

RESTRICTIVE COVENANTS PINWOOD RANCHES

- Property:** Lots 1 – 8, in the West one-half of Section 11 of the I & G.N.R.R. survey, recorded in volume 119, Page 20 in the office of the County Clerk of Galveston County, Texas.
- Current Restrictions:** Amended and approved on March 30, 2017, this version supersedes and replaces all previously recorded versions.
- Property Owner’s Association:** A mandatory membership property owner’s association is established known as PINWOOD RANCHES PROPERTY OWNERS ASSOCIATION, a Texas Nonprofit Corporation (the “Association”) having all authority granted under Texas Property Code Chapter 204.
- Purpose:** The restrictive covenants (the “Restriction”) shall apply to all real property in the Property. The Restrictions shall run with the land, bind and benefit each owner of property in the Property, create a uniform plan for the Property for the common benefit of the Property and its owners, and shall restrict all the Property, whether or not referenced in subsequent deeds.
- Declarant:** The Pinewood Ranches Property Owners Association (hereinafter referred to as the “Declarant”), has executed the Restrictions to encumber the Property by the Restrictions. The Property is not burdened by any Liens.
- Effective Date:** The Restrictions shall be valid upon recording.

RESTRICTIVE COVENANTS FOR PINWOOD RANCHES

ARTICLE I

DEFINITIONS

- 1.1** “**Association**” – Pinewood Ranches Property Association, Incorporated, a Texas nonprofit corporation, its successors and assigns.
- 1.2** “**Accessory Structure**” – a Structure whose use is ancillary to a House (may not be a secondary home), including: a storage building, greenhouse, tennis court, pump house, gazebo and metal buildings (HOA approved), but not including a garage.
- 1.3** “**Board**” – the Board of Directors of the Association.
- 1.4** “**Commercial Vehicle**” – any Vehicle other than a Non-Commercial Vehicle.
- 1.5** “**Common Areas**” Defined as one (1) retention pond and immediate surrounding area.
- 1.6** “**Declarant**” – Pinewood Ranches Property Owners Association (The Association)
- 1.7** “**Effective Date**” – The date of the Restrictive Covenants are recorded in the Real Property Records.
- 1.8** “**Family**” – an individual or two or more persons related by blood, marriage, guardianship, or other duly authorized custodial relationship or up to 3 unrelated adult persons, living as a single housekeeping unit in a House (including a garage apartment).

- 1.9** **“Front Street Line”** – for interior Lots, the boundary line of a Lot with the Street, for corner lots, the boundary line of the Lot with the Street which has the shortest length, provided the orientation of a house is not required to follow the Front Street Line. Where Streets border the Lot on opposite sides, the Street the house faces.
- 1.10** **“Home Occupation”** – a low profile commercial activity meeting the conditions of Section 2.4.
- 1.11** **“House”** – a single family residential structure – If the garage is incorporated into the main residential structure, it is considered part of the House.
- 1.12** **“Improved Driveway”** – a hard surfaced area (including stabilized sub base with decorative iron ore, crushed stone or decorative stone surface) connecting a street and a garage, or other improved parking areas located behind the front setback line constructed in compliance with the applicable Building code. Improved driveways may include a circular drive, which is a driveway which connects two streets or provides a circular connection with one street.
- 1.13** **“Inoperative Vehicle”** – a vehicle which (i) lacks either a current license plate or a current motor vehicle inspections certificate, (ii) is stored, wrecked or dismantled in any degree and, (iii) is located in view of a street for 30 days out of any 60 day period.
- 1.14** **“Interior Lot Line”** – the boundary line of a Lot, which boundary line connects a Front Street Line and a Rear Lot Line, but does not abut a Street.
- 1.15** **“Lot”** – Any numbered lot on a plat of the Property recorded in the Official Public Records of Real Property of Galveston County, Texas, from time to time (a “Platted Lot”). All Lots may be referred to cumulatively as “Lots” or individually as “Lot”.
- 1.16** **“Lot Grade”** – The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the Structure and a line 5 feet from the Structure.
- 1.17** **“Maintenance Standards”** – Minimum maintenance includes regular mowing of all property and respective ditches, by land owner.
- 1.18** **“Non-Commercial Vehicle”** – A passenger automobile, truck (up to and including 1 Ton capacity), van (up to and including, 1 Ton capacity), motorcycle or lawn maintenance equipment.
- 1.19** **“Owner(s)”** – the recorded title owner(s) of fee simple interest in a Lot.

