

VILLAGES OF LANGHAM CREEK
PROPERTY OWNERS ASSOCIATION, INC.
RESOLUTION REGARDING ARCHITECTURAL GUIDELINES

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We, the undersigned members of the Board of Directors of the VILLAGES OF LANGHAM CREEK PROPERTY OWNERS ASSOCIATION, INC. (the "Association"), a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, as presently constituted, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural control guidelines; and,

WHEREAS, by those certain Declarations of Covenants, Conditions and Restrictions for VILLAGES OF LANGHAM CREEK, duly recorded in the Official Public Records of Real Property of Harris County, Texas at Clerk's File Number V408850 on November 7, 2001, all lots within the VILLAGES OF LANGHAM CREEK, were made subject to the covenants, conditions and restrictions set forth in the Declarations; and

WHEREAS, Association acting through its Board of Directors, desires to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision through written Architectural Control Guidelines;

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

WHEREAS, the Board of Directors of the Association desires to: (i) promulgate Architectural Guidelines related to the appearance of the subdivision, and (ii) establish procedures for the orderly review of construction plans, specifications and guidelines with respect to the design, color and location of buildings and improvements and any changes thereto so that a harmonious exterior design within the subdivision is consistently maintained.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Association hereby adopts and implements the following Architectural Control Guidelines relating to all buildings, additions, improvements, and structures in the subdivision and the overall appearance of the subdivision.

I. OVERVIEW

The Board of Directors of the Association has established the following Architectural Guidelines in accordance with the authority granted to them by the provisions of the Declarations and the Texas Property Code. The guidelines are established to assure a uniform and fair interpretation of the Declarations and the power of the Association related to architectural control and regulation of the appearance of the subdivision.

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These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as it deems necessary and appropriate.

II. ARCHITECTURAL CONTROL GUIDELINES

Please see Villages of Langham Creek Property Owners Association, Inc.'s Architectural Control Guidelines attached hereto as Exhibit A.

ADOPTED this 11th day of APRIL, 2011.

VILLAGES OF LANGHAM
CREEK PROPERTY OWNERS
ASSOCIATION, INC.

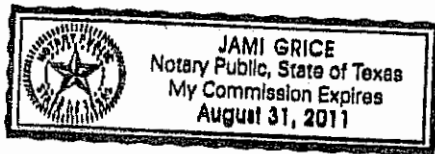
By: [Signature]
President

Marcel LeBlanc
Print Name

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 11th day of April, 2011, by Marcel LeBlanc, President of VILLAGES OF LANGHAM CREEK PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



After Recording Return To:

Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

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**VILLAGES OF LANGHAM CREEK
PROPERTY OWNERS ASSOCIATION**

ARCHITECTURAL GUIDELINES

Adopted by the Board of Directors on March 22, 2011



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Villages of Langham Creek Property Owners Association, Inc.

Architectural Review Committee Guidelines

Notice: Prior to any additions, modifications or improvements to the exterior of your home or yard, a Home Improvement Application (HIA) should be submitted to the Architectural Review Committee (ARC). Any such additions, modifications or improvements made without the approval of the ARC may be considered a deed restriction violation.

These guidelines have been prepared to:

1. Help maintain a stable, quality neighborhood
2. Assist Homeowners in the course of planning their improvements
3. Guide the Architectural Review Committee in review of the Homeowner Improvement Application (HIA) request.
4. Define a Homeowner variance process
5. Define a Homeowner appeal process.

By adhering to these guidelines, your application will usually be approved promptly. However, adherence does not necessarily guarantee approval nor does it eliminate the need to submit a written request in advance of installation.

The additional effort required for following the application process is ultimately intended to enhance the value of your home, as it protects the neighborhood and your investment. Your cooperation is appreciated.

All modifications must be approved in writing prior to implementation of work unless the guidelines specifically allow the homeowner to proceed without such approval. Please refer to the attached Exhibit naming improvements or changes to the property and the need for an application.

Failure to obtain written approval may result in Homeowner incurring additional expenses for modifications to the installed improvements, removal of the installed improvements and possible legal fees incurred by the HOA for pursuing legal action.

Obviously, not all possible situations can be addressed in these guidelines, and in such cases, the ARC shall have the authority to make a decision as it deems best, after considering the request and concerns of the homeowner as well as the good of the community.

From time to time, ARC and/or the Board of Directors will 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, document it appropriately, and no longer recognize it as a precedent. The same right applies if the ARC and/or Board makes an error in allowing a change or addition.

