



SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
GRAYSON WOODS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the authorized representative of Grayson Woods Homeowners Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements instrument entitled "Notice of Dedicatory Instruments for Grayson Woods Homeowners Association, Inc." recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2018140106 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Grayson Woods Residential Guideline Outline Issued: 11/29/18.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

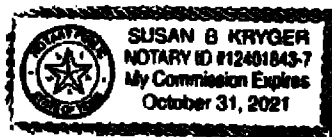
Executed on this 27th day of December, 2018.

**GRAYSON WOODS HOMEOWNERS
ASSOCIATION, INC.**

By: *Rick S. Butler*
Rick S. Butler, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 27th day of December, 2018 personally appeared Rick S. Butler, authorized representative of Grayson Woods Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

Grayson Woods

Residential Guideline Outline

Issued : 11/29/18

Guideline Requirements set forth in this Residential Guideline Outline ("Outline") meet or exceed the Grayson Woods Design Guidelines ("Guidelines") and Declaration of Covenants, Conditions and Restrictions ("DCCR's"). The requirements in this Outline supersede the Guidelines and DCCR's. It is the Builders responsibility to refer to the Guidelines and DCCR's for items not addressed in this Outline. To the extent that City, State ordinances, building code or regulations require a more restrictive standard than this Outline, the Guidelines or DCCR's, the government standards shall prevail. To the extent that government standards are less restrictive, this document shall prevail.

I. Site Plan Guidelines

A. Lot Types

1. Typical: Lots with an adjacent Lot on either or both sides. May back to another Lot/s
2. Corner: Lot with a Typical Lot on one side and a R.O.W on one side
3. Cul de Sac: Lots at the closed-end of a street
4. Reserve / Common Area: Lots with or without adjacent Lots, that side or back to a Reserve or Common Area

B. Product Type

1. Production
 - ☐ 60'
 - ☐ 70'

C. Lot Characteristics

1. 60' Production: Approximately 60' wide x 125' deep
 - a. Pad Dimensions: 45' minimum-50' maximum width x75' maximum depth
 - b. Setbacks: Minimum required, measured from the Property Line
 - i. Front: 25' minimum
 - ii. Back: 20' minimum
 - iii. Face of Garage, for Front Facing Garage: 27' minimum from Front Property Line
 - iv. Cul de sac Front: Per Platted Build Line
 - v. Typical Side Yard: 5'
 - vi. Corner Side Setback:
 - a) 10' Per Plat.
2. 70' Production: Approximately 70' wide x 130' deep
 - a. Pad Dimensions: 55' minimum -60' maximum width x 80' maximum depth
 - b. Setbacks: Minimum required, measured from the Property Line
 - i. Front: 25' minimum
 - ii. Back: 20' minimum
 - iii. Face of Garage, for Front Facing Garage: 27' minimum from Front Property Line
 - iv. Cul de sac Front: Per Platted Build Line
 - v. Typical Side Yard: 5'
 - vi. Corner Side Setback: 10' Per Plat

D. Lot Consolidation**1. Prohibited****E. Garages****1. Required: Garage for 2 mid-size cars side by side****2. Allowed****a. Front Loaded:**

i. Must not be closer to the Front Build Line than minimum Setback requirements

ii. Must be setback a minimum of 2' from the Front Elevation

iii. Must not protrude more than 6' from the Front Elevation

iv. Allowed:

a) One Car

b) Two Car

c) Three Car:

☐ Additional 2' setback from Two car bay required for 3rd car bay

d) Tandem

b. Swing-in**i. Allowed:**

a) One car

b) Two car

ii. Prohibited:

a) Side by side three car

b) Facing Corner Side of Lot

c) Facing Side-Loaded garage or another Swing-In

c. Corner Side-Loaded

i. Must be at the Rear of the Lot, facing the Corner Side R.O.W.

a) Setback an additional 3' from Corner Side Build Line

ii. Allowed:

a) Two car

b) Three car:

☐ Additional 2' setback from Two car bay required for 3rd car bay

iii. Prohibited:

a) Front of a Lot, facing Corner Side R.O.W.

b) Facing Swing-In garage or another Side-Loaded

d. Detached

i. Front Loaded: Facing Front R.O.W.:

a) Interior side of Corner, Reserve

ii. Corner side: Facing the Corner Side R.O.W.:

a) Must be at the Rear of the Lot, facing the Corner Side R.O.W.

b) Setback an additional 3' from Build Line

3. Prohibited**a. Garage Conversions**

F. Driveways**1. Widths**

Garage Type	Number of Cars	Minimum at Property Line	Maximum at Property Line	Maximum at Garage Face*
Attached Front Loaded	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Attached Side Loaded	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Attached Swing In	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Attached Rear Loaded	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Corner Side Loaded	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Corner Detached Side Loaded**	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Detached Front Loaded**	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
Detached Side Loaded**	Two (2) Car	16'	16'	18'
	Three (3) Car		18'	28'
*Maximum with columns between garage doors				
**PROHIBITED on Lake Lots				

2. Prohibited Driveways

- a. Circular, dual driveways to a detached garage, corner side street

3. Materials Permitted

- a. Concrete
- b. Brick pavers, stone, interlocking pavers, stamped or stained concrete or concrete with stone or brick veneer

4. Materials Prohibited

- a. Pea-gravel, asphalt, loose gravel, stone, timber boarders

5. Driveway Radius

- a. 5'

6. Driveway Side Setbacks from Side P.L.

- a. 2.5' minimum
- b. 5' minimum at Front P.L.

G. Sidewalks**1. Material**

- a. Concrete
- b. Broom Finished

2. Widths

- a. 5'

3. Placement

- a. 6' from the back of the curb. (must be in street right of way)

H. Walkways**1. Placement**

- a. Lead from front elevation to front curb on 70 foot lot width.
 - i. Min 4' wide. Must have slight curve. Not straight.
 Lead from front elevation to driveway on 60 foot lot.widths
 - ii. Min 4' wide.

2. Material Permitted

- a. Concrete

- b. Broom finished
 - c. Stamped or colored concrete pavers, brick, flagstone
 - 3. Materials Prohibited:
 - a. Pea-gravel, asphalt, loose gravel, stone, timber boarders
- I. Walkway Landing: Required for walkways leading from the front elevation curb
 - 1. Size
 - a. 3'x6' landing
 - 2. Material Permitted: Match walkway material
 - a. Concrete
 - b. Stamped or colored concrete pavers, brick, flagstone
 - 3. Materials Prohibited:
 - a. Pea-gravel, asphalt, loose gravel, stone, timber boarders
- J. Fencing
 - 1. Fence Type
 - a. Upgraded Wood:
 - i. 6' cedar pickets: All boards facing one side
 - ii. 2" cap
 - iii. 4" trim
 - iv. 6" kickboard (placed below cedar pickets)
 - v. 3 rail
 - vi. Stained
 - vii. Total fence height 6'8"
 - b. Good Side Wood
 - i. 6' cedar pickets: All boards facing one side
 - ii. 6" kickboard (placed below cedar pickets)
 - iii. 3 rail
 - iv. Stained if visible within public view
 - v. Total fence height 6'6"
 - c. Transition Wood:
 - i. 6' - 4' cedar pickets: All boards facing one side
 - ii. 6" kickboard (placed below cedar pickets)
 - iii. 3 rail
 - iv. Stained
 - v. Total fence height 6'6" transition down to 4'6"
 - d. Metal = Ameristar Montage Majestic or equal
 - i. 4'
 - ii. Two rail
 - iii. Black
 - 2. Fence Type location
 - a. Front Fence Returns (Left and/or Right side facing front R.O.W.): Returns on a Corner Lot, Typical Lot, Interior Side of a Reserve/ Common Area Lot
 - i. Upgraded Wood: 6'8"
 - b. Reserve/Common Area Front Fence Returns (Left or Right side facing front R.O.W.): Returns adjacent to a Reserve/Common Area
 - i. 4' Metal
 - c. Corner Side Fence (Corner Street Side): Typical Lot
 - i. Upgrade Wood: 6'8"
 - d. Reserve/Common Area Side Fence: Adjacent to a Reserve/Common Area
 - i. 4' Metal

