

Architectural Control Guidelines for Wortham Grove

Purpose

The purpose of this document is to present the restrictions that apply to some of the more common uses of your property. These restrictions are in the Declaration of Covenants, Conditions and Restrictions (CCRs) document that you agreed to follow at the closing of your home. Hopefully, this document will provide a more readable and readily available source for this information. If you did not receive a copy of the CCRs at closing, contact your title company for a copy.

The reason for having restrictions on property use is for enhancing and protecting the value, desirability and attractiveness of the property for the benefit of all homeowners. The overall appearance of a neighborhood is a tremendous enhancement of value for anyone selling their home. Most homeowners will maintain their residence and will follow correct procedures. The need for stringent architectural controls is necessary because of the few who constantly defer maintenance and for the new homeowner who may not be familiar with the contents of the CCRs.

The Board of Directors of the Homeowner's Association, under Article IV Section 3 of the CCRs, established a Modifications Committee. This committee for the rest of this document will be referred to as the ACC (Architectural Control Committee). This committee reviews applications for any modifications, additions, repairs or alterations to the exterior including the lot of any residence in Wortham Grove. Remodeling of the interior of a residence, unless the paint color is visible from the street, is excluded. Contact the property managers (currently Crest Management) for an application. The ACC is governed by the Board and shall strictly adhere to all the provisions of the CCRs.

Application Process

Any exterior change that you are considering for your house or lot must have the approval of the ACC before you begin the project. For example, changes or additions of garages, swimming pools, driveways, drainage facilities, landscaping, fences, walks, fountains, statuary, flagpoles, roofs, walls, patios, outdoor lighting must have approval. You can get an application by calling the property managers. You need to fully explain your project, include all specifications and any other pertinent information along with a copy of the survey you received at closing, if necessary. All applications must include the name, address, phone number and signature of the applicant. Verbal requests are not allowed. A response will be made within 30 days from the time Crest receives a fully completed application. **No modification, additions, repair or alteration shall commence unless you receive written approval.** Unapproved and/or prohibited improvements are subject to removal or modification at the homeowner's expense.

If the ACC fails to either a) approve or disapprove plans submitted or b) request additional information within 30 days after submission, the plan for modification shall be deemed approved. When revised plans are requested and after they are submitted by the Homeowner, they shall be reviewed within 15 days (See Article IV Section 7). Variances (exceptions) can be requested (see Article IV-Section 9). All variance requests will be reviewed so as to preserve the integrity of the whole subdivision.

EXHIBIT "A"

Keep in mind that this is a summary of only a portion of Article X, "Restrictions in Use." It is meant to be used for guidance only. It is not a legal document and in no way supersedes the requirements of the CCRs document.

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Section 1 - Homes Shall Be Used For Residential Purposes Only

1. One single family of no more than 10 members
2. No carports (Porte cochere are an exception — see specifics)

Section 2 - Reasonable Enjoyment

No nuisance shall ever be erected, placed or suffered to remain upon any lot that will endanger the health or disturb the reasonable enjoyment of any other owner. The Board will decide what constitutes a violation.

Section 3 - Animal Husbandry

No sheep, goats, horses, cattle, swine (pigs of any kind), poultry, dangerous animals (to be determined by Board), snakes or livestock. Dogs, cats or any other common household pets may be kept by an owner never to exceed 3 adult animals or be of a commercial purpose.

Section 4 - Trash and Rubbish Removal

1. No trash, rubbish, garbage, manure or debris of any kind shall be allowed to remain on any lot. Such prohibited matter shall be removed at regular intervals.
2. All matter is to be placed in sanitary refuse containers with tightly fitting lids adequately screened by planting or fencing so as not to be seen from the street.
3. All containers shall be placed on the property not in the street the morning of the regularly scheduled pick-up days.
4. Be sure and keep up with any holidays which will cancel your pick-up. Pick-up will occur on the next regularly scheduled day.
5. All branches and tree limbs must be cut to 4 foot lengths and tied in small bundles. Restricted items include tires, solvents, paint, chemicals and pesticides.
6. Heavy trash, appliances, hot water heaters, mattresses etc. will be collected on Thursdays only.
7. Remember that if anything contains Freon, it must be removed by a licensed technician and red tagged prior to pickup