Regardless of the requirements in these Guidelines, Homeowners must comply with all applicable laws of Harris County and every other governmental entity having jurisdiction. Compliance with these Guidelines may not satisfy all applicable laws. Compliance with all applicable laws may not satisfy these Guidelines. Homeowners must comply with these Guidelines and all applicable law. These Guidelines may impose requirements in addition to those imposed by applicable law, and all such requirements must be satisfied in addition to the requirements imposed by applicable law. Where applicable law imposes requirements in addition to these Guidelines, all such requirements must be met in addition to the requirements in these Guidelines. Where these Guidelines conflict with applicable law, the applicable law will prevail.

Texas Property Code Section 304.010 (a)(18) (A-B) authorizes the Association, acting through the Board of Directors, to "implement written architectural control guidelines for its own use or record the guidelines in the real property records of the applicable county; and modify the guidelines as the needs of the subdivision change."

Villages of Langham Creek Property Owners Association, Inc.

Home Improvement Application Process

Prior to starting a home improvement project, the Homeowner will complete a Home Improvement Application (HIA/ACC form). In addition to the fully completed HIA/ACC form, the application should include all additional pertinent information so that the ARC can review and decide upon the application. This information may include:

1.1. A plot plan, preferably a survey, showing the location of the improvement, dimensions of the improvement, property lines, and building setbacks.

1.2. Elevation drawing detailing the appearance and height of the improvement.

1.3. A list and/or samples of all exterior finishes, brick, siding, paint, roofing materials, structural members, decking materials, etc.

1. The applicant should review the Declaration of Covenants, Conditions and Restrictions (DCCR's) and these guidelines to ensure compliance with HOA requirements.

2. The completed application should be delivered to the HOA management company at their office. The management company's contact information is available on the Villages of Langham Creek POA website at www.villagesoflanghamcreek.com.

3. All applications will be reviewed as soon as possible or at the monthly Board of Directors meeting which is normally held the second Monday of the month. A response is normally given within 30 days. If the Board does not approve within 60 days after the **complete** plans and specifications have been submitted to it, approval will not be required and the homeowners' obligations will be deemed to have been fully complied with.

5. Following the review, ARC will notify the management company of its decision. Decisions rendered will be either:

5.1. Approved as presented.

5.2. Tabled pending receipt of additional information from the applicant.

5.3. Denied with an explanation of the reason(s) for the denial.

6. The management company will notify the applicant of the ARC decision in writing. The notification will be conditioned upon the applicant, or its contractor, providing the management company with the required cash, bond or other security as set forth below. Any denied or tabled applications will be returned to the applicant. Approved Plans will be retained in the records of the HOA for that property.

7. For denied or tabled applications, the applicant may revise the plans per the ARC comments/suggestions and resubmit for approval.

Or

8. The applicant may request a variance from the ARC for a deviation from the DCCR's and/or these guidelines. The applicant must resubmit the plans and include an explanation as to why a variance is warranted. The applicant may, if desired, appear before the ARC to present their case.

9. If the variance is not approved, the applicant can appeal to the Board of Directors. It is the responsibility of the applicant to contact the management company and request listing on the agenda for the meeting.

10. All appeal decisions are final.

11. For home improvements in progress or completed without ARC approval:

- 11.1. Homeowner will be notified by the management company of the non-compliance activity and instructed to cease construction. The Homeowner shall immediately cease all construction work.

- 11.2. The Homeowner must obtain HIA approval via the HIA process as detailed above.

- 11.3. Failure to cease construction and obtain HIA approval will result in a "cease and desist" order, the cost of the cease and desist order will be borne by the Homeowner.

- 11.4. Any cost associated with modifications required for HIA approval are the sole responsibility of Homeowner.

- 11.5. If the HIA is not approved, the home improvement must be removed by the Homeowner at its sole expense.

- 11.6. If the HOA. is required to take legal action to resolve the matter, all attorney fees, court costs and expenses of any kind incurred by the HOA are the sole responsibility of the homeowner and shall be paid by the Homeowner upon receipt of an invoice therefore from the Association.

ROOM ADDITIONS AND RENOVATIONS

Room additions and renovations ("Addition(s)") include, but are not limited to, enclosed porches, glass enclosures (such as "rooms with a view"), expansion of living area, additions of dormers, windows, doors, and enclosing a portion of the house not previously enclosed, all referred to as "Addition",

DESIGN

The overall goal is that the Addition appears as part of the original house design, including roof pitches, overall massing, proportions, details, doors, windows and materials. Particular care should be given to any elevations visible to public view. All Additions must be harmonious with the other homes within the community and should not create an "imposing" feeling in relation to the adjacent properties. Extension of a garage toward the street will not be allowed since it may create an inappropriate massing toward the street.

