

RESOLUTION REGARDING ARCHITECTURAL GUIDELINES FOR OAKVIEW FARMS
COMMUNITY ASSOCIATION, INC ADOPTED BY UNANIMOUS WRITTEN CONSENT OF
BOARD OF DIRECTORS OF OAKVIEW FARMS COMMUNITY ASSOCIATION

We, the undersigned, being all of the members of the Board of Directors of Oakview Farms Community Association (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, that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Oakview Farms" (the "Declaration") filed or record in the Official Public Records of Real Property under Film Code No. RP-2021-521106 et seq., and County Clerk's File No. RP-2021-521106 restricts every lot within Oakview Farms, Section One and Amendments, Map Records of Harris County, Texas; and

WHEREAS, Article VI of the Declaration created an Architectural Review Committee ("ARC") for the specific purposes of protecting the environmental integrity of Oakview Farms by prohibiting any building, fence, wall or other structure or improvement of any nature from being placed, constructed, erected or maintained on any lot within Oakview Farms or any exterior addition to or change or alteration therein from being made until complete and final construction plans and specifications shall have been submitted to and approved by the: ARC as to (a) conformity and harmony of external design and location to surrounding structures and topography and (b) quality of workmanship and materials; and

WHEREAS, Article VII, of the Declaration further provides the ARC also has the right, where not otherwise set forth in the Declaration or the plat of Oakview Farms, Section One:

- (a) minimum setbacks;
- (b) the location, height and extent of fences, walls, or other screening devices
- (c) the orientation of structure and landscaping on lots with respect to streets, wall and structure or adjacent properties; and
- (d) limited number of acceptable exterior materials and/or finishes that may be used in the construction, alteration or repair of any improvement; and

WHEREAS, pursuant to Article VI, Section 2 of the Declaration, the duties and power of the Architectural Review Committee (ARC) have vested in the New Construction Committee (NCC) of the Association and the Modifications Committee (MC) of the Association continues to function as the ARC for Oakview Farms and now hold all authority granted to the ARC by the Declaration.

WHEREAS, The Board of Directors of the Association desires to establish procedures for orderly review of construction plans and specifications and guidelines with respect to the design, location, height, orientation, quality of workmanship, and types and colors of acceptable materials or exterior additions, structures, and improvements on lots in Oakview Farms, so that a harmonious exterior design within Oakview Farms is consistently maintained.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Association functioning as the

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ARC for Oakview Farms hereby adopts the following procedures and guidelines relating to building, additions, improvements, and structures, which shall supplement the Declaration.

I. OVERVIEW

The Board of Directors of the Association has established these architectural guidelines in accordance with the authority granted to them by the provisions of the Declaration. The guidelines are established to assure uniform and fair interpretation of the Declaration and of these guidelines. The guidelines are intended to provide all lot owners in Oakview Farms with information relating to the type, color and quality and grade of materials which may be used in the construction of various kinds of structure and improvements, and the sizes and locations of such improvements and structures, and information relating to the procedure utilized by the Association with respect to application for proposed improvements and structure and allocations thereto.

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. The Board of Directors of the Association functioning as the ARC shall hereinafter be referred to as the ARC.

II. ARCHITECTURAL REVIEW PROCEDURES AND GUIDELINES

A. Application Procedure

1. Applications. All applications of approval to make any exterior changes additions or improvements must be submitted to the ARC in writing. Complete and final plans and specifications for any exterior addition, change, alteration or improvement should be attached to the application. All applications, additional information, or request for appeal shall be mailed or delivered to the office of the managing agent of the Association, not to members of the ARC.

The ARC reserves the right to request any additional information it deems necessary to properly evaluate any application. In the event that the ARC requests additional information, the application shall be considered incomplete and denied until such information is submitted to the ARC and the thirty (30) day requirement for approval of the application, as described in Article VI, Section 3, of the Declaration, shall not begin until such information is received. In the event that the ARC requests additional information and the information is not received within thirty (30) days from the date of the request, the application shall be considered denied; however, the applicant may thereafter submit a new application with the requested information to the ARC for its review

2. ARC Decisions. ARC members shall consider each application for compliance with the restrictive covenants of the Declaration and with these guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC. All decisions of the ARC shall be confirmed by the signature of a majority of ARC members.

ARC decisions shall be conveyed in writing by the ARC or the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application

In accordance with the Declaration, but subject to paragraph 1, above, any application that is not approved or disapproved within thirty (30) days of the date of its receipt shall be deemed to have been automatically disapproved provided, however, that (i) any such approval shall extend only to architectural guidelines and no to any of the use, restrictions set forth in the Declaration and (ii) in no event shall non-action be deemed to constitute approval of any application for any change, addition, or improvement or any other item that

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would violate the restrictive covenants in the Declaration. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be completed with thirty (30) days of the date construction, installation or erection is commenced unless and extension is otherwise approved by the ARC.

B. General Guidelines

The ARC shall consider the following factors upon the review of each application for an exterior addition, change, or alteration:

1. conformity and harmony of external design and location in relation to surrounding structure and topography;
2. quality of workmanship materials;
3. dimension, shape, height and location (Note: The ARC may not grant permission to construct or place an improvement upon or across any utility easement; consent to encroach upon any utility easement must be obtained in writing from the owner of the easement; the ARC may grant permission to construct or place an improvement upon or across a drainage easement, provided that the ARC may revoke its consent if it determines that the improvement materially impedes or adversely affects drainage or the intent which the easement was dedicated; in the event that the ARC revokes its consent, the homeowner shall bear the responsibility to remove the improvement at his sole cost and expense.);
4. harmony and appeal of exterior design;
5. structural, mechanical, electrical, and plumbing details; and
6. nature, kind, type, and color of materials.

Provided, however, that the approval of an application shall not be constructed as a Warranty or representation by the ARC that the change, addition or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the ARC of the fitness, design or adequacy of the proposed construction. Any building fence, wall, structure or other improvement that was erected prior to the date these guidelines were adopted by the ARC and which previous received approval from the ARC, shall be deemed in compliance with these guidelines.

C. Specific Guidelines

1. Fences

- a. Pickets. All fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in the front of the lot or from the side street.
- b. Gates. All gates shall be constructed with materials consistent with either the fence material or the house material.
- c. Color and Materials.
 - i. Cedar Fences. No cedar fence may be painted. Cedar fences may be

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stained in acceptable earth tone colors with the prior approval of the ARC. A stain color sample shall be included with the application submitted by the owner to the ARC.

- ii. Wrought Iron Fences. Wrought iron fences must be black. The height, location and spacing of the bars of all wrought iron fences must be approved in writing by the ARC. Chain link and wire fences are not permitted.
- iii. Other Fences. Fence of any other material than listed above must be approved by the ARC.
- d. Setback Lines. Fences may not be constructed on a lot forward of any applicable setback line, unless approved in writing by the ARC.
- e. Maintenance of Fences. All fences shall be properly maintained to prevent fading, mildewing or disrepair.
- f. Height. Fences or walls located on interior lot lines will be a minimum of six (6) feet in height. Fences or walls located on rear lot lines shall be eight (8) feet in height, or otherwise approved by the ARC. It is understood if a fence or wall crosses a ditch or gully the height of the fence or wall at that point only may exceed the maximum height requirements set forth herein.

2. Swimming Pools.

An application for the construction of a swimming pool, spa or Jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or Jacuzzi in relation to the property to the property lines, building lines, existing structures and existing or proposed fences. The application shall also include a timetable for the construction of the pool, spa or Jacuzzi. No swimming pool, spa or Jacuzzi shall be approved unless the area in which the pool is to be located is either enclosed by a six (6') fence constructed of cedar or of wrought iron with a maximum of three inches (3") between each bar or such a fence is proposed to be constructed in conjunction with the swimming pool. During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of all existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, no building materials shall be kept or stored in the street overnight. Excavated material shall either be used on site or immediately removed from the premises by the pool contractor. The construction of all swimming pools must be in compliance with the national electrical code and include the installation of a ground fault circuit interrupter.

There shall be no surface discharge on the lot or to an adjacent property. No swimming pools may be enclosed with screens. No swimming pool, spa or Jacuzzi shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot.

3. Outbuildings.

(a) General Rules. Any type of building that exists on a lot which has a floor and/or walls and/or a permanent roof, but is not attached to the residential dwelling or to a detached garage on the lot, shall be considered an outbuilding. Gazebos, play apparatus and children's play structures are subject to the requirements set forth in subparagraphs 3.a, 3.b and 3.c below. Outbuildings for the purpose of storage are permitted if ARC approval is obtained. The location of all outbuildings must be identified and approved. All outbuildings must be constructed with materials that are harmonious with the standard type, quality and color used in the construction of the main residence on the lot. Outbuildings for any other purpose shall be considered by the ARC on a case by case basis. Only (1) play structure not exceeding ten feet (10') in length, ten

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feet (10') in width and eight feet (8') in height shall be permitted on a lot. The standard type, quality and color of the materials used in the construction of the play structure shall be harmonious with those of the main residence on the lot. No exterior portion of a play structure shall be made of metal. Metal buildings of any type are prohibited. A play structure shall be located in the rear portion of the lot, but may not be located on any utility easement unless the play structure is moveable. Play structure locations must also conform to the building front and side setback restrictions. No play structure may be located on a Lot such that it impedes drainage from the lot or causes water to flow onto all adjacent Lots. Further, if a play structure is to be constructed on a lot, the lot must be enclosed by a six foot (6') fence, or such fence must also be proposed concurrent with the application for approval to construct the play structure. A fence approved in conjunction with an application to construct a play structure must be completed within thirty (30) days of the date that the play structure construction begins.