- 1.20 **“Plats”** – the maps or plats of all or a portion of the Property as recorded in the Map, Plat or Real Property Records of Galveston County, Texas, and any duly approved re-plat of any part, of the foregoing Maps or Plats which complies with these Restrictions (if recorded after the date this Petition is recorded).
- 1.21 **“Real Property Records”** - the Official Public Records of Real Property of Galveston County, Texas (or successor records).
- 1.22 **“Rear Lot Line”** – the boundary line of a Lot parallel to the Front Street Line.
- 1.23 **“Restrictions”** – see Restrictive Covenants created herein.
- 1.24 **“Side Street Line”** – the boundary line of a Lot which is adjacent to a Street, but which is not the Front Street.
- 1.25 **“Street”** – the private access easement on the Plats, known as Megan Lynn Lane.
- 1.26 **“Structure”** – any improvement, building or House, including an Accessory Structure and fence. Structure shall not include such incidental improvements as landscaping borders, sprinkler equipment, trellises, and other landscaping structures, none of which shall exceed 24 inches above natural grade and shall not include driveways or walkways.
- 1.27 **“Property”** – Lots 1-8, the West one-half of Section 11 of the I & G.N.R.R. Survey, recorded in Volume 119, Page 20 in the office of the county Clerk of Galveston county, Texas.
- 1.28 **“Vehicle”** – any automobile, truck, van, trailer, recreational vehicle (RV), camper, boat, motorcycle or other mode of motorized transportation.

ARTICLE II

RESIDENTIAL CHARACTER RESTRICTIONS

- 2.1 **Single Family Residential.** All Lots shall be used exclusively for single family residential purposes. Both the use of a Lot and the Structures placed on a Lot shall be single family residential. Multi-family residential, commercial, fraternity sorority, club, rooming houses, commercial and industrial structures or uses are prohibited, whether conducted on a for profit basis or not. Barns are allowed as well as small scale agricultural operations including raising livestock.
- 2.2 **No Lot Division.**
- 2.2.1. Except as provided below, no Lot may be further subdivided or reduced in size. A Lot may be eliminated if it is divided between adjacent lots. Multiple Lots may be used as a single building site.
- 2.2.2. Lots may be subdivided, provided the subdivision is in compliance with all standards of applicable governmental authorities, otherwise complies with the Restrictions, the resulting Lots are at least 2.0 acres and the resulting Lots front on an improved, dedicated street.

- 2.3 **Renting.** Entire Lots may be rented. No room, section of a House or a garage apartment may be rented separately. Renting includes granting the right to any person not related by blood to the Owner to reside in a portion of a House in return for any monetary or non-monetary compensation. However, full-time nannies, healthcare workers and live-in maids are allowed to the permitted single families, not to exceed 3 additional persons.
- 2.4 **Home Occupation.** Low profile commercial activities which do not interfere with the residential character of the Property are allowed under the following conditions.
- 2.4.1. No Employees
 - 2.4.2 No Signs
 - 2.4.3 No advertising of home address (must use Post Office Box), provided a home address on business letterhead, business card or business forms is allowed.
 - 2.4.4 All commercial activities are conducted inside a Structure.
 - 2.4.5 No storage or delivery of any substantial amount of inventory.
 - 2.4.6 Existence of the Home Occupation is not apparent from outside the Structure.
- The Home Occupation restrictions apply to all non-residential activities, whether or not for profit.**
- 2.5 **Garage Sales.** No garage/moving/rummage/estate sale or similar activity may be conducted on a Lot more than twice each calendar year. No sale may commence earlier than 8:00 a.m., extend past 6:00 p.m., or continue more than 3 consecutive days. Garage sale signs are allowed on the days of the sale only.