All of the criteria set forth in the DCCR's and these guidelines will be part of the review, including any maximum lot coverage restrictions.

LOCATION AND DIMENSIONS

The Addition may not extend beyond the Building Setback Lines indicated on the plat map. If a building line is not indicated on the plat map, Additions shall conform to then-current Harris County setback requirements.

MATERIALS AND COLOR

All of the materials for the Addition must match the existing home. Any changes in material on the same elevation must be logical and related to the overall style of the house, not merely economy of construction. All of the criteria in the DCCR's and these guidelines must be adhered to, including percentage of brick requirements, where siding can or cannot be used, etc.

For glass enclosures, the structures can be wood, painted to match the house, or aluminum, electro statically painted in bronze or to match the trim of the house.

SUBMITTAL REQUIREMENTS

A signed HIA request must be submitted along with:

1. Detailed plan and elevation drawings, which indicate how the proposed Addition will relate architecturally to the existing residence
2. Plot plan of the property indicating the location of the Addition in relation to all building lines and setbacks
3. Specifications and/or samples of all materials
4. Photographs of existing condition
5. A comment sheet will be presented by the Management company to adjacent property owner(s). This is necessary due to the significance of the Addition. If the Addition is in the rear, a Comment Sheet will be required from all (both sides and rear) adjacent Property Owners. If the Addition is only on one side, a Comment Sheet is only required from the Property Owner on that side. If the Addition is to the front, a Comment Sheet will be required from the Property Owners on both sides and directly across the street.

All Additions must meet any applicable government codes and it is the property owner's responsibility to ensure their contractor does so. Additionally, any required government permits are the property owner's responsibility. Any changes from the approved application must be resubmitted for approval; otherwise, the property owner will be in violation of the Deed Restrictions.

INSPECTION AFTER ADDITION COMPLETE

Due to the significance of this type of improvement, after completion, the ARC may perform an inspection to ensure it has been built as approved.

ROOM ADDITIONS AND RENOVATIONS

Comment Sheet from Adjacent Property Owners

The purpose of this form is to notify the adjacent Property Owner(s) of the proposed Addition/Renovation due to its significance, The ARC Committee will take into consideration any comments received; however, it is within the ARC's sole discretion whether to approve the proposed Addition/Renovation,

Property Proposing Addition/Renovation _____

Comment Sheets required as follows:

Addition/Renovation on FRONT: property owners on both sides and across the Street
Addition/Renovation on SIDE: property owner on applicable side
Addition/Renovation on REAR: property owners on both sides and to the rear

I own the property adjacent to the above listed property and I have been made aware of the proposed Addition/Renovation.

My comments are as follows:

I have no comments: _____

Address: _____

Name: _____

Signature: _____

Please feel free to contact the ARC via the Management company should you have any questions/comments.

Neighbors Name & Address: _____

Date given to Neighbor: _____ By: _____

For these comments to be considered, they must be returned within 5 days to management company liaison.

FOUR SEASON ADDITIONS

LOCATION AND DIMENSIONS

Enclosures may not extend beyond the platted building setback lines and shall conform to then-existing Harris County setback requirements. They shall be located in the rear yard. Enclosure shall not exceed 12 feet in height.

MATERIALS AND COLOR

Enclosure beams must be painted to match the house or bronze, Screens must be a patio fiberglass screen 18x 14 or 20x20 in silver gray or charcoal coloring, Window screen material is not acceptable since it will not withstand high winds.

SUBMITTAL REQUIREMENTS

Detailed drawings and elevation drawings which indicate how the proposed improvement will relate architecturally to the existing residence; plot plan of the property indicating the location of the improvement in relation to all building lines and setbacks; specifications on all material to be used and landscape plan indicating how the improvement will be screened are required along with a signed HIA.

In evaluating submittals, consideration will be given to the harmony of the enclosure with the massing and style of the residence.

MAINTENANCE

All enclosures must be maintained in such a fashion that they do not detract from the neighborhood.

DECKS, PATIO COVERS & GAZEBOS

LOCATION

No encroachment will be allowed on easements. No encroachments are allowed on front, rear or side building setback lines, or on reserve easements.

DIMENSIONS

The maximum height of patio covers or gazebos shall not exceed twelve (12) feet measured from top of slab level. The maximum height of the walking area of decks is eighteen (18) inches measured from top of slab level. Multi-leveled decks are allowed but the highest level must be at or below such 18 inches. Built in benches and/or railings may exceed this height. Gazebo maximum square feet is 200. Particular care should be given to any elevations visible to public view. All Additions must be harmonious with the other homes within the community and should not create an "imposing" feeling in relation to the adjacent properties.

MATERIALS

Roofing for patio covers and gazebos must be shingled to match the house in color, style and weight or an open design using slats or lattice. The sides should be of open design but may include handrails, lattice, slats or screens.

Wood shake shingles, metal or fiberglass covers will not be considered as they are specifically prohibited.

Any wood used on the improvement must be weather resistant such as cedar or wolmanized pine.

The improvement may be painted to match the house colors, stained a natural wood color, treated with a substantially clear wood preservative, or left raw to weather naturally.

Residents will be responsible for obtaining any necessary government building permits and submitting an HIA application to the ACC committee.

MAINTENANCE

All decks, patio covers, and gazebos must be maintained in such a fashion that they do not detract from the neighborhood.

PLAYHOUSES AND SWING SETS

Throughout this document, all references to playhouses apply to any permanent structure designed for recreational use. Examples are those structures commonly referred to as playhouse, forts, or play forts.

Failure to follow this procedure may result in the homeowner incurring unnecessary expense to modify or remove a playhouse or swing set

LOCATION

Playhouses shall be located in the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as the house, garage, or wood fences). Playhouses shall be located according to Harris County requirements. No play structure shall be located on an easement, impede the drainage on the lot, or cause water to flow to an adjacent lot.

MATERIALS

Playhouses shall be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar or treated hardwoods. Materials should eventually attain a natural weathered finish that is harmonious with surrounding fences. Rigid roofs shall match the shape, slope, and materials of the house or garage roofs. Play structure tarps are not permitted if they are visible from the street.

SIZE LIMITATIONS

Playhouses shall not exceed 100 square feet in size and shall not exceed eight (8) feet in height and shall be restricted to the back yard and a minimum of six (6) feet from all property lines.

MAINTENANCE

All playhouses and swing sets shall be maintained in such a fashion as to not detract from the community, such as, but not limited to:

- for playhouses, replacement of torn or discolored tarp or covers
- for swing sets, painting of any rusted or discolored parts

SWIMMING POOLS & SPAS

OVERVIEW

Installing a swimming pool and/or spa is a large undertaking and many different aspects need to be addressed to ensure the result is good for both the homeowners and the other residents of Villages of Langham Creek. Below are the requirements that are applied to all residents with respect to swimming pools and spas. Above ground swimming pools and pool enclosures will not be permitted.

HIA APPLICATION & OTHER INFORMATION TO BE SUBMITTED

First, complete and sign a HIA form. Also attach a scaled site plan (plot plan). The site plan must include the following items. All items associated with the pool and some other items may have to be added by you if the official plot plan from the County does not already have the items included,

1. All property lines of the entire property.
2. All buildings including detached sheds, etc.
3. Utility easements.
4. All current flatwork (concrete walkways, patios, driveways) that already exist.
5. The proposed pool or spa, decking, rock formations, and slides, etc.
6. The proposed location of the pumps and mechanical systems.

DIMENSIONS & LOCATIONS

Dimensions are mandatory on all these items. If ALL necessary dimensions are not shown, your application will be returned to have the dimensions added. Make sure all items that are dimensioned tie back to your property lines, Unless otherwise regulated by law or specified in the DCCR's, swimming pools may be constructed within the building lines of each lot but cannot encroach on easements, Pool decks may extend beyond the building line, but must allow adequate room for landscaping and/or fencing.

SCREENING

Screening materials and selections must be shown on the HIA. The following rules are strictly enforced:

1. Pumps, mechanical equipment and electrical equipment must be screened from ANY public or private view with a combination of trees, hedges, walls or fences. The term public view as used in these guidelines refers to viewing from a public area such as common areas, streets, and sidewalks, etc. The term *private view* as used in these guidelines refers to viewing by those on private property such as your neighbors.

2. Foot surfaces, decks, and other pool amenities are required to be screened only from private view with a combination of decorative rocks, trees, hedges, and other plants. Walls and fences built for this purpose will not be permitted.

MAINTENANCE & DRAINAGE

All swimming pools must be constructed in such a fashion as they will not detract from the neighborhood and will not pose a health problem to you or anyone else.

