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Notice

INSTRUMENT TO RECORD ADDITIONAL DEDICATORY INSTRUMENTS

This Instrument is being recorded by Association of Green Trails Phase II Homeowners, Inc. (the "Association") pursuant to Section 202.006 of the Texas Property Code.

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Section 202.006 of the Texas Property Code requires a property owners' association to record each dedicatory instrument in the real property records of the County in which the property to which the dedicatory instrument relates is located, if such instrument has not previously been recorded; and

By instrument dated December 28, 1999, and recorded in the office of the County Clerk of Harris County, Texas, under Clerk's File No. U149871, the Association recorded the previously unrecorded dedicatory instrument(s) which existed as of the date thereof.

In further compliance with Section 202.006 of the Texas Property Code, the Association does hereby record the following additional instrument(s) which has not been previously recorded, to-wit:

GUIDELINE FOR WALLS AND FENCES DATED OCTOBER 12, 2004

Executed on the 15 day of November, 2004.

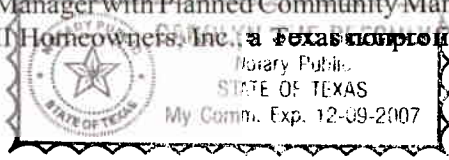
Association of Green Trails Phase II Homeowners, Inc.,
acting by and through its managing agent,
Planned Community Management, Inc.

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Richard Kirkpatrick, Manager
Richard Kirkpatrick, Manager

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on November 15 2004, by Richard Kirkpatrick, Manager with Planned Community Management, Inc., managing agent for Association of Green Trails Phase II Homeowners, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Carolyn Sue Buckley
Notary Public, State of Texas

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WHEN RECORDED RETURN TO:
Hoover Slovacek, LLP
P. O. Box 4547
Houston, TX 77210-4547

FILED FOR RECORD
8:00 AM

DEC - 3 2004

Dorothy L. Kaufman
County Clerk, Harris County, Texas

Association of Green Trails Phase II Homeowners, Inc.
October 12, 2004

Guidelines for Walls and Fences

All fences and gates must be maintained in good condition. Fences covered by vines must nonetheless be maintained in good condition.

All fences must be level and plum without the aid of ropes and props. Fence panels must be securely attached to fence posts and fence pickets must be securely attached to fence rails, which must be maintained in good condition. Broken, rotted, or damaged fence pickets must be replaced with new pickets substantially identical in material and style to the existing pickets. Wooden fence and gate material must be kept in its natural state and may not be stained or painted. Gates must have functional hinges and a latch and remain closed when not in use.

The Association shall have the right to enforce fence maintenance to the fullest extent provided in the Deed Restrictions.

Fences constructed at the time of original home construction, or constructed since that time with Architectural Review Committee approval (herein after referred to as "ARC"), and constructed in accordance with that approval, will be considered in compliance with restrictions on fence construction. However, new or replacement fences to be constructed after September, 2004, will require Architectural Review Committee approval, which will be based on the following guidelines.

No walls or fences shall be erected or maintained nearer to the front Lot line than the front building line on such Lot, or on corner Lots nearer to the side Lot line than the building setback line parallel to the side street as shown on the recorded plat. Fences must not interfere with the general harmony and external design of the subdivision.

All new or replacement walls and fencing shall be made of wood, ornamental metal, or brick except as set forth herein. The use of brick shall only be to replace brick where it currently exists. Any additional application of brick will require submittal to the ARC and will be reviewed on a case by case basis. The use of chain link fencing is PROHIBITED on all Lots, except for tennis courts and other special applications.

Several of the supplemental Deed Restrictions for individual sections of Green Trails have mandated a specific height and or location for fences. These Restrictions shall remain in force and unaltered by these guidelines.

In all other locations, all new or replacement wooden fences and gates shall be approximately 6-foot 6-inches in height. The 6-foot portion will be comprised of a standard wooden cedar picket of a nominal 6-foot length. The 6-inch height will be a horizontal treated rot board at the base. The treated rot board shall be on a nominal 6-inch width. No other base materials shall be allowed.

Wooden fences built prior to September, 2004 to a height greater than, or less than, 6-foot 6-inches, with or without consent from the ARC, shall be brought into compliance with these guidelines when they are replaced.

596-57-1684

Association of Green Trails Phase II Homeowners, Inc.
October 12, 2004

A new or replacement wooden fence height of 8-feet will be considered on an individual basis along side Lot lines. The fence height will taper over the last 5-feet at the front and rear corners to match the prevailing fence height. Both neighbors must be in concurrence prior to submittal to the ARC. The written agreement between the neighbors shall be included with the submittal. The ARC will review on a case by case basis.

A new or replacement fence extending along a breezeway between a house and a detached garage is to be compliant with the materials portion of these guidelines. The height will be reviewed on a case by case basis by the ARC. No rot board is required on a wooden breezeway fence so long as the pickets are gapped 1/2-inch from the ground.

New or replacement wooden fences shall be dog-ear standard wooden cedar pickets. The fence will be capped if that is the style currently in place, to maintain uniformity. The pickets will be placed on the street side of the fence when adjoining a street, landscape reserve, bayou, or other public view.

New or replacement fences shall not have a gate or fence doorway within a side fence or back fence adjoining a street, a landscape reserve, or a park.

New or replacement gates and fences crossing a driveway shall not be any closer to the street than the front corner of the house or the neighbor's house; whichever is furthest from the street. An accurate sketch delineating compliance with these conditions must be included with the application. Only ornamental metal may be used for fencing and gates in these locations. All applications for ornamental fencing will require submittal of an application to the ARC and will be reviewed on a case by case basis.

596-57-1685

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 on

DEC - 3 2004



Bonnie L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS