



THE WOODS OF NORTHGATE FOREST COMMUNITY ASSOCIATION, INC>

To Parties Interested in Acquiring a Lot in The Woods for Residential Construction:

Attached with this Memorandum is a copy of the Declaration of Covenants, Conditions, and Restrictions, and six Amendments to such, for The Woods of Northgate Forest Community Association, Inc., collectively the "CC&R's".

You should review these documents in their entirety if you are interested in buying a vacant Lot to have built a residence.

For your convenience, below are listed some of the key criteria for exploring residential construction in The Woods of Northgate Forest. In the case of any conflicts between this listing and the CC&R's, the CC&R's govern.

- **Any residence constructed in The Woods must be at least 2500 square feet in livable area, but not more than 40% of the square footage of the Lot.**
- **The Front Building Setback requirement is Twenty-Five (25) Feet. The Rear Yard Building Setback requirement is Twenty (20) Feet. Front Loading Garages must be setback by Sixty (60) Feet.**
- **Exterior Walls must be of Brick, Stucco or Stone. Roofing Materials must be Tile or Slate. Driveways, Walkways, and Patios must be Patterned Concrete or Pavers.**

House plans should be original and professionally designed for the designated Lot.

Elevations and Site plans must be approved by the Architectural Control Committee (the ACC) before any construction may start.

With permission of the ACC, the Lot may be underbrushed prior to approval of plans, but no trees larger than six inches diameter are to be removed prior to Plan approval.

Lot Owners may choose the Contract Builder of their choice, but such person or entity must have demonstrated experience consistent with the high standards of existing homes in The Woods and of the other sections in the Northgate Forest development.

Landscaping plans must be approved and developed before occupancy is allowed.

Special Note: According to the Association's understanding of FEMA maps, it would appear that remaining Lots in The Woods of Northgate Forest that have not yet been built on are located in either the 100 Year Flood Plain or the 500 Year Flood Plain. Prospective Lot buyers and/or builders should consult with their engineers and Harris County to determine the appropriateness of intended construction plans as applied to the Lot elevation.