CONSTRUCTION ISSUES

It is your responsibility to ensure that your contractor abides by these rules. Failure to follow these rules will result in a deed restriction enforcement action.

1. Pool water or backwash must never drain onto adjacent properties (even during maintenance). All backwash and drain connections MUST tie into the Harris County Sanitary Sewage System. The chemicals released from drainage and backwashing need to be processed by a treatment plant. Our street storm drains lead out to OUR lakes (as well as rivers and creek and bays) and are counterproductive to our lake management program.
2. Before you start ANY construction, written permission must be obtained from the Board of Directors to enter a Villages of Langham Creek reserve or common area with the intent of performing work on residential property. This applies to all parties, including both the resident and any contractors hired by the resident. The resident is responsible for all damages done on common areas even if the damage is done by the contractor.
3. No dumping of any kind is allowed onto common, public or private areas. All excavation and construction materials must be disposed of outside of Villages of Langham Creek.
4. Any construction damage to HOA property will be charged to the homeowner.

ABOVE GROUND SPAS (HOT TUBS)

Spas shall be located in the rear yard and must abide by the same rules as pools. Any spa enclosure must follow the gazebo guidelines.

FENCE AND GATE

Submittal requirements include completing and signing an HIA form and attaching a site plan (plot plan must show property lines, set back line, and utility easements in relation to the improvements/change) indicating the proposed location, type and size of the improvements/change.

WOOD FENCING

Where wood fencing is allowable under the DCCR's, the following standards are recommended:

Pickets 1 x 4 Dog-eared Cedar, or treated Yellow Pine, Lumber Grade #1
(no wane, rot holes, spikes or soft knots)
Posts 4 x 4 Treated Yellow Pine, Lumber Grade #2, treated Grade 4.0 cpf
Rails 2 x 4 Treated Yellow Pine, Lumber Grade #3, Treatment Grade .25
cpf

All internal privacy fences shall be three rails. Posts shall be a maximum of seven feet (7') apart and be set a minimum of 24" in concrete, No front yard fencing is allowed except behind building setback lines. Where possible, side yard neighboring fences should align with each other.

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 the DCCR's.

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. Non-pigmented wood sealant is permitted. Staining of fences will be acceptable if one of the approved stains is used as listed below. All other colors require ARC approval prior to staining. All stains must be transparent.

MAINTENANCE

All fencing must be maintained in such a fashion that it does not detract from the community.

EXISTING FENCING

All stains must be approved by the ARC Committee by submitting an HIA (ACC) form.

SOLAR SCREENS, WINDOW FILM, STORM DOORS, & WINDOWS

SOLAR SCREENS

The mesh must be enclosed and framed in aluminum to match the window on which it is installed. The mounting of the solar screen should not detract from the overall appearance of the house.

WINDOW FILM

No mirror, fully reflective, purple, or bronze window film is allowed on any windows.

STORM DOORS

Full view storm doors may be installed on any outside door of the house. Door visibility should not be screened except for the frame. The suggested material for storm doors is aluminum. The frame must match the screen color. The mounting of storm doors should not detract from the overall appearance of the house. Window film placed on storm doors must follow the above stated window film guidelines.

STORM WINDOWS

Storm windows must leave divided light characteristics and be architecturally consistent with the architecture of the house. All storm window frames must match the window trim of the house.

MAINTENANCE

All solar screens, window film, storm doors, and storm windows must be maintained in such fashion that they do not detract from the community.

HOUSE COLOR/PAINTING

Single Family Homes:

Re-painting your home with paint of the original color used by the builder does not require approval by the ARC. All exterior paint must be a high quality gloss or semi-gloss exterior paint. A change of color requires the submittal of an HIA or ACC form with samples to the ARC.

Town Homes:

The Association is responsible for the maintenance and repair of all exterior finishes with some exceptions. (Please consult the Maintenance Responsibility Matrix.)

ROOFING

Single Family Homes:

Re-roofing your home with shingles of the original color used by the builder does not require approval by the ARC. Changes to the color of the roof will be reviewed on a case-by-case basis and evaluated upon compatibility with the existing construction of the home as well as compatibility with the other homes in the community. The roof of any house or garage shall be constructed and covered with asphalt or composition type shingles equivalent to 230/4 or heavier weight. Any other type of roofing material shall not be permitted. All exposed metal roof

accessories including stack vents, roof flashing, attic ventilators, and metal chimney caps, metal storage building roofs, skylight curbs, solar collector frames, etc. shall be harmonious with the roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and under special circumstances may be permitted on the side slopes.