(b) Gazebos. For the purpose hereof, a gazebo shall be defined as a free standing structure, whose purpose should not be for any type of storage. These typically are circular or octagonal shaped structures. There are two (2) approved types of gazebos:

- (i) Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed the height of the garage and the vertical supports cannot exceed eight feet (8') from the deck level. The deck height shall comply with Section G of these Guidelines.
- (ii) Flat lattice (arbor type) roofed gazebos. These cannot exceed ten feet (10') in height (height measured from the ground) and the horizontal supports cannot exceed eight feet (8') in height with Section G of the Guidelines.

For both structures, the footprint area is limited to one hundred (100) square feet (typically 10' by 10'). The roofs of all gazebos with solid roofs must comply with Article I, of the Declaration and Section 3(b) of these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residence on the lot. Louvered or trellis style gazebo roofs may be allowed as long as the quality of material is approved. Pressure treated wood must be stained, painted or covered by shingles. Cedar may be stained, painted or left bare. Water and electricity may be permitted upon approval and according to the national electrical code. All pipes and cables must be underground. Gazebos must be located a minimum of six feet (6') from all rear and side property lines. Further, if a gazebo is to be constructed on a lot, the rear portion of the lot must be enclosed with a six foot (6') fence or such fence approved in conjunction with the application for approval to construct the gazebo. A fence approved in conjunction with an application for approval to construct a gazebo must be completed within thirty (30) days of the date that the gazebo is constructed or erected. No gazebo shall impede drainage on the lot or cause water to flow onto an adjacent lot. Lake lots will be considered separately

(c) Children's Play Apparatus. For the purposes hereof, a children's play apparatus shall mean any type of children's swing sets, play sets, climbing structure, slides, or raised play sets. A maximum of two (2) children's play apparatuses are allowed on a residential lot. The maximum dimensions for each play apparatus are ten feet (10') in width by fifteen feet (15') in length by eight feet (8') in height. The play apparatus may have no more than two (2) vertical beams with a single horizontal support member between them extending above the eight foot (8') height restriction of the play apparatus. The sole permitted purpose of the extending beams is to support a tarpaulin for a shade area. The beams and their accompanying horizontal cross member may not exceed ten feet (10') in height, measured from the ground. Tarpaulin colors will only be approved if harmonious with the color of the residential dwelling. Wind-socks or streamers attached to the

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apparatus will not be permitted. Play apparatuses may be located between the front and/or side building setback lines of the dwelling or garage.

(d) Children's Play Structures. For purposes hereof, a children's play structure shall mean any type of children's playhouse, clubhouse or play fort. The same guidelines for play apparatus shall be applicable to play structures.

4. Garages.

All garages must not be more than three (3) cars. All garages must be functional and capable of housing cars, and proposed alteration to a garage which make the garage incapable of the housing cars will be denied by the ARC.

5. Patio Covers.

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence, provided, however, that corrugated roofs for patio covers shall not be permitted under any circumstances. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in Article VII Section 4, of the Declaration and Section 9 of these Guidelines.

6. Decks.

All decks must be approved by the ARC with respect to location and standard, type, color and quality of the materials used in construction. Appropriate fences may be required by the ARC if any portion of a proposed deck would otherwise be visible from the street or an adjacent lot. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck other than a second level balcony attached to the main residence shall be constructed more than fifteen feet (15') above the ground.

7. Exterior Lighting.

All security and landscape lighting must be approved by the ARC. All new lighting which is approved by the ARC shall be subject to a ninety (90) day trial period to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period shall commence on the date of the ARC's written approval of the lighting. If, at the end of the ninety (90) day period, the ARC determines that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ARC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ARC.

8. Exterior Materials.

(a) Masonry. The exterior of all buildings shall be primarily of masonry exterior. A sample of the brick or other masonry to be used may be submitted with the application. The exposed portion of any chimney that is exposed as a part of the exterior wall shall be brick or other masonry to match the remainder of the residence. The exposed part of a chimney that is not a part of the exterior wall and that pierces the roof shall be constructed of brick or other masonry to match the remainder of the residence or may be stucco. No wood will be permitted as an exterior chimney enclosure.

(b) Paint. At least two (2) color samples or "paint chips" of the proposed exterior color of any new

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addition or improvement must be attached to each application submitted to the ARC Further, the existing exterior color of the main body of a house, garage or other improvement on a lot, as well as any trim or accent color, shall not be changed without first submitting an application with at least two (2) color samples or paint chips to the ARC and receiving it written approval. The ARC has established and shall maintain a chart depicting the acceptable colors and shade for the exteriors of homes and other improvements on lots within the subdivision Each color sample or paint ship shall be compared to the colors and shade of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established for the subdivision.

9. Materials and Additions.

(a) Materials. A sample of the proposed shingle to be placed on any existing roof or Any new improvement must be attached to each application submitted to the ARC as provided by Article VI, Section 3, of the Declaration. Roofs must be tile or composition of tile Timberline type or equal as approved by ARC. Additionally, the color must be harmonious with the color scheme established in the subdivision.

(b) Roofing Additions. No solar panel or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure.

10. Antennae.

Exterior antennae of any sort, including satellite dish antennae must meet federal guidelines.

11. Basketball Goals.

Basketball goals should be mounted either (a) on the garage wall or roof with the backboard parallel to the automobile entrance, (b) on the garage-to-house breezeway cover or (c) on a rigid steel or aluminum pole. Wooden poles shall not be permitted. The backboard material must be fiberglass or safety glass. The color must be clear (safety glass) or white with the exception of manufacturer's outline markings. The rim must be of heavy gauge steel and orange in color. The net must be a white nylon. The backboard supports must be firmly attached to the structure. Nails, by themselves, are not permitted. Mounting supports may be of wood, steel, or aluminum, but they must be painted an acceptable color as outlined in Section 7, "Painting" of these guidelines All goals must be a minimum of ten feet (10') behind the front building line of the dwelling on the lot that extends from the front of the house or garage parallel to the street if the front/side building line is defined by the garage, then the goal must be at least twenty (20) feet from the curb line. A pole mounted goal must not be within ten feet (10') of the adjoining neighbor's amenities (air conditioning unit, shrubbery, gas meter. etc.) unless properly protected (i.e., by fence or shrubbery) or unless the written consent of the neighbor is obtained. No pole mounted goals will be allowed along the neighbors adjoining side of a driveway if a neighbor's first story house window (s) are exposed. The pole must be a manufacturer's weather resistant finish and be either black or in a color consistent with the ARC's house painting guidelines under Trim (Section 7). An application for approval to erect a basketball goal must include either a plot plan or a to scale drawing depicting the location the goal and its relationship to the adjoining neighbor's property. In the case of a pole mounted goal, the plan or drawing should include the neighbor's amenities and a neighbor's written consent if applicable. The homeowner must maintain the basketball goal in its original approved condition (including rim and net). If lighting is provided for the basketball area, at must comply with security lighting guidelines. A good neighbor policy concerning noise and disturbing the peace must be followed.

12. Mailboxes.

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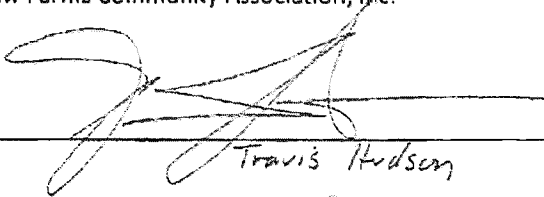
All mailboxes must be cluster mail boxes as provided by the U. S Postal Service.

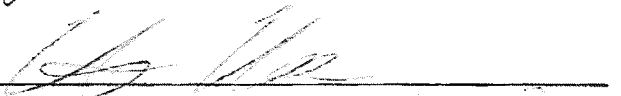
We direct that this consent be filed with the minutes of the proceedings of the Board of Directors of the Association.

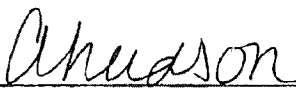
This consent is executed pursuant to Article I, Section 1 of the Texas Non-Profit Corporation Act and Article __, Section __ and Article __, Section __ of the By-Laws of the Association which authorizes the taking of action by the Board of Directors. This consent is executed in multiple counterparts, which, when placed together, shall constitute the fully executed original instrument

DATED as of September 13, 2021.

Board of Directors
Oakview Farms Community Association, Inc.


Name _____
Travis Hudson


Name _____
Kevin Beem


Name _____
Amy Hudson

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STATE OF TEXAS
COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared Travis Hudson, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he/she executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 13th day of the Month of September, 2021.

Tiffany Roath
NOTARY PUBLIC – STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared Ketil Been, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he/she executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 13th day of the Month of September, 2021.

Tiffany Roath
NOTARY PUBLIC – STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared Amy Hudson, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he/she executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 13th day of the Month of September, 2021.

Tiffany Roath
NOTARY PUBLIC – STATE OF TEXAS



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Pages 10
09/14/2021 10:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$50.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or 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 hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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