- e. Wood Visible within Public View: Fencing between adjoining Lots, Corner Lot Rear Fence, etc.
 - i. Upgraded Wood: 6'8"
 - ii. Last Builder to build adjoining fence must complete all fencing to be Upgraded when Visible within Public View
- f. Interior Wood Fence (not visible within public view): Interior side and rear property line fence
 - i. Good Side Wood: 6'6"
- g. Interior Wood Fence Visible within Public View: Interior side or rear property line fence for Lots with 4' Steel fencing
 - i. Good Side Wood :6'6"
 - ii. Transition 6'6" to 4'6" Good Side Wood, 1 panel, to meet 4' Metal
 - iii. One Panel of 4' Steel to meet adjoining 4' Steel
- h. Reserve/Common Area Rear Fence: Adjacent to a Reserve/Common Area
 - i. 4' Metal
- 3. Location
 - a. Locate fence on property line with exception to front fence return and corner lot.
 - b. Front Fence Returns:
 - i. 10' minimum-15' maximum setback from the closest front corner of home
 - ii. Even with neighboring fence if existing. No staggering.
 - c. Corner Lot Side Fence Setback:
 - a) Minimum 5' setback from back of sidewalk/property line
 - b) Minimum 5' setback from side of house
 - i. All other Lots or Conditions
 - a) Subject to ARC review and approval
- 4. Fence Stain
 - a. Thompson's Semi-Transparent Stain "Maple Brown"
 - i. Required for all fences Visible within Public View
- K. Breezeways: Required to connect Detached Garage and home
 - 1. Brick with steel gate: 4' minimum to 6' maximum
 - 2. Steel with steel gate: 4' minimum to 6' maximum
- L. Gates: Pedestrian Gates
 - 1. Allowed Placement:
 - a. Front Fence Return: Left, right or both sides
 - b. Rear fence leading to Reserve/Common Area for fences with 4' steel, must receive ARC approval
 - 2. Prohibited placement:
 - a. Corner Side Fence facing Corner Side R.O.W.
 - b. Reserve/Common Area wood fence
 - 3. Materials Allowed:
 - a. Wood with wood gate: Same height and design as fence
 - b. Brick with steel gate: Same height and design as fence
 - c. Steel with steel gate: Same height and design as fence
- M. Grading/Drainage
 - 1. There shall be no drainage interference with established drainage patterns, , unless adequate provision is made for proper drainage and provision has been certified by a professional engineer and approved in advance by the ARC.

2. Positive drainage away from the housing structure shall be provided for rainfall, gutter downspouts, irrigation, air conditioner condensation and all other types of water runoff.
3. Caution should be used in establishing the foundation elevation so that driveways, slabs or insufficient fall does not impair adequate drainage of the Lot.

III. Architectural Guidelines

A. Product Types/Sizes

1. Production

B. Living Area Square Footage: Per Lot Size:

1. 60' Wide Lot Product:

- a. 1 Story:
 - i. 2200 sf minimum
 - ii. Maximum TBD
- b. 1 1/2 or 2 Story
 - i. 2500 sf minimum
 - ii. Maximum TBD

2. 70' Wide Lot Product:

- a. 1 Story:
 - i. 2700 sf minimum
 - ii. Maximum TBD
- b. 1 1/2 or 2 story:
 - i. 3000 minimum
 - ii. Maximum TBD

C. Plan Widths

1. Base Plan Width must be no less than 15' of Product Type.

- a. 60' Product: 45' minimum Base Plan Width
- b. 70' Product: 55' minimum Base Plan Width
- c. Adding additional garages to meet minimum plan width requirement is prohibited.

