

ADDITIONAL DEDICATORY INSTRUMENT

for

THE FRONTIER LAKES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

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

My name is Sharlene Hempel, 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 THE FRONTIER LAKES 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:

1. MOBILE HOME GUIDELINES

OF

THE FRONTIER LAKES PROPERTY OWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

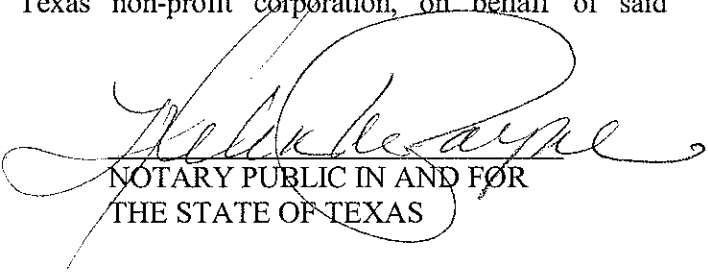
DATED this 13 day of July, 2015.

THE FRONTIER LAKES PROPERTY OWNERS ASSOCIATION, INC.

BY: Sharlene Hempel
Sharlene Hempel, Secretary
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS INSTRUMENT was **acknowledged** before me on this the 13 day of July, 2015 by the said Sharlene Nempel, Secretary of **THE FRONTIER LAKES PROPERTY OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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

FRONTIER LAKES PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE

“Exhibit B”

Section V

Mobile Home Guidelines

This package is to inform you of the requirements for the placement of Mobile Homes in Section V of Frontier Lakes.

Included please find:

- Minimum plan requirements
- Inspections required

Please submit to the Frontier Lakes Architectural Control Committee (ACC):

1. The completed Frontier Lakes Application for Improvements
2. Two (2) sets of plans and specifications. One set will be returned with a Frontier Lakes inspection sign-off form. All are to be kept at the job site and out of the weather. Minimum plan requirements noted on attached sheet.
3. All required permits, (building, septic, etc..) must be submitted at the time of application.

Inspections performed during the improvement process at the direction of Frontier Lakes Architectural Control Committee are to insure the compliance with the minimum standards as required by the Frontier Lakes Property Owners Association.

The owner of the property has the responsibility to insure measurements, material type, quality, quantity, and construction methods meet the approval and are as per the improvement documents. It is recommended that you hire an architect or inspector to complete inspections for you to protect your interest and insure compliance with the approved plan documents.

MINIMUM BUILDING GUIDELINES

1. Street protection – Place appropriate sized boards along and beside the street edge for equipment and trucks to enter and exit lot. No track equipment offloaded to the street. No access to premise through another lot or greenbelt without written permission of the lot owner. Owner must pay for any damage to subdivision streets, culverts or utilities before final approvals are granted.
2. An orange fence must be around the entire improvement site.
3. Portable toilets are required and must be located within owner lot lines. They must remain on site during the entire period that workers are on site. There will be a \$50.00 per day fine for each day it is not in place and workers are on site.
4. No construction, concrete pouring or landscaping can start before 7:00 a.m.. All work must be completed by 7:00 p.m..
5. Concrete trucks are not to “wash out” (chute only) in street, storm sewers or any area in Frontier Lakes other than on the lot where improvements are being constructed.
6. No waste materials or trash may be burned at any time.
Owner/Contractor/Builder must provide a dumpster for trash (minimum of 20 yards). **Owner/Contractor/Builder is responsible for a clean worksite at all times.** Violations are subject to \$50.00 charge per sited occurrence against deposit.
7. No signs allowed on construction site except a small sign indicating builder identity so suppliers may locate.
8. No generators allowed on job site. Temporary power poles must be provided for all crews.

MINIMUM PLAN REQUIREMENTS

- Survey of property with engineers approval seal.
- Site plan, to scale, showing dimensions of all improvements, easements, street(s) and building lines.
- Topography drawing showing height of street, culvert, walks, driveways, porches, slabs and of yard providing positive drainage with no impact to the adjacent lots.
- Exterior elevations with dimensions, overall height and finishes.
- Floor plan with cut section. Provide finish schedule for each room. Note square footage for living area per floor, for garage, and for porches on drawings.
- All exterior colors must be approved by the ACC.

Mobile Home Guidelines

- Mobile Homes must be new or like new. New is defined as, the original placement of said structure (Title Certificate will be required). If the mobile home is used it must have been manufactured in the past 12 months.
- Mobile Home must contain a minimum of 600 square feet and no less than 12 feet in width and 50 feet in length.
- Mobile Homes must be set back 25 feet from the street and must have 5 feet between adjoining lots.
- Mobile Homes must have the tires, wheels and axles removed upon installation.
- Mobile Homes are required to install a porch and skirting within 30 days of installation and must be completed before final inspection and any refunds of monies. The porch must be made of wood, concrete or other approved material, however, enclosed in any instance from the floor to the ground and must be at least 6ft. x 10 ft. in dimension.

Fences

- Survey with improvements shown in red, to scale, and with all dimensions noted. A horizontal rot board is recommending for wood fences. All sections of fence that can be seen from a public street, or park, shall have the slats or pickets to the outside so as not to see the horizontal members. All other sides a “good neighbor” look flipping the pickets every 8 feet is recommend. Hurricane or chain link fencing is allowed.
- Maximum height of any fence is 6’6”
- Lake lots maximum height is 4’ and wrought iron is recommended.