Townhomes:

The Association is responsible for the maintenance/repair of shingles on the roof of the units. (Please consult the Maintenance Responsibility Matrix.)

SIDING

Single Family Homes:

Repair or replacement of siding with the same pattern, material and color used by the builder does not require approval by the ARC. Changes to the siding pattern, material or color will be reviewed on a case-by-case basis and evaluated upon compatibility with the existing construction of the home as well as compatibility with other homes in the neighborhood. Any changes to the type, style, color or design of the ARC must approve siding prior to making the change.

Townhomes:

The Association is responsible for the maintenance/repair of the siding and exterior trim. (Please consult the Maintenance Responsibility Matrix.)

BASKETBALL GOALS

LOCATION

Both portable and permanent basketball goals are permissible in the front driveway or in the backyard. If locating the basketball goal in the backyard, the pole and goal must be shielded from view by any private or public property by the use of bushes, trees, or other shrubbery. Walls and fences built for this purpose will not be permitted. 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 THE FRONT OF THE HOME WHEN NOT IN USE.** An HIA application to the ACC Committee will be required.

CONSTRUCTION OF PERMANENT GOALS

All permanent goals shall be free standing, professional kits designed for securing basketball goals into the ground. Home-made systems such as wood poles or iron pipe are not permitted. The manufacturer name and model number must be included in the HIA application.

CONSTRUCTION OF TEMPORARY GOALS

All temporary goals shall be free standing, professional kits designed for securing basketball goals to a movable base. Home-made systems such as wood poles or iron pipe will not be permitted. The manufacturer name and model number must be in the HIA application.

MATERIALS AND COLORS

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.

Supports and poles- shall be black or grey and be made of steel, iron or of a man-made material that has the strength of steel. Wood or plastic will not be permitted.

Bases- for portable goals shall be plastic.

MAINTENANCE

All basketball goals must always 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

DEFINITION:

Throughout these guidelines, all references to satellite dishes apply to any antennae or permanent structure designed for the reception of satellite broadcast signals.

LOCATION AND DIMENSIONS

Any satellite dish shall not exceed thirty-nine (39") inches in diameter and shall 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.

Satellite dishes may not be located closer than five (5) feet from any property line and shall not be placed outside of the building setback lines. Satellite dishes must conform to all applicable laws, including Harris County codes and all windstorm requirements. All satellite dishes must be maintained so as not to detract from the community, such as, but not limited to, painting of any rusted or discolored parts.

LANDSCAPING

PLANTING BEDS

Planting beds should produce a harmonious landscape setting and should complement the architecture of the residence with a suggested width of 6 feet (6') from the foundation of the home. All planting beds should be mulched. Rock or gravel of any size or color requires ARC approval.

LAWNS

Yards visible to the public shall be solid grass sod if not in planting beds. Seeding or sprigging entire front or side lawn is not allowed. Lawns must be maintained to be fully with grass sod, trimmed, and mowed.

EDGING AND BORDERS

Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds but is not required. Natural border plants, such as monkey grass, liriopse, or jasmine, are encouraged. 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. Brick shall complement the house brick, and it is recommended that the bricks not be laid loose but be set securely into the ground either horizontally or vertically. In no instance shall any holes in the brick 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. All edging material must be maintained.

Unacceptable edging material includes wire, wood landscape timbers, or plastic lattice or other materials not in character with the desired landscape effect.

SCREENING

All mechanical and electrical equipment (pool equipment, gas meters, electrical boxes, etc.) must be screened from public view, except for air conditioners. A combination of trees, hedges, shrubs, or fences should be used to screen equipment and mechanical areas.

TREES

There must be at least one hardwood tree in the front yard of townhomes.

RECOMMENDED PLANT LIST

Shade Trees - Live Oak, Red Oak, Water Oak, Green Ash, Chinese Elm, Sycamore, Red Maple, Tulip Poplar, Willow Oak, Pecan, Palm.
Ornamental Trees - Magnolia, Decorative Cedar, River birch, Red bud, Crape Myrtle, Flowering Pear, Savannah Holly, Dogwood.
Shrubs - Dwarf Crape Myrtle, Nandina, Azalea, Xylosnia, Indian Hawthorne, Ableia, Spirea, Iicly, Ligustrum, Photinia, Pittosporum, Aspidistra, Oleanders, Viburnum,
Ground Covers, Border Plants and Vines - Asian Jasmine, Conferate Jasmine, Boxwood, Liriopse, -Monkey Grass, Dwarf Yaupon, Caroline Jasmine.
Seasonal Color -Begonia, Caladium, Calendula, Day Lily, Dianthus, Geranium,

Gerber Daisy, Hibiscus, Impatiens, Lantana, Marigold, Mexican heather, Pansy, Periwinkle, Petunia, Portulaca, Purslane, Rose, Salvia, Zinnia.