D. Plan Spacing & Repetition

Plan	Elevation	Street Side	Spacing
Same Plan	Same Elevation	Same side of Street	3 Lots Between
		Opposite side of Street	May not be directly across and 2 Lots on either side
	Different Elevation	Same side of Street	1 Lot Between
		Opposite side of Street	May not be directly across
Different Plan	Considered Same as another Plan Elevation	Same side of Street	3 Lots Between

	Considered Same as another Plan Elevation	Opposite side of Street	May not be directly across and 2 Lots on either side
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E. Masonry Requirements

Lot Size	1 st Floor	2 nd Floor*
60' Production	100%	100% Front Elevation
		75% of each Left, Right, Rear Elevation
		100% Front Elevation
		75% of each Left, Right, Rear Elevation
70' Production	100%	100% Front Elevation
		75% of each Left, Right, Rear Elevation
Visible Elevations	100%	100%
*2nd Floor Percentage may be less as determined by ARC for areas that are considered less than 50% of the below 1st Floor Elevation		

1. Lots with “Visible Elevations” indicated in exhibit “A”

F. Exterior Materials**1. Masonry**

- a. Brick/Stone/Stucco
 - i. Stucco Board & Hardie Siding NOT considered masonry and subject to ARC review and approval.
 - ii. EIFS prohibited
- b. Colors: Builders are encouraged to select colors that support a strong community image, must receive ARC approval.
 - i. Earth tones
- c. Colors prohibited:
 - i. White, silver, black
 - ii. Colors considered brilliant, pastel, primary

2. Repetition

- a. Same color family may not be adjacent or directly across:
 - i. Brown brick color adjacent or across from similar brown brick color
 - ii. Stone color and cut adjacent or across from similar color and cut
 - iii. Light brown stucco color adjacent or across from similar light brown stucco
- b. Same color scheme may not be within 4 homes:
 - i. Same Brick, stucco, and/or stone combination
 - ii. Same paint color combination

3. Accents: Wood, Shutters, etc

- a. Allowed:
 - i. Earth tone colors
- b. Prohibited:
 - i. Primary colors
 - ii. Unstained or untreated wood

4. Siding:

- a. Allowed: Hardie Plank and/or cementitious equivalent in various styles subject to ARC review and approval.
 - b. Prohibited: Wood board and batten, wood shake, vinyl, metal
- 5. Shirt Fronting: Masonry must not stop on front corners=must wrap side elevations.
 - a. Prohibited:
 - i. Masonry must wrap: 5' minimum from Front Elevation to Side Elevations on 2nd floors.
- G. Balconies: Second Floor Rear Balcony
 - 1. Allowed: Perimeter, Lake, Reserve Lots
 - 2. Prohibited: Lots backing or siding another Lot
- H. Chimneys
 - 1. Cap: Required
 - 2. Direct Vent: Allowed
 - 3. Materials:
 - a. 75% Brick, stone, or stucco for exposed portion of fire breast, flue and chimney above roof
 - b. 100% Brick or stone for chimneys on an exterior elevation wall
- I. Roofs
 - 1. Materials:
 - a. Shingle: Random tab architectural composition shingle (Color must appear to be weathered wood shingles, black, or slate, unless ARC approved), tile, slate, standing seam metal or other equal or greater product. Must receive ARC approval
 - b. Must match the architectural style of the home
 - 2. Pitches:
 - a. House Minimum: 6:12
 - b. Porch Pitch Minimum: 3:12
 - 3. Roof Vents, Stacks, etc
 - a. Exposed vents, stacks, accessories, etc. must be painted to match roof material
- J. Front Entry Doorways
 - 1. Recessed entry required.
- K. Windows
 - 1. Materials: Double-pane, Wood, Metal, Vinyl
 - a. Bronze, cream, sand, clay or white anodized aluminum , vinyl or wood.
 - b. Painted wood or fiberglass window shutters permitted
 - c. All windows facing a street front shall be divided light windows
 - d. Window awnings, overhangs, and shutters must receive ARC approval
 - 2. Prohibited:
 - a. Reflective window coverings or treatments
 - b. Plastic or metal awnings
- L. Foundation
 - 1. Maximum exposed foundation: 12"
- M. Garage Doors
 - 1. Materials: Wood or Metal
 - 2. Colors: Stained or painted a color compatible with the colors of the house
 - 3. Automatic garage door openers required
- N. Plate Height

