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ARCHITECTURAL GUIDELINES

FOR

SHERWOOD TRAILS VILLAGE SECTIONS ONE, TWO, THREE, AND FOUR

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The undersigned, being the President and the Secretary of Sherwood Trails Village Community Association, Inc. a Texas non-profit corporation ("the Association") does hereby certify that at a joint meeting of the Board of Directors of the Association, and the Architectural Control Committee of the Association ("the ACC") duly called and held, the following Architectural Guidelines for Sherwood Trails Village, Sections One, Two, Three, and Four, ("the Guidelines") were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors, desires to exercise the authority granted to it by the provisions of the Declaration of Covenants, Conditions and Restrictions for Sherwood Trails Village and the Deed Restrictions and Protective Covenants applicable to Sherwood Trails Village, Sections One, Two, Three, and Four, to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of such governing documents; and

WHEREAS, the Deed Restrictions and Protective Covenants expressly allow Friendswood Development Company ("Friendswood"), or its assignee, to approve or disapprove plans for the construction of improvements on a lot in the subdivision and the modification of existing improvements on a lot; and,

WHEREAS, the ACC is the assignee of Friendswood Development Company, created for the purpose of preserving architectural control within the subdivision; and

WHEREAS, the Deed Restrictions and Protective Covenants provide that no building, shed, playhouse, patio cover or accessory structure or improvement of any character, shall be erected or placed, or the erection thereof begun or changes made in the design thereof after original construction (including, but not by way of limitation, roofing material and the color thereof) on any lot until the construction plans have been submitted to and approved in writing by Friendswood or its assignee; and

WHEREAS, the Deed Restrictions and Protective Covenants further provide that Friendswood or its assignee shall have the discretion to approve or disapprove plans and specifications for buildings, additions or improvements on the basis of quality of materials, harmony of external design with existing and proposed structures, and as to location with respect to topography and finished grade elevation; and

WHEREAS, the Board of Directors of the Association and the ACC desire to establish guidelines with respect to the type, quality and color of exterior additions and improvements on lots within Sherwood Trails Village, Sections One, Two, Three, and Four, to be followed by the ACC and all lot owners, so that a harmonious exterior design within the subdivision is consistently maintained;

NOW, THEREFORE, the Board of Directors of the Association and the ACC hereby adopt the following Guidelines relating to buildings, additions and improvements on lots within Sherwood Trails Village, Sections One, Two, Three, and Four, which Guidelines shall supplement the applicable restrictive covenants set forth in the Protective Covenants:

Terms used in this document have the following meanings:

- Association** Sherwood Trails Village Community Association, Inc
- ACC** The Architectural Control Committee of the Association
(being the assignee of Friendswood Development Company)
- Board** The Board of Directors of the Association
- Protective Covenants** The Declarations of Covenants, Conditions and Restrictions, the Deed Restrictions, and the Protective Covenants recorded in the Real Property Records of Harris County, Texas and applicable to all lots within the Subdivision
- Subdivision** All of Sherwood Trails Village, Sections One, Two, Three, and Four.

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Guidelines	The rules, standards and procedures set forth herein, and as such rules, standards and procedures may be hereafter supplemented and amended.
Sherwood Trails Village	Sherwood Trails Village, Sections One, Two, Three, and Four, also referred to in these Guidelines as "the Subdivision".

OVERVIEW

Kingwood, a subdivision in the City of Houston, is divided into numerous villages, one of which is Sherwood Trails Village. Each village is under the jurisdiction of a community association, a Texas non-profit corporation, which generally provides common services to the village for the purposes of keeping the community attractive and preserving and protecting property values. The Protective Covenants authorize the Association to establish rules, standards, and procedures for the orderly development and maintenance of the Subdivision.

Sherwood Trails Village consists of four (4) residential sections (Sections 1,2,3,4). The Association is managed by a Board of Directors consisting of Nine Directors from Sections 1,2,3 and 4. The Board elects the officers of the Association who meet once each month. The annual meeting of the members is held in January of each year. The fiscal year of the Association is from January 1 to December 31.

It is the intent of the Association and the ACC to enhance property values and the desirability and attractiveness of properties within the Subdivision. These Guidelines are intended to support these efforts. The Guidelines include information on the:

1. Type, color, and quality of materials that may be used in the construction of various exterior improvements.
2. Guidelines relating to specific types of improvements commonly proposed by property owners.

As detailed in the Protective Covenants and these Guidelines, each property owner must seek approval from the ACC prior to constructing any new improvements on his/her lot or making any changes to the exterior of existing improvements on his/her lot. This procedure is intended to preserve the architectural design of the Subdivision in a fair and uniform manner.

A. General Guidelines

1. Application for approval to make any exterior change, addition, or improvement. All applications must be submitted in writing to the ACC through the Association's management company. Plans and specifications must be attached to the application and include the following information:

- a. Scaled drawing(s) and elevations of the proposed structure showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) of the structure; and the layout and dimensions of supporting structures (e.g., beams, rafters, trusses, etc.);
- b. A copy of an official survey of the lot showing the location of all easements, existing buildings and structures, and the location of the proposed improvement;
- c. A description of all materials used, including product name, model number, size, color, etc. Color samples (e.g., "paint chips") of all paints to be applied to the exterior of the improvement must be included.
- d. A sample of the proposed roofing material.

The ACC has thirty (30) days from the receipt of a completed application to approve or disapprove the application. The thirty (30) day period begins upon the receipt of the application and all required information by the Association's management company. If the application is incomplete and the ACC

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