Schedule of Fines

- Owner/Contractor/Builder will be fined \$100 for violation of this building package or for doing work without a permit.
- Owner will forfeit their deposit and be fined \$50/day until the violation is resolved. Any secondary violations will result in a \$300 fine and \$50/day fine until violation is resolved. In each case a letter of the violation will be sent out notifying builder/homeowner of violation.

Exclusions

- Variances to these guidelines can be granted at the discretion of the ACC on a site by site basis. No precedent may be assumed from such variance.

INSPECTIONS REQUIRED

The ACC inspections are to insure conformance with the minimum standards as set forth by the Frontier Lakes Property Owners Association and noted in the ACC Mobile Home Guidelines package. It is the owner's responsibility to insure the contractor/builder adheres to the design criteria for the improvements noted in the plans. Each re-inspection will be assessed a \$25.00 fee. Please insure that you are completely ready prior to calling for the inspection. Inspection shall be made Monday through Friday and a 48 hour notice is required.

1. Allow 48 hours for inspection. Call Stanley and Payne's office at 936-521-6900.
2. Final Inspection – Do not call until
 - a. All work is 100% complete
 - b. All excess materials and trash is removed.
 - c. Streets, culverts, and storm sewers are ready for inspection
 - d. Any adjoining lot damage or community damage has been repaired and drainage meets requirements.

Frontier Lakes Schedule of Required Inspections

Call 936-521-6900 for each inspection

Property Owner Name _____

Type of Improvement _____

Physical Address _____

Legal Description; Section _____ Block _____ Lot _____

Contractor must call for inspections. Inspector has twenty-four to forty-eight hours to make inspection. Each failure to call for a required inspection will be assessed a \$100.00 fee plus the covered item(s) must be uncovered to allow inspection. Each inspection that is called for that is not ready will be assessed a \$25.00 fee.

Inspections Required	Date Passed	Inspector Name
<input type="checkbox"/> Initial Inspection (prior to start)	_____	_____
<input type="checkbox"/> Final Inspection	_____	_____

Do not call for inspection until:

- e. All work is 100% complete
- f. All excess materials and trash is removed.
- g. Streets, curbs, and storm sewers are ready for inspection
- h. Final lot grading is complete.
- i. Any adjoining lot damage has been repaired.

Inspections performed during the construction process at the direction of Frontier Lakes ACC are to insure compliance with the minimum standards as required by the Frontier Lakes Property Owners Association.

The owner of the property has the responsibility to insure measurements, material type, quality, quantity, and construction methods meet the approval and are as per the construction documents. It is recommended that you hire an architect or inspector to complete inspections for you to protect your interest and insure compliance with the approved plan documents.

FRONTIER LAKES PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE BUILDING/IMPROVEMENT
APPLICATION
APPLICATION FEE SCHEDULE

NEW CONSTRUCTION

Home Construction Security Deposit \$300.00

Cashier's Check/Money Order: # _____

- Submit current property survey;
- Form survey required before slab poured and final survey at end of construction

MOBILE HOME PLACEMENT / SKIRTING

Security Deposit \$300.00

Cashier's Check/Money Order: # _____

- All new and used mobile homes delivered onto properties in Frontier Lakes must be skirted with approved materials and be in an attractive condition;
- To assure that this is accomplished in a timely manner, a security deposit must be remitted at the time a completed request is submitted to the Architectural Control Committee. No approval will be granted until such as the request and all applicable deposit(s) are received by the Architectural Control Committee.
- If the project is completed within 60 days, the \$300.00 security deposit – skirting will be returned to the property owner after the skirting is approved by the Architectural Control Committee.

FRONTIER LAKES PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE BUILDING/IMPROVEMENT APPLICATION

VIOLATION FEE

- (Per Occurrence, Non-Refundable)

Building without ACC Approval	\$50.00
Cement Waste Left in Ditch or Roadway	\$100.00
No Dumpster or Uncontained Trash	\$50.00
No Port-a-Potty	\$50.00
Damage to Streets, Easements, Culverts, Bridges, Properties	\$300.00

By signing below, you the signee, agree to all terms, conditions and fees of said contract.

ACKNOWLEDGED AND AGREED:

Owner's Signature: _____ Date: _____

Co-Owner's Signature: _____ Date: _____

Builder/Contractor's Signature: _____ Date: _____

I have read and understand the Mobile Home Guidelines Package revised as of December 12, 2009 and understand Frontier Lakes Architectural Control Committee's inspections are to insure compliance with Frontier Lakes Subdivision (1) Deed Restriction and (2) Mobile Home requirements. I have been advised that I should consider hiring an independent inspector to insure the improvement is in accordance with the drawings.

SIGNATURES

Owner _____ Date _____

Owner _____ Date _____

Builder/Contractor _____ Date _____

Builder/Contractor Name _____

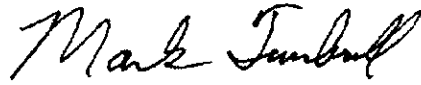
Builder/Contractor Representative _____

Builder/Contractor Address _____

Builder/Contractor Phone _____

FILED FOR RECORD

07/27/2015 3:18PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify 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 Montgomery County, Texas.

07/27/2015



County Clerk
Montgomery County, Texas