Section 10 - Storage of Boats, Trailers and other Vehicles and Equipment

1. No boat, trailer, recreational vehicle, camping unit, bus, commercial use truck or self propelled or towable equipment or machinery of any sort or **any item deemed offensive by the Board** shall be permitted to park on any lot except in an enclosed structure or behind a solid fence so as not to be visible from the street except during construction of improvements on a lot for a specified period of time.
2. Storage of approved vehicles on the driveway or street is defined as **parking without movement for a period of 48 hours or more** during a period of 7 consecutive days. **In other words, vehicles that need to be stored for a longer period of time should be placed in the garage or taken to a storage facility.**
3. No vehicle should ever be parked on the side or front lawn of a lot
4. Parked vehicles must never obstruct use of sidewalks.
5. Trucks over 1 ton shall not be permitted to park overnight on the property except during construction,
6. **The Board would prefer no parking on the street except when totally necessary. Parking in the street especially in the curves is hazardous to other drivers and children playing in the street.**

Section 11 - Clothes Lines

1. Never

Section 13 - Television and Radio Antennas and Satellite Dishes

No television, radio antenna or satellite dishes are to be placed on the exterior of the residence without approval by the ACC.

Section 16 - Signs, Advertisements, and Billboards

1. No sign, advertisement, billboard or advertising structure of any kind shall be displayed in public view on any lot except for one sign on each lot not to exceed 6 square feet for the purpose of advertising the property for sale or rent.
2. No sign shall be permitted that shall advertise the property has been or will be foreclosed.

Section 17 - Lot Maintenance

The owner of each lot shall maintain the lot in a neat and attractive condition. This maintenance shall include 1) regular mowing & edging, 2) weeding of plant beds, 3) fertilizing, weed control and watering of the turf and landscaping areas, 4) removal or replacement of diseased or dead plants or trees within a reasonable time, 5) obtaining approval from the ACC for sculptures, birdbaths, birdhouses, fountains or other decorative appurtenances or embellishments prior to installation.

The Association shall have the right, after 10 days notice to the owner of any lot, setting forth the action intended to be taken by the Association provided at the end of such time such action has not already been taken by such owner a) to mow or edge the grass thereon, b) to remove any debris therefrom, c) to trim or prune any tree, hedge, or planting that, in the opinion of the Association, by reason of its location or height, or the manner in which it has been permitted to grow, is detrimental to the enjoyment of the adjoining property or is unattractive in appearance, d) to repair any fence thereon that is out of repair or not in harmony with respect to the fencing on adjacent property, and e) to do any and all things necessary or desirable in the opinion of the Association to place such property in a neat and attractive condition consistent with the intention of the CCRs. **The person who is the owner of such property at the time such work is performed by the Association shall be personally obligated to reimburse the Association for the cost of such work within 10 days after it is performed by the Association** and if such amount is not paid within said period of time such owner shall be obligated thereafter to pay interest thereon at the maximum rate allowable by law, and to pay attorney's fees and court costs incurred by the Association in collecting said obligation and all of the same to the extent performed by the Association shall be secured by a lien on such owner's lot, subject to liens then existing thereon. Such lien shall be enforceable as any other Association lien as provided in the CCRs.

Section 18 - Removal of Dirt & Trees

No trees shall be removed without the prior written approval of the ACC, as applicable, except to remove the dead or diseased trees, to provide room for permanent improvements or to permit construction of drainage swells.

Section 19 - Roof Ventilators or Projections

All roof ventilators shall be located to the rear of the roof ridge line and or gable of any structure and shall not extend above the highest point of such structure so as not to be visible from any public street. ACC may approve exceptions when energy conservation and heating/cooling efficiency requires ventilators that because of a particular roof design cannot be hidden from view.

Section 20 - Window Coolers or Condensers

No window or wall type air conditioners shall be used, erected, placed or maintained on or in any residential building on any part of the property. No condensers shall be located in front of a residence — all others must be screened from public view

Section 21 - Driveways

All driveways or entry walks shall be of concrete, masonry or other hard surface material approved by the ACC.

