permitted. Must not exceed 9sq. ft. in area and must be professionally manufactured exclusively for advertising the sale of real property and be ground mounted. No signs billboards, posters, or other advertising devices of any character are permitted.
2. Home Security Signs
  - a. The security sign must be professionally constructed of permanent materials.
  - b. Maximum size will not exceed 12 inches in the largest dimension.
  - c. May not exceed 15 inches above ground.
  - d. Only one sign allowed per a visible (front / rear) entrance.
  - e. Shall not be placed more than 5 feet from the foundation of the home.
  - f. Not permitted to be posted on garage doors, walls or fences
  - g. Maximum sizes of window decals are not to exceed 6 inches in their largest dimension.
  - h. Decals cannot exceed more than 2 visible.
3. Political Signs
  - a. Allowed as temporary signage only during election seasons.
  - b. Area cannot exceed 9sq feet
  - c. Cannot be mounted on exterior part of the dwelling, garages, patios, fences or walls.
  - d. Cannot be exceed 4 feet in total height from the ground
  - e. May be posted 90 days before election and must be removed 10 days following election.

- f. Texas Property Code provides that the Association may limit an owner to one sign per candidate or ballot item and may also require the sign to be ground mounted.
- g. Prohibited on any city right of way and common area.
- 4. High School and Booster Club Signs / Flags
  - a. Cannot exceed 4sq feet in area
  - b. Not located more than 10 feet forward of the front of the building foundation.
- 5. Contractor Signs – both permanent and temporary are prohibited.
- 6. Garage Sale Signs – Permitted 3 days before the sale and must be removed by the end of the day of the sale.

**IV. Additional Resolutions:**

**Resolution Re: Street Parking – Rules, Regulations and Guidelines. (Filed with the County Nov 7, 2008)**

- 1. Vehicles must be parked in areas provided
- 2. Vehicles must be moved every 72 hours
- 3. No vehicle may be parked in the grass
- 4. No vehicle may be parked in the street as to obstruct normal traffic flow or access to driveways.
- 5. No more than 2 vehicles may be stored in any driveway
- 6. Parking warnings will be placed on any vehicle in violation of state laws or the rules and regulations herein.
- 7. The association may pursue overnight street parking as a deed restriction, violation, which may result in letters from the management company, attorney and a potential lawsuit.

**Resolution Re: Pet Waste – Rules and Regulations. (Filed with the County Nov 7, 2008)**

- 1. As per the rules and regulations pet owners must clean up after their pets
- 2. Applies to feces and urine deposited by an animal within the subdivision. – Should be picked up by property owner or designee immediately and deposited in a sanitary container.
- 3. Fine policy for pet waste:
  - a. Warning notice giving the owner 30 days to correct violation
  - b. 2<sup>nd</sup> notice giving the owner 30 days to correct violation including a notice that a fine will be assessed for \$25 if the violation is not corrected in the 30 day period.
  - c. Third notice certified mail letting the owner know an additional \$50 fine will be applied if violation not corrected in 15 days.
  - d. Additional notices: - sent certified and regular mail, advising the homeowner a \$100 fine will be assessed if the violation is not cured within an additional 15 days. In addition the matter will be turned over to the Associations attorney for legal action.

**Resolution Rainwater Collection Device Guidelines (Signed October 13 2014. – in compliance with Section 202.007 (b) Texas Property Code – Filed Jan 5, 2015)**

- 1. Barrels or system must be of a color that is consistent with the color scheme of the owners home.
- 2. Cannot be located between the front of the owner's home and an adjoining or adjacent street.
- 3. Maintained in a clean and sanitary condition and screen from public view.
- 4. Must not display any language or content that is not typically included on the item when manufactured.



5. Association may regulate, size, type, materials and manner of screening for barrels and systems that are visible from the street, another lot or common area.
6. Must be sufficient area on the owner's property to install the barrels or system.