1. 8' minimum exterior Plate, 9' preferred
 - a. Continuous 8' Plate across majority of Front Elevation prohibited
2. 9' minimum interior Plate required

O. Lighting

1. Minimum of 1 light near the front door or porch
2. Cast aluminum or brass fixtures are permitted. Must receive ARC approval.
3. "Spill over" lighting onto neighboring yards or other properties, streets or public spaces is prohibited.
4. No exterior light shall be installed or maintained on any Lot which is found to be objectionable by the ARC.
5. Prohibited: Colored lighting, high intensity lighting such as Mercury Vapor

P. Solar Devices

1. Allowed with basic requirements for placement. Must receive ARC approval.

Q. Address Markers

1. Cast stone address plaque required

R. Builder Signage

1. Model Identification sign:
 - a. Builders are permitted one (1) lighted sign per model home.
 - b. Sign size, shape, material and color must receive ARC approval
2. Lot Identification sign:
 - a. For advertising and sale of a Lot
 - b. One sign per Lot
 - c. Must be no more than six (6) square feet in size
3. Bandit signs and banners:
 - a. Prohibited

S. Builder Flag Poles

1. Two (2) twenty-five foot (25') flag poles are permitted per Model Home.
2. Placement and color must receive ARC approval
3. Must be removed prior to the sale of the Model Home

T. Mail Boxes/Clusters

1. U.S. Post Office standard mail clusters will be installed at appropriate locations.

IV. Landscape Guidelines

A. Yard Types

1. Front
2. Corner
3. Visible Rear Yard

B. Landscaped Areas:

1. Front
2. Corner Side
3. Visible Rear Yard
4. Landscape Buffer: For visible fencing exceeding 30' in length and/or exposed foundation of Corner Lots

C. Minimum Plant Count Requirements

1. Front Yard:

- a. 60' Lot: Front Planting Bed between Front Elevation and sodded yard. No less than 5' deep.
 - i. One 4" caliper Live Oak Tree installed half way between front of house and sidewalk/edge of property. Planting trees in ROW between sidewalk and street is **prohibited**.
 - ii. One 4" caliper Live Oak Tree installed in the back yard. Required for lots that back to Grayson Lakes ONLY.
 - iii. Two 15 Gallon Shrubs
 - iv. Fifteen 3 Gallon Shrubs
 - v. Twenty 1 Gallon Plants (annual plants do not count toward the 1 Gallon requirement)
- b. 70' Lot: Front Planting Bed between Front Elevation and sodded yard. No less than 5' deep.
 - i. Two 4" caliper Live Oak Trees installed half way between front of house and sidewalk/edge of property on each side of front entry walk. Planting trees in ROW between sidewalk and street is **prohibited**.
 - ii. Two 15 Gallon Shrubs
 - iii. Twenty-five 3 Gallon Shrubs
 - iv. Thirty 1 Gallon Plants (annual plants do not count toward the 1 Gallon requirement)

2. Corner Side Yard: Placed along the Corner Side Fence in a zigzag type pattern between fence and sidewalk

- a. Two 4" caliper hardwoods
- b. Three 15 Gallon Shrubs
- c. Twenty 3 Gallon Shrubs