Section 22 - Landscape

Each front yard shall have a minimum of 2 trees with at least 2" trunk caliber along with ornamental shrubs that are a minimum of 5 gallon size. No more than 10% in area of a front yard area of any lot, excluding driveways and sidewalks, maybe covered by rock or any other material other than vegetation.

Section 23 - Outbuildings (Basketball goals, also)

No tree house or children's playhouse shall be permitted on any lot without prior approval of the ACC. Outbuildings or other structures temporary or permanent, other than the main Residence or garage, shall be limited to 8' in height and shall be subject to approval by the ACC. **The ACC shall be entitled to review and approve or disapprove, without limitation, all outbuildings, play structures (including basketball backboards and hoops), and storage structures.** And such outbuildings will be required to be constructed with material and design that is determined by the ACC to be architecturally and aesthetically compatible with the design of the residence thereon and other structures on the property. **All playground and recreational equipment pertaining to the lot must be placed at the rear of such lot.**

The Board and Homeowner Association's attorney have determined that this clause pertains to portable basketball goals. They are to remain at the rear of the lot except for those properties which have a detached garage. Homes with a detached garage may keep the portable basketball goal around the front of the detached garage.

Section 24 - Lot Drainage

No structure, planting or other material shall be placed or permitted to remain or other activities undertaken within the property or any portion thereof by any owner which might damage or interfere with established slope ratios or established drainage functions or facilities.

Section 26 - Walls and Fences

No fences or walls shall be more than 6' in height unless approved for such lots in writing by the ACC as the case may be, in their sole judgment and discretion. All walls and fencing shall be made of wood, ornamental metal or masonry except as otherwise permitted by the ACC.

Section 27 - Roofs

The roof of each Residence shall be covered with asphalt or composition type shingles equal to or better than a weight of 230 pounds per 100 square feet of roof area. All roof stacks and flashings must be painted to match the approved roof color. No flat roof shall be permitted. Approved roof shingle colors are weathered wood, weathered grey, driftwood, slate and black.

Section 28 - Garages

A garage able to accommodate a minimum of 2 and a maximum of 3 automobiles must be constructed and maintained for each Residence. Garage door openers shall be required for all garages. **No garage shall be permitted to be used or enclosed for living purposes.**

Section 29 - Hunting and Firearms

No hunting shall take place within the Subdivision. **No firearms (including B-B guns and air rifles) may be discharged thereon at any time.**

Section 30 - Window Treatments

No aluminum foil, reflective film, paper or similar treatment shall be placed on windows or glass doors at any time.

Section 31 - Tree Protection

Trees on any individual lot will potentially be enjoyed by and benefit all residents in the Subdivision, and consequently it is the intent of the Association to retain the overall character of the tree massing in the development. To prevent the unnecessary damage or death to existing trees, the lot owners are encouraged to refer to and follow tree care and protection procedures.

Section 31 – Exterior Painting

Exterior painting requires ACC approval. A paint sample must be submitted with the ACC application. A palette of approved paint colors is available upon request.

BASKETBALL GOAL POLICY RESOLUTION

This Basketball Goal Policy Resolution is applicable to the following real property:

Wortham Grove, Section One, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 381107, in the Map Records of Harris County, Texas.

Wortham Grove, Section Two, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 412131, in the Map Records of Harris County, Texas.

Wortham Grove, Section Three, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 398017, in the Map Records of Harris County, Texas.

Wortham Grove, Section Four, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 398020, in the Map Records of Harris County, Texas.

Wortham Grove, Section Five, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 412134, in the Map Records of Harris County, Texas.

The undersigned, being a representative of the Board of Directors of Wortham Grove Homeowners Association, Inc., a Texas Corporation (Association), does hereby certify that the following Resolution was adopted by unanimous vote of the Board and by signature hereon, the undersigned, with the authority of the Board of Directors, acknowledges that decision.

Purpose: The purpose of this resolution is to express the intent of the Article X "Restrictions on Use", Section 23, page 24, pertaining to the use of Playground, Recreational Equipment and Portable Basketball Hoops. In addition, to define the potential action that might be taken in the case where there is documented noncompliance to these regulations.