**Resolution Drought-Resistant Landscaping and Natural Turf Guidelines (Signed October 13 2014 – in compliance with section 202.007 Texas Property Code – Filed Jan 5, 2015)**

1. The ARC must allow variances for xeriscaping as long as 25% of publically visible area is covered with natural turf.
2. Homeowners must submit a ARC request which must include details of the project and a design plan.
3. Non turf planted areas must be bordered and clearly defined.
4. Must be maintained, trimmed, weed free and edged.
5. No boulders or large rocks exceeding 6 inches may be used on the narrow strips between the curbs.
6. No plants may encroach a public side walk.
7. No plants with thorns, spines or sharp edges can be used within 6 feet of the sidewalks.
8. Urns, pots and other manmade ornamentation cannot exceed 4 items in public view.
9. No plants greater than 12 inches in height may be planted in a sidewalk strip area.
10. Sickly and dying plants must be removed.
11. Perennials and ornamental grasses that die back in winter must be cut back to remove dead material.

**Resolution Violation Enforcement (Signed October 14, 2013 in compliance with Chapter 209 of Texas Property Code – policy may be amended as long as it does not violate Chapter 209 – Filed Jan 5, 2015).**

1. Courtesy Notice (regular mail) – 1<sup>st</sup> report or sighting, 10 days to correct
2. Subsequent notices of continued violation – in case of non compliance within 10 days, 30 days to correct.
3. Final notice per Section 209.006 of Texas Property Code (sent via certified mail) – in the case of continued non compliance, 30 days to correct.
4. Board of Directors may authorize the account to be forwarded to the attorney – in the case of continued non compliance, attorney will work with the owner to correct the violation.

**Resolution Solar Energy Device Guidelines (Signed October 14, 2015 – In Compliance with Texas Property Code 202.010 – Sent for filling.)**

1. Solar Panels must be approved by the ARC.
2. Solar Panels must be placed on the rear facing portion of the roof, unless it can be shown this will decrease energy production by over 10%.
3. The Solar Panel must not be higher or wider than any flat portion of the roof with where it is attached.
4. If located in any other location on the lot beside the roof of the home or other approved structure the solar panel must be below the fence line.
5. The color of the Solar Panel and its construction must be included in the request.

**Resolution Standby Electric Generators Guidelines (Signed October 14, 2015 – In Compliance with Texas Property Code 202.019 – Sent for filing.)**

1. Must obtain written approval from the ARC.
2. Must be installed by a licensed contractor.
3. Must comply with zoning ordinances, government safety code and must be kept in good working repair.
4. The ARC may restrict the location of the SEG within the guidelines of the law
5. The ARC may require the screening of the SEG in public view and regulate the size, type, materials and manner of screening for SEG and systems that are visible from the street, another lot or common area.
6. There must be sufficient areas on the owner's property to install the SEG.
7. The SEG must only be used with utility-generator power is not available or intermittent to the residence for a continuous period of 6 hours or more.



4

**Rules, Regulations, and Violation Enforcement Resolution for the  
Villages of Langham Creek Property Owners Association, Inc.**

STATE OF TEXAS                    §  
  §  
COUNTY OF HARRIS               §

Pursuant to the Bylaws of the Villages of Langham Creek Property Owners Association, Inc. (referred to as "Association") and the Declaration of Protective Covenants, Conditions, and Restrictions, the Directors of the Villages of Langham Creek Property Owners Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE:                    Violation Enforcement Policy

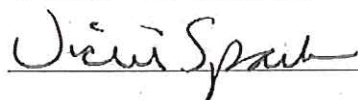
WHEREAS:

1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association
2. It is the Board's duty to use its best efforts to assure that said enforcement occurs
3. The Board desires to provide a current, comprehensive list of restrictions, rules, regulations, and architectural control guidelines that apply to all owners in the Association
4. The Board of Directors may promulgate, modify, or delete use restrictions and rules and regulations applicable to all of the units and lots
5. The Board desires to record a summary of restrictions, rules, regulations, and architectural control guidelines in county record for access by all current and future owners

BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Violation Enforcement Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "Act"). To the extent any provision within this policy is in conflict the Act or any other applicable law, such provision shall be modified to comply with the applicable law.
2. All rules of the Association shall be enforced
3. The Violation Schedule (attached) shall be the Association's policy of enforcement.