IRRIGATION SYSTEMS

Installation of an automatic irrigation system is acceptable and will be approved if it complies with the following rules. All irrigation equipment must be screened from view. All sprinkler heads not in beds must be at ground level.

LANDSCAPE INSTALLATION AND MAINTENANCE

Landscaping is to be installed in a high quality manner, consistent with the image of Villages of Langham Creek. The ARC may reject any improvement where the material or workmanship fails to meet the acceptable industry standards. Contractor signage is prohibited.

Property maintenance and care of the landscape is vital to the overall appearance of Villages of Langham Creek. All landscaped areas are required to be maintained on a regular basis. This includes proper mowing of lawns, weeding and mulching of beds, fertilization, and maintaining of plant material.

All plant material that is destroyed through drought, disease, neglect, etc. shall be replaced promptly. It is recommended that during the growing season all lawns should be mowed once a week. All dead trees must be removed within 30 days.

Any landscaping which deviates from the minimum landscaping requirements must be approved by the ARC Committee.

OUTDOOR LIGHTING

ACCEPTABLE TYPES OF OUTDOOR LIGHTING

All outdoor lighting (with the exception of low voltage landscape lights and lampposts below) shall be one of the following acceptable types:

1. High-pressure sodium fixtures, not to exceed 75 watts
2. Incandescent floodlights, not to exceed 150 watts
3. Gas lights
4. Fluorescent lighting

LOCATION

Outdoor lighting should be installed in such a way as to minimize the amount of spill light that shines on adjacent properties, homes, or streets. Lighting fixtures should be adjusted such that they illuminate only your own property or house. Lighting installed to delineate the perimeter of a lot is not allowed. In addition, lights installed on the outside of a home should be of a low enough intensity not to spill into neighboring yards. Lights mounted above the garage should not be used to illuminate the entire driveway. All outdoor lights must be installed on the body of either the house or garage. The only exceptions are low voltage landscape lighting (see below) and lampposts located in the front yard (see below).

LOW VOLTAGE LANDSCAPE LIGHTING

Low voltage landscape lights may be located at ground level on the lawn or in flower beds, They should not be used to outline driveways or sidewalks in such a way as to resemble "Christmas Lighting." Landscape lights that are visible from the street must be white except during the Christmas season (see below).

LIGHTING MODIFICATIONS DURING THE CHRISTMAS SEASON

The Christmas season is defined, for the purposes of these guidelines, to extend from 7 days before Thanksgiving Day to January 15. During this period, decorative Christmas lights may be installed without the need to obtain approval from the ARC. Decorative Christmas lights are defined here to include low voltage landscape lights whose colors are modified for the season. At the end of the Christmas season, decorative Christmas lights must be removed and landscape lights must be restored to their original white color.

RESIDENTIAL SIGNAGE

FOR SALE/RENT SIGNS

Only one sign advertising the lot for sale is permitted. The sign must not exceed nine square feet (9 sq. 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.

HOME SECURITY SIGNS

Residential security system signs will be allowed under the following guidelines, The guidelines are intended to promote notice to would-be intruders and are not intended in any way to be commercially oriented signs.

1. The residential security sign must be a professionally constructed sign of permanent materials.
2. The maximum size of the security sign shall not exceed twelve (12) inches in the largest dimension. - The color of the sign may be the security company's colors.
3. The security sign and stake shall not exceed fifteen (15) inches above ground when installed.
4. Only one (1) security sign will be allowed for a front entrance, For visible rear entrances, one (1) sign shall be allowed per entrance.
5. Security signs shall be placed not more than five (5) feet from the front foundation of the home.
6. Security signs are not permitted to be posted on the residential unit, garage doors, walls or fences, etc.
7. The maximum size of window decals shall not exceed six (6) inches in

their largest dimension, and decals shall not exceed two (2) in number when in public view.

POLITICAL SIGNS

Political signs are allowed as temporary signage only on private property for all local, state, or federal election purposes and do not require an HIA submittal but must meet the following criteria:

1. Maximum sign area cannot exceed nine square feet (9 sq ft).
2. No sign can be mounted on any exterior part of the dwelling, garages, patios, fences, or walls.
3. Sign installations cannot exceed a maximum of four (4) feet high for ground-mounted signs.
4. Signs may be posted not more than ninety (90) days prior to the election to which the sign relates and must be removed within ten (10) days following the election. Please note that the Texas Property Code Section 202.009(b) provides that the Association may limit a property owner to displaying only one (1) sign for each candidate or ballot item and may also require a political sign to be ground mounted.
5. Political signs are prohibited on any city right-of-ways and common areas.

HIGH SCHOOL AND BOOSTER CLUB SIGNS/ FLAGS

All high school and booster club signs are allowed provided they meet the following criteria:

1. Maximum sign area cannot exceed four (4) square feet.
2. Signs/flags are located no more than 10 feet forward of the front of the building foundation.

Note: These signs do not require prior approval provided they comply with these guidelines.

CONTRACTOR SIGNS

Permanent or temporary contractor signage is prohibited.

GARAGE SALE SIGNS

Garage sale signs are permitted 3 days before the sale and must be removed by the end of the day of the sale.

ADDITIONAL DEDICATORY INSTRUMENT
for
VILLAGES OF LANGHAM CREEK PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

"My name is Thomas McCullough, 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 Secretary of VILLAGES OF LANGHAM CREEK PROPERTY OWNERS ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

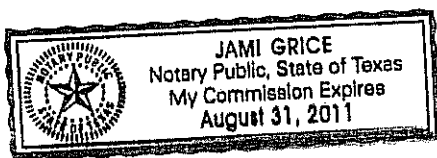
**RESOLUTION REGARDING ARCHTECTURAL GUIDELINES
FOR VILLAGES OF LANGHAM CREEK
PROPERTY OWNERS ASSOCIATION, INC.**

DATED this 11th day of April, 2011.

**VILLAGES OF LANGHAM CREEK
PROPERTY OWNERS ASSOCIATION,
INC.**

BY: Thomas McCullough
Secretary THOMAS McCullough
(Printed Name)

SUBSCRIBED AND SWORN TO BEFORE ME by the said Thomas McCullough
this the 11th day of April, 2011.



Jami Grice
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SECRETARY'S CERTIFICATE OF ADOPTION OF
RESOLUTION BY BOARD OF DIRECTORS

I, Thomas McCullough the Secretary of VILLAGES OF LANGHAM CREEK
PROPERTY OWNERS ASSOCIATION, INC., certify that:

I am the duly qualified and acting Secretary of Secretary of VILLAGES OF LANGHAM
CREEK PROPERTY OWNERS ASSOCIATION, INC., a duly organized and existing Texas Non-
Profit Corporation.

The following is a true copy of a Resolution duly adopted by the Board of Directors of such
Corporation, which Resolution is attached and incorporated herein.

The attached Resolution is in conformity with the Articles of Incorporation and Bylaws of the
Corporation, has never been modified or repealed, and is in full force and effect.

Dated: April 11th, 2011.

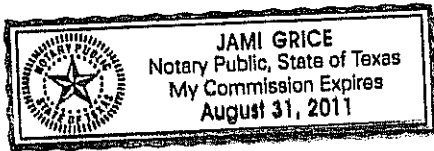
Thomas McCullough
Secretary

Print Name: Thomas McCullough

State of Texas §
County of Harris §

Before me the undersigned authority, personally appeared Thomas McCullough known to
me to be the person whose name was subscribed in my presence to the foregoing instrument, and to
be the Secretary of Secretary of VILLAGES OF LANGHAM CREEK PROPERTY OWNERS
ASSOCIATION, INC., and who acknowledged to me that the instrument was executed for the
purpose and consideration therein expressed.

Subscribed and sworn to before me the 11th day of April, 2011.



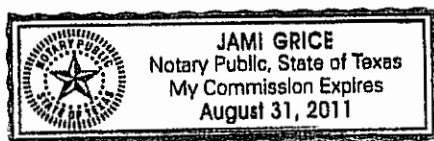
Jami Grice
Notary Public in and for the State of Texas

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 11th day of April, 2011, by the said Thomas McCullough, Secretary of VILLAGES OF LANGHAM CREEK PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Jami Grice
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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.

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

APR 29 2011



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

FILED FOR RECORD
8:00 AM

APR 29 2011

Stan Stewart
County Clerk, Harris County, Texas