ARTICLE III USE RESTRICTIONS

- 3.1 **Animals.** Animals other than cattle and horses (1 maximum per acre), dogs, cats and other recognized household pets are prohibited. Only horses, cattle, dogs and cats may be kept outside a Structure. No pets may be kept, raised or bred for sale. No swine.
- 3.2 **Noise.** Unusually loud activities are prohibited at all times. After 10:00 p.m. and before 7:00 a.m. loud activities are prohibited so that the reasonable enjoyment of Owners is not disturbed. No noisy, offensive or hazardous activity is allowed.
- 3.3 **Nuisance.** Noxious, unsafe, illegal or offensive activity inconsistent with a residential neighborhood is prohibited.
- 3.4 **Vehicle Storage.** Vehicles must be parked on an improved driveway, in a carport, in a garage or on a Street. Any boat, RV (recreational vehicle), Commercial Vehicle and any inoperable Vehicle shall be parked behind the front or side building setback line or the front or side lines which are extension of the outer building façade (not including porch, eaves, bay window or chimney), whichever is greater. Commercial Vehicles may not be parked or stored.
- 3.5 **Required Parking.** All Lots shall provide space for parking at least 2 vehicles onsite.
- 3.6 **Trash and Rubbish.** Owners will not permit the accumulation of trash, rubbish, or other unsightly obstacles on any Lot, adjacent drainage ditches or in the street abutting their Lot.
- 3.7 **Vacant Lots.** No vacant Lot shall be used for storage or parking of cars, trucks, boats, campers, trailers for towing or other vehicles. Vacant Lots shall be maintained to the Minimum Maintenance Standards (item 1.16) described herein. No Lot may be used for vehicular access to any property not contained within the Property, whether a vacant Lot or containing an allowable structure.

- 3.8** Signs. No permanent signs shall be permitted to be displayed on any Lot.
- 3.9** Lighting. Exterior lighting or illumination shall be shielded so that there is no unreasonable glare or illumination on any other Lots.
- 3.10** Additional Structures. Building of pump houses are required to conceal wells from the Street. Landscaping can be used to help conceal propane gas tanks located on side or in the rear of the house. All Accessory Structures must receive prior approval by the Architectural Committee.

ARTICLE IV

RESTRICTIONS ON IMPROVEMENTS

- 4.1** Temporary Buildings. Mobile homes, manufactured houses, trailer homes and temporary buildings are prohibited. Moveable storage structures are allowed behind the House in the rear yard of a Lot, provided they do not exceed 15 feet in height, do not exceed 250 square feet in floor space, are located at least 10 feet from lot lines and are not used for living space.
- 4.2** Utility Easements. Easements are reserved as shown on the Plats for utility installation and maintenance. In the event no easements are set forth on the Plats, utility easements for water, sewer, drainage, gas, telephone and cable television are reserved along the boundaries of each Lot (as re-platted from time to time) of 5 feet in width to insure residential utility service is available to all portions of the Property.
- 4.3** Construction. New construction and remodeling shall conform to the following standards:
- 4.3.1** No mobile home, house trailer or any similar structures are allowed.
 - 4.3.2** House trailers or RVs can be used as a residence during construction of the House.
 - 4.3.3** All construction shall be of new materials with the exterior being brick, stone, stucco covering 85% of structure. All structures shall be maintained by good, watertight condition.
 - 4.3.4** All construction plans must be reviewed and approved by the Board of Directors or its appointees.
- 4.4** Drainage. No Owner shall interfere with the drainage of streets, or roadway ditches in order to facilitate the unrestricted flow of water. Lot Owners shall be required to construct drainage swales to facilitate surface runoff, when affecting neighboring Lot Owner's.

ARTICLE V

DIMENSIONS AND SETBACKS

- 5.1** Number of Structures. No more than 1 House, 1 Garage and 2 Accessory Structures are permitted on a Lot without Board approval. All Accessory Structures must receive prior approval by the Architectural Committee.
- 5.2** Height.
- 5.2.1** A House exceeding 40 feet in height is prohibited.
 - 5.2.2** A detached garage, exceeding 30 feet in height is prohibited.
 - 5.2.3** An Accessory Structure exceeding 20 feet in height is prohibited.
 - 5.2.4** Height shall be determined from the Lot Grade.

- 5.2.5 A chimney may exceed the height of the House as necessary to function -properly or as required by building codes.
- 5.3 **Stories.**
- 5.3.1 A house exceeding 2 full stories and a third half-story contained within the Structure's roof line with floor area not exceeding 60% of the second story is prohibited.
- 5.3.2 A detached garage that exceeds 2 stories is prohibited.
- 5.3.3 An Accessory Structure exceeding 1 story is prohibited.
- 5.4 **Setbacks.** No Structures may exist within the greater of the following setbacks:
- 5.4.1 Setbacks reflected on the Plats.
- 5.4.2 50 feet from the Front Street Line.
- 5.4.3 25 feet from the side-street or interior Lot Line. Accessory Structures may be located not closer than 10 feet from the side-street or interior Lot line. However, those Accessory Structures housing livestock shall not exist within 25 feet of the interior Lot line.
- 5.4.4 25 feet from the rear Lot line.
- 5.4.5 Accessory Structures shall be placed behind and offset from the House, and a minimum of 25 feet from the rear of the house.
- 5.5 **Permitted Protrusions in the Setbacks.** The following are permitted protrusions into the setback area:
- 5.5.1 **Fences.** All front line fencing must be of a decorative nature and approved by the Board of Directors or its' appointees. Fencing which is totally made up of wire (e.g., barbed or chicken) will not be approved.
- 5.5.2 Portable play yard equipment.
- 5.6 **Detached Garage.** A detached garage may **not** be located closer than 25 feet from an interior Lot line, provided it is located at least 75 feet from the Front Lot Line.
- 5.7 **Garages.**
- 5.7.1 A two-car (or more), fully enclosed garage with an improved driveway is required.
- 5.7.2 Carports or porte-cocheres are allowed but not required.
- 5.7.3 No garage may be rented separate from the House it serves.
- 5.7.4 No garage may face the street (Megan Lynn Lane). Exceptions may be necessary for corner lots.
- 5.8 **Minimum Ground Floor Area.** All new construction, irrespective of number of floors, shall have a minimum ground floor area of not less than 2,000 square feet exclusive of garage and porches.
- 5.9 **Minimum Lot Size.** Lots shall have an area of not less than 2 acres and width of not less than 125 feet at the front building setback line.

ARTICLE VI

MANAGEMENT AND OPERATION OF THE PROPERTY

- 6.1 Association.** The Association has been created to administer the affairs of the Property. The Association has the power to administer and enforce the Restrictions, collect and spend all assessments, acquire, improve and maintain the Common Area and the roads provided in the PLAT of the Subdivision, adopt additional bylaws and regulations to implement the Restrictions, adopt reasonable standards and interpretations of the Restrictions, and, in general, to act on behalf of the Owners as a community association.
- 6.2 Board of Directors.** The affairs of the Association shall be managed by the Board. The Board shall have 3 directors. The Board shall receive no compensation but may be reimbursed for reasonable expenses.
- 6.3 Enforcement.** The Association may enforce the Restrictions, but the failure to enforce any particular restrictive covenant on a particular violation shall not be deemed a waiver of that restrictive covenant.
- 6.4 Liability of the Board.** To the maximum extent allowed by law, the Association shall indemnify the Board from liability relating to actions taken by the Board in good faith in their capacity for the Association. The Owners intend that no director will have personal liability for any action taken in good faith in their capacity as a member of the Board, except for gross negligence or willful misconduct. The Association shall, if reasonably available, purchase directors and officers liability insurance for the benefit of the Board.
- 6.5 Membership.** All Owners shall be members of the Association. Membership is mandatory. Each Lot shall receive 1 vote on all matters of the Association coming to a vote. A Lot physically divided between 2 Owners shall receive no vote. Multiple Lots (or portions thereof) used for 1 building site, shall 1 vote. The unanimous decision of each Owner or an interest in the Lot shall be required in order to cast the vote for that Lot, unless the Owners are married, in which event either Owner may cast the vote, provided no written objection has been received by the Board from the Owner. Failure to pay assessments on a Lot forfeits an Owner's vote until paid. Votes may be written proxy, the original of which shall be delivered to the Board. Proxies may not be effective for a period exceeding 6 months and must be registered with the Board. Owners may be represented by an attorney-in-fact pursuant to a Durable Power of Attorney satisfying the requirements of Texas law and a copy of the durable Power of Attorney is provided to the Board, together with a written statement by the attorney-in-fact that the Durable Power of Attorney is valid and continuing without revocation and providing a current address, phone number and contact person in order to contact the Owner. As a condition precedent to an Owner's right to vote, the Owner must provide the Board the following documents:
- (1) Recorded deed; and
 - (2) Mailing information and phone number for Owner.
- 6.6 Powers of the Association.** The Association shall have all powers of a nonprofit corporation chartered in the State of Texas and may enter into such contracts and agreements and retain professionals as the Board deems consistent with the Restrictions and in the best interest of the Property. The Association is a property owners' association under Texas Property Code Chapter 204 and has all powers enumerated therein.
- 6.7 Bylaws.** The Association may adopt such bylaws as recommended by the Board to implement the powers of the Association and the Board granted by Restrictions, to provide procedures for implementation of the Restrictions, to provide voting procedures for meetings of the Association, to establish officers for the Association including president, vice president, secretary and treasurer, and in general, to address such matters as are typically addressed in the bylaws of a community association.
- 6.8 Standards and Interpretations.** The Board, from time to time, may issue regulations, standards and interpretations relating to particular restrictive covenants, consistent with the purposes and intent of the Restrictions, as part of the Boards discretionary authority. Each Owner and Lot are bound by those regulations, standards and interpretations.