EFFECTIVE: 5/01/2016

  
\_\_\_\_\_

Authorized Board Member

3/14/16  
\_\_\_\_\_

Date

## Violation Enforcement Procedure

STATUS	VIOLATION PROCEDURE	ACTION REQUIRED
1 <sup>st</sup> Sighting or Report of Violation	<p style="text-align: center;">Send Courtesy Notice</p> <p>*Courtesy Notices will not be issued for repeated violations within a 6 month period. A violation repeated within 6 months will be immediately escalated to a notice of intent to fine \$25 dollars if the violation is not resolved within 10 days from the notice. (Sent Certified Mail)</p>	10 days to correct violation
<p style="text-align: center;">2<sup>nd</sup> Sighting/Notice</p> <p style="text-align: center;">Not Repaired/No application for extension</p>	<p>Send Second Notice with intent to fine twenty five (25) dollars if the violation is not resolved within (10) days from the notice. (Sent Certified Mail)</p> <p>*after a second notice, any repeated violation within a 6 month period will be immediately fined.</p>	10 days to correct violation
<p style="text-align: center;">3<sup>rd</sup> Sighting/Notice</p> <p style="text-align: center;">Not repaired/No application for extension</p>	<p>Send Third Notice with notice of applied fine of twenty five (25) dollars with the intent to fine an additional fifty (50) dollars if the violation is not resolved within (10) days from the notice. (Sent Certified Mail)</p>	10 days to correct violation
<p style="text-align: center;">4th Sighting/Notice</p> <p style="text-align: center;">Not repaired/No application for extension</p>	<p>Send Fourth Notice with notice of applied fine of fifty (50) dollars with the intent to fine an additional seventy five (75) dollars if the violation is not resolved within (10) days from the notice. (Sent Certified Mail)</p>	10 days to correct violation
<p style="text-align: center;">Final Notice</p>	<p>Send Notice of applied fine of seventy five (75) dollars with the intent to continue to fine one hundred (100) dollars every</p>	10 / 30 days to correct violation



	<p>ten days if the violation remains unresolved. The Board may also escalate the matter to the Association's attorney by sending a final notice that the file will be forwarded to the attorney to correct the violation through the court system in thirty (30) days if the violation is not resolved. (Sent certified mail)</p>	
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**General Policy**

If a homeowner contacts management with the intent to correct a violation and asks for an extension, The Board shall grant such extension if it deems the extension reasonable. The decision to grant an extension may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. If the homeowner does not cure the violation after the extension period, the homeowner will be immediately referred to the attorney, or the process will be resumed at the last level of the process.

**Attorney Procedure**

It is the option of the Board of Directors to decide when and if an account goes to the attorney. The decision to escalate an account to the attorney may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. Once an account is turned over to the attorney's office, the attorney will send the homeowner a letter of representation and a demand for compliance with the Association's governing documents. If the homeowner does not respond, the attorney will pursue all available action to cure the violation through the court/legal system. If allowable by law and the Association's Declaration of Covenants, all attorneys' fees/court costs shall be the homeowner's responsibility and shall be charged to the homeowners account and the money due shall be subject to the collection policy. If the amount due is not paid the attorney shall file a notice of lien.

**Uncurable Violation Enforcement Resolution for the  
Villages of Langham Creek Property Owners Association, Inc.**

STATE OF TEXAS

COUNTY OF HARRIS

Pursuant to the Bylaws and Declaration of Covenants, Conditions and Restrictions of the Villages of Langham Creek Property Owners Association, Inc. (referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Villages of Langham Creek Property Owners Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE:           Uncurable Violation Enforcement Policy

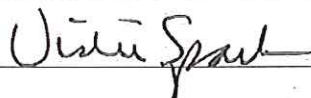
WHEREAS:

1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.
2. It is the Board's duty to use its best efforts to assure that said enforcement occurs. Uncurable violation is defined as: A violation that has occurred, but is not a continuous action or a condition capable of being remedied by affirmative action. The non-repetition of a one-time violation or other violation that is not ongoing is not considered to be an adequate remedy.