NOW THEREFORE BE IT RESOLVED THAT the Board of Directors hereby approves :

1. All playground and recreational equipment pertaining to a lot must be placed at the rear of such lot, and in a location where it is not visible from the street. Portable basketball hoops and /or backboards shall be stored at a minimum of ten feet behind the front setback line or side setback line facing any adjacent street when not in use. By definition, the front setback line is a line parallel to the

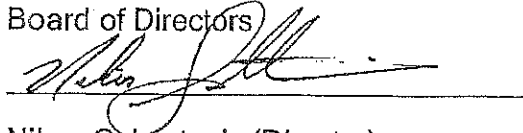
EXHIBIT "B"

front of the house and in contact with it. A similar definition applies to the side setback line.

2. A portable basketball hoop may be temporarily moved beyond the front or side setback lines, i.e. closer to the street, when in use. However, when not in use it must be moved back to a location as indicated above.
3. Residences with a garage located behind the front set-back line, where the garage also faces the same street as the front of the house, may have a basketball hoop permanently installed on the front of the garage. An architectural change request is required to be submitted and approved prior to the installation. No applications are needed for those residences with a backboard already installed as of the effective date of this amendment. Alternately, these residences are permitted to use a portable basketball hoop and store it, when not in use, in a location which is at least ten feet back from the front setback line of the house.
4. Residences on a corner lot where the garage faces an adjacent street running at a right angle to the front of the house are not permitted to attach a basketball hoop on the front of the garage. These residences are permitted to use a portable basketball hoop and must store it when not in use in a location which is at least ten feet back from the actual side of the house (not the setback line of the garage).
5. If a portable basketball hoop is found to be in noncompliance with these regulations a "10 Day Notice" will be sent to the homeowner. If the hoop is still in noncompliance after 10 days, the Homeowners Association, may, at its discretion, physically remove the goal and place it in storage. The 10 day notice will also contain a 30 notice of the owner's right to a hearing before the board of directors prior to any charges or suspension of rights related to the violation will be assessed. To have the goal returned, the homeowner is required to reimburse the Association for all charges incurred, including those for removing, storing and returning the hoop. The 10 Day Notice will be effective for a six month period. If any violation of these regulations occurs within this time period, the board, at its discretion, may again remove the hoop without notice to the homeowner.
6. RESOLVED FURTHER, that this Resolution be deemed effective on this 11th day of August, 2011.

Wortham Grove Homeowners Association, Inc.

Board of Directors




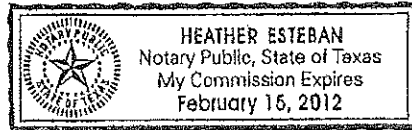
Nikos Salmatanis (Director)

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the day personally appeared Nikos Salmatanis, Director for the Wortham Grove Homeowners Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 16th day of August, 2011.



Notary Public, State of Texas

WORTHAM GROVE HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION: APPROVED PAINT COLORS

The undersigned, being a representative of the Board of Directors (Board) of the Wortham Grove Homeowners Association, Inc., a Texas Corporation (Association), does hereby consent that the following Resolution is deemed to be adopted by unanimous vote of the Board of Directors and by signature hereon, the undersigned, with the authority of the Board of Directors, acknowledges that decision.

WHEREAS: Article IV, Section III of the Declaration grants the Board of Director's the authority to establish standards, review and act upon a proposed modification or improvement to those Lots where the Living Units have been constructed and sold and are owned by someone other than the Declarant, its successors or assigns, or a Builder.

WHEREAS: There is a need to record a palette of approved paint colors;

NOW THEREFORE BE IT RESOLVED: That the attached ICI Paints: Most Popular Neutral Tones is accepted as the approved paint color palette.

RESOLVED FURTHER, that this Resolution be deemed effective on this 5th day of August, 2010.

Wortham Grove Homeowners Association, Inc. Board of Directors



Niko Salmatanis (Board of Directors)



Witness (Board of Directors)

EXHIBIT "D"

Wortham Grove, Section One, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 381107, in the Map Records of Harris County, Texas.

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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

FILED FOR RECORD
8:00 AM

OCT 13 2011

OCT 13 2011



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Stan Stewart
County Clerk, Harris County, Texas

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

EXHIBIT "D"