- 6.9 **Common Area.** All Owners shall have an equal right to access and use of the Common Area, (defined in Article I, Item 1.5) so long as the Owners have paid all assessments and are not in violation of the Restrictions.

ARTICLE VII

ASSESSMENTS

- 7.1 **Annual Assessment.** Each Lot's Owner is obligated to pay an annual assessment to fund the Association.
- 7.2 **Amount of Annual Assessment.** The initial assessment is \$125 multiplied by total owned acreage. The annual assessment may be changed by the Board from year to year. The amount of the annual assessment shall not increase more than 10% per year, without an affirmative vote of a majority of the Owners in attendance at a meeting of the Association called for the purpose of authorizing the increase in the annual assessment. The amount of annual assessment shall be determined not later than 30 days prior to begin date of annual assessment each year. Assessments shall be uniform for all Lots.
- 7.3 **Special Assessments.** The Association may levy additional assessments from time to time, for purposes determined to be in the best interest of the Property by the Board. A special assessment must be approved by a majority of the Owners attending a meeting of the Association called for the purpose of approving the special assessment. The amount, purpose, and due date of the special assessment shall be set forth in the notice of the Association meeting.
- Any special assessment which is more than 4 times the annual assessment in any one year shall be approved by the Owners of 75% of the Lots by written ballot or petition in lieu of the foregoing approval at a meeting of the Association. The written ballot or petition shall be hand delivered or mailed to all Owners with an explanation of the amount, purpose and due date(s) of the special assessment.
- 7.4 **Alternative Authorization of Assessments.** In lieu of a formal meeting, the Association may receive authorization for increases in annual assessments or the implementation of special assessments by receiving approval from the Owners of a majority of the Lots by written ballot or petition.
- 7.5 **Due Date.** Annual assessments are due by May 1 of each year. Special assessments shall be due as determined by the Board or as set forth in the Resolution of the Owner's approving the special assessment. No assessment is due from an Owner until May 1 after the Owner acquires title to their lot.
- 7.6 **Personal Liability for Assessments.** All annual and special assessments are the personal obligation of the Owner of the Lot (jointly and severally, if more than one) at the time the assessment is due. Each assessment shall bear interest at the rate of the lesser of 18% per annum or the maximum rate allowed by applicable law from the date due until paid. The Association intends to comply with applicable usury laws. In the event the interest, contracted for, charged or received exceeds the maximum legal rate, the excess interest shall be refunded, spread and/or applied to principal to the maximum extent allowed by applicable law in order to avoid usury. The Owner is also personally liable for all costs, attorney's fees, in collecting past due assessments.
- 7.7 **Lien for Assessments.** Assessments are secured by a lien against Property and any Lots. The lien may be foreclosed by non-judicial foreclosure pursuant to the provisions of the Texas Property Code Chapter 51, specifically Section 51.002 (as amended or replaced) as a contract lien. The president of the Association from time to time, or their designee, shall be the trustee with authority to conduct the sale. In the event of any dispute, the procedure for foreclosure shall be that set forth in the most current form of Deed of Trust (residential short form, if applicable) promulgated by the State Bar of Texas at the time of the default in payment of assessments.