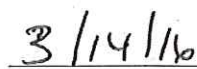
BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Uncurable Violation Enforcement Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code.
2. All rules of the Association shall be enforced
3. The Violation Schedule (attached) shall be the Association's policy of enforcement of Uncurable Violations.
4. All other violations will be governed by the current Violation Enforcement Resolution and are not impacted by this policy.

EFFECTIVE: 05/01/2016

  
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Authorized Board Member

  
\_\_\_\_\_

Date



<b>Violation Procedure</b>	<b>Status</b>	<b>Action Required</b>
Report/Sighting: Fine Assessed and Fine Notice sent (verified mail)	Notice of applied fine and the intent to assess additional fine for any future occurrences	Owner must not repeat action or condition

**General Policy**

If a homeowner is in violation of an incurable violation as defined in this policy, the above table will govern action taken. All other violations will follow the Association Violation Enforcement Resolution. Incurable violation examples include, but are not limited to; an act constituting a threat to health or safety, a noise violation that is not ongoing, property damage (including the removal or alteration of landscape), and holding a garage sale or other event prohibited by the dedicatory instruments.

**Attorney Procedure**

The Board, in its best discretion may decide when and if an account is escalated to an attorney or other third party for enforcement. The decision to escalate an account to the attorney may be based on violation severity, prior violation history or other factors that may influence the Board of Director's decision. If allowable by law or the Association's Declaration of Covenants, all attorneys' fees/court costs shall be the homeowner's responsibility and shall be charged to the homeowners account and the money due shall be subject to the Association's ordinary collection procedure or as permissible by law.

**Other:** This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the most recent version of this policy if they have a question and/or need assistance in making payment arrangements.

### Self-Help and Forced Maintenance Procedure

Violation Procedure	Status	Action Required
<p>1<sup>st</sup> Notice: Courtesy Notice (regular mail)</p> <p>*Courtesy Notices will not be issued for repeated violations within a 6 month period. A violation repeated within 6 months will be immediately escalated to a notice of intent to send a contractor to resolve the violation if not resolved within 10 days.</p>	<p>1<sup>st</sup> Report/Sighting</p>	<p>10 days to correct</p>
<p>2<sup>nd</sup> Notice: Send 10-day notice of the violation (via verified mail) indicating the intent to send a contractor to resolve the violation if not resolved within 10 days.</p>	<p>2<sup>nd</sup> Report/Sighting</p>	<p>10 days to correct</p>
<p>Schedule Maintenance with contractor with the costs associated with resolving violation to be charged to the owner.</p>	<p>3<sup>rd</sup> Report/Sighting</p>	<p>Contractor to cure violation.</p>



### **General Policy**

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### **Attorney Procedure**

It is the option of the Board of Directors to decide when and if an account goes to the attorney. The decision to escalate an account to the attorney may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. Once an account is turned over to the attorney's office, the attorney will send the homeowner a letter of representation and a demand for compliance with the Association's governing documents. If the homeowner does not respond, the attorney will pursue all available action to cure the violation through the court/legal system. If allowable by law and the Association's Declaration of Covenants, all attorneys' fees/court costs shall be the homeowner's responsibility and shall be charged to the homeowners account and the money due shall be subject to the collection policy. If the amount due is not paid the attorney shall file a notice of lien.

### **Self Help and Forced Maintenance Procedure**

In the event of the failure of owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agent may, in addition to any and all remedies, without liability to the owner, builder, or any occupants of the lot in trespass or otherwise, enter upon (and / or authorize one or more others to enter upon) said lot abate or remove, using such force as may be reasonably necessary, any erection, thing, or condition which violates this Declaration, the By-Laws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the Board shall give the violating Unit or Lot Owner ten (10) days' written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney's fees actually incurred shall be assessed against the violating Unit or Lot Owner and shall be collected as provided by the collection policy of assessments.

### **Other**

This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the cost recent version of this policy if they have a question and/or need assistance in making payment arrangements.