3. Rear Yard with a View: Rear yards with 4' Steel fencing

- a. One 4" caliper Hardwoods
- b. Two 15 Gallon Shrubs
- c. Ten 3 Gallon Shrubs
- d. Fifteen 1 Gallon Plants (annual plants do not count toward the 1 Gallon requirement)

4. Landscape Buffer: Fencing between adjoining Lots that is 30' or more in length

- a. Two 15 Gallon Shrubs
- b. Ten 3 Gallon Shrubs

D. Screening

1. All utilities visible within public view
2. Foundation visible from R.O.W.
 - a. Home and garage foundation visible from Front R.O.W.
 - b. Corner side foundation visible from Corner Side R.O.W.
 - c. Side and Rear foundation facing Reserve/Common Area

E. Sod

1. Type:
 - a. Common Bermuda required. All other types prohibited
2. Location:
 - a. All yards: Front, Rear, Interior Side, Corner Side

F. Mulch

1. Required:
 - a. Shredded wood
 - b. 2" deep, minimum
2. Colors Allowed:
 - a. Brown and/or black Only
3. Colors Prohibited:
 - a. Red

G. Landscape Border

1. Allowed:
 - a. Steel edging, masonry (brick, stone,) moss boulders or cast concrete stones
 - b. Must match or compliment the colors of the home

H. Gutters

1. Required on entire front elevation of home.
 - a. Front of home must be guttered with downspouts
 - i. Must not drain into adjoining properties
 - b. Must be molded from aluminum with prepainted finish, copper or paint grip metal. PVC gutters are prohibited.
 - i. Must be painted same color as trim or main body color
 - c. Gutter treatments above the roof must be painted the same color as the roof material

I. Irrigation

1. Required in all yards.

Exhibit “A”

**Lots with Visible Locations
(Per Section III, Paragraph E, of the Residential Guideline Outline)**

Lot One (1), Block One (1) – the most westerly side Lot line

Lot Sixteen (16), Block One (1) – the most southerly side Lot line (adjacent to Reserve “B”)

Lot One (1), Block Two (2) – the most southerly side Lot line

Lot Two (2), Block Two (2) – the rear Lot line (adjacent to Reserve “A”)

Lot Twelve (12), Block Two (2) – the most northerly side Lot line (adjacent to McMurtry Ridge Drive)

Lot Eighteen (18) and Lot Nineteen (19), Block Two (2) – the most southerly side Lot line of each Lot (adjacent to Zoyas Creek Trail)

Lot Twenty-Two (22), Block Two (2) – the most southerly side Lot line (adjacent to Zoyas Creek Trail)

Lot Twenty-Six (26), Block Two (2) – the portion of the rear Lot line adjacent to Reserve “C”

Lot Twenty-Seven (27), Block Two (2) – the rear Lot line (adjacent to Reserve “C”) and the most southerly side Lot line (adjacent to Zoyas Creek Trail)

Lot Twenty-Eight (28), Block Two (2) – the most southerly side Lot line (adjacent to Zoyas Creek Trail)

Lot Forty-Five (45), Block Two (2) – the most southerly side Lot line (adjacent to Zoyas Creek Trail)

Lot One (1), Block Three (3) – the most northerly side Lot line and the rear Lot line (adjacent to Reserve “A”)

Lot Five (5) and Lot Six (6), Block Three (3) – the most easterly side Lot line of each Lot (adjacent to Zoyas Creek Trail)

Lots Thirty-One (31) through Forty-Two (42), inclusive, Block Three (3) – the rear Lot line of each Lot (adjacent to Reserve “A”)

Lot Forty-Three (43), Block Three (3) – the portion of the rear Lot line adjacent to Reserve “A”

Lot Sixty-Seven (67), Block Three (3) – the most easterly side Lot line (adjacent to McMurtry Ridge Drive)