- 7.8 The Pinewood Ranches Property Owners Association shall charge a fifty (\$50) Dollar Resale Certificate Fee, granted under Texas Property Code Chapter 207, Section 207.003.

ARTICLE VIII

TERM, RENEWAL AND MODIFICATION

- 8.1 **Term.** The Restrictions are binding for 20 years from the Effective Date.
- 8.2 **Termination.** The Restrictions may be terminated by a document executed and acknowledged by the Owners of at least 75% of the Lots recorded in the Real Property Records. The termination shall be effective upon recording.
- 8.3 **Extension.** The Restrictions shall automatically renew for successive terms of 10 years each, unless the Owners of at least 75% of the Lots execute and acknowledge a document filed in the Real Property Records to preclude the extension.
- 8.4 **Amendment.** The Restrictions may be amended by a document executed and acknowledged by at least 75% of the Owners of the Lots recorded in the Real Property Records. The amendment shall be effective upon recording.
- 8.5 **Alternative Authorization.** The authorization for termination, extension or amendment of the Restrictions may be evidenced by a document approved by the requisite number of Owners by a separate ballot referencing the approved document or alternative method provided in Texas Property Code so long as a statement by the President of the Association is acknowledged and recorded with the document certifying to the approval. Signature pages/ballots signed by the Owners approving the document need not, by may be, recorded.

ARTICLE IX

GENERAL PROVISIONS

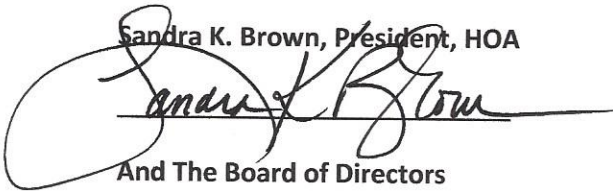
- 9.1 **Attorney's Fees.** The Association or Owners shall recover attorneys' fees and court costs incurred in enforcing the Restrictions.
- 9.2 **Binding Effect.** The Restrictions are binding upon and at, to the benefit of the Declarant, the Owners and their heirs, executors, representatives, successors and assigns.
- 9.3 **Choice of Law.** The Restrictions are subject to and governed by the laws of the State of Texas.
- 9.4 **Construction.** The Restrictions shall be liberally construed to achieve the intent of the Declarant. Any rule of construction to strictly construe restrictive covenants shall not apply.
- 9.5 **Effective Date.** The Restrictions are effective upon recording in the Real Property Records.
- 9.6 **Mortgages.** No violation of the Restrictions shall invalidate the lien of any mortgagee made in good faith and for value. The lien securing the Assessments is subordinate to any first lien financing on any Lot and to any construction financing (and the renewal or extension thereof as a pertinent loan).

- 9.7 **Multiple Signature Pages.** Any Petition to Modify, Extend, or Add Restrictive Covenants may contain multiple signature pages and may be executed in multiple originals without all signatures on any one original. Separate signature pages may be attached to the copy of the Petition recorded in the Real Property Records in order to eliminate unnecessary costs of filing multiple copies of the Petition.
- 9.8 **Non-Waiver.** No waiver, express or implied, of any violation of the Restrictions shall preclude the subsequent enforcement of the Restrictions as to that or similar violations. No member of the board or any Owner has the authority to waive, modify or terminate any provision of the Restrictions.
- 9.9 **Notices.** Any notice to an Owner may be provided by certified mail, return receipt requested, addressed to Owner at the Lot and shall be effected when deposited in the United States mail, postage prepaid, or when hand delivered (by courier service or otherwise) to the Lot if an occupied House exists on the Lot (even if no one is home when delivery is made).
- 9.10 **Severability.** The invalidity, abandonment or waiver of any one of the Restrictions shall not affect or impair any other of the Restrictions and any invalid, abandoned or waived Restriction shall be judicially reformed to be valid, enforceable and effectuate the intentions of the Declarant.
- 9.11 **Texas Property Code Chapter 204.** The Declarant intends the Association have the powers set forth in Texas Property Code Chapter 204.
- 9.12 **Time.** Time is of the essence in the compliance with obligations in the Restrictions. A deadline falling on a Saturday, Sunday or holiday recognized by the State of Texas is extended to the next following weekday which is not a holiday.
- 9.13 **Scope of Prohibition.** Whenever a use, item activity of Structure is prohibited in the Restrictions, the prohibition extends to all property in the Property, unless specifically limited. The use, item, activity or Structure prohibited shall include all variation, evolutions, substitutions, replacements, successors or analogous uses, items, activities or Structures, so to give effect to the intent of the prohibition. The Board may interpret the scope of the prohibitions and the meaning of terms used in the Restrictions, as part of its discretionary authority. Those interpretations may be recorded in the Real Property Records and be binding on the Owners and the Property.

Executed the 30th Day of March, 2017.

By The Pinewood Ranch Home Owners Association

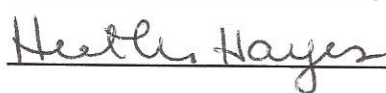
Sandra K. Brown, President, HOA


 And The Board of Directors

Patrick Koteras, President,




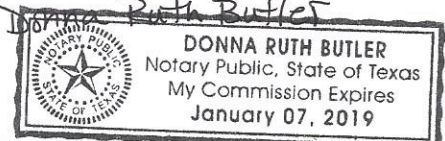
Heather Hayes, Vice President,



Maria Hillman, Treasurer/Secretary




 Donna Ruth Butler



Approved by Quorum of the HOA on the 30th Day of March, 2017

Association Members:

Brandenberger, Jay and Donna	<u>Jay Brandenberger</u>
Brown, Thomas and Sandy	<u>Thomas & Sandy Brown</u>
Daugherty, Matthew and Megan	<u>Matthew & Megan Daugherty</u>
Daugherty, Scott and Meggan	<u>Scott & Meggan Daugherty</u>
Devera, Rick and Michelle	<u>Michelle Devera</u>
Gonzalez, Oscar and Cindy	<u>Oscar & Cindy Gonzalez</u>
Grant, Nelson and Liana	<u>Nelson & Liana Grant</u>
Hayes, Harold and Heather	<u>Heather Hayes</u>
Hazzard, Clay and Pam	<u>Clay & Pam Hazzard</u>
Hillman, Ralph and Maria	<u>Ralph Hillman</u>
Hubert, John and Laina	<u>John & Laina Hubert</u>
Jordan, Joseph and Donna	<u>Joseph & Donna Jordan</u>
Koteras, Patrick and Melodi	<u>Melodi Koteras</u>
Matney, Terry and April	<u>Terry & April Matney</u>
McLehany, Troy	<u>Troy McLehany</u>
Riggs, Robert and Melanie	<u>Robert & Melanie Riggs</u>
Sage, James and Kelly Boyd	<u>James & Kelly Boyd</u>
Sasser, Tim and Brittany	<u>Tim & Brittany Sasser</u>
Serice, John and Joan	<u>Joan Serice</u>
Sonora, Ricardo and Luzy	<u>Rick Sonora</u>
Sutton, Michael and Claire	<u>Michael & Claire Sutton</u>
Trahan, James and Shannon	<u>James & Shannon Trahan</u>
Turner, Joseph and Christy	<u>Joseph & Christy Turner</u>
Wilhelm, James and Samantha	<u>James & Samantha Wilhelm</u>

FILED AND RECORDED

Instrument Number: 2017062649

Recording Fee: 66.00

Number Of Pages:12

Filing and Recording Date: 10/17/2017 2:34PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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