

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**NOTTINGHAM COUNTRY FUND, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the authorized representative of Nottingham Country Fund, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Nottingham Country Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Nottingham Country Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Nottingham Country Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Nottingham Country Fund, Inc.", "Supplemental Notice of Dedicatory Instruments for Nottingham Country Fund, Inc." and "Supplemental Notice of Dedicatory Instruments for Nottingham Country Fund, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. U350987, 20120130426, 20130183716, RP-2021-712090, RP-2022-242947 and RP-2025-78584 (the "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.

- **Architectural Guidelines for Nottingham Country Fund, Inc.**

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 Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

Executed on this 12<sup>th</sup> day of May, 2025.

NOTTINGHAM COUNTRY FUND, INC.

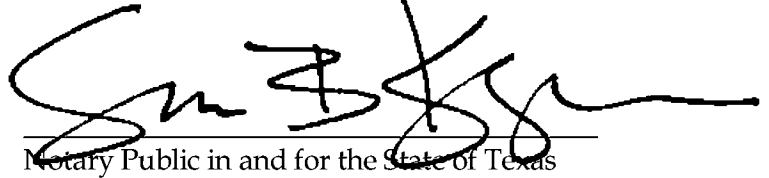
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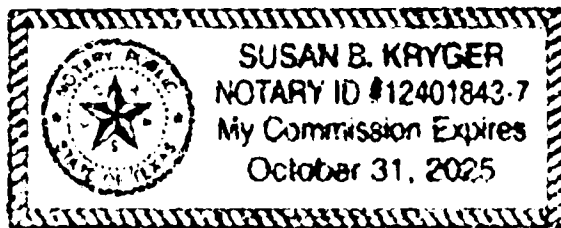


Cliff Davis, authorized representative

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this 12<sup>th</sup> day of May, 2025 personally appeared Cliff Davis, authorized representative of Nottingham Country Fund, 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.

  
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Notary Public in and for the State of Texas



**ARCHITECTURAL GUIDELINES**  
*for*  
**NOTTINGHAM COUNTRY FUND, INC.**

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STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS    §

I, George Hunton, Secretary of Nottingham Country Fund, Inc.

("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 15th day of April, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Architectural Guidelines were approved by at least a majority vote of the members of the Board present at the meeting.

**I. OVERVIEW**

These Architectural Guidelines ("Guidelines") replace and supersede any previously recorded or implemented architectural guidelines adopted by the Nottingham Country Fund, Inc. (the "Association"), including, but not limited to, the Resolution Regarding Architectural Guidelines for Kelliwood Sections One (1), Two (2), Three (3), Four (4), and Five (5) and Nottingham Country Section Ten (10) All Harris County Subdivisions Adopted by Unanimous Written Consent of Board of Directors of Nottingham Country Fund, Inc. filed at Clerk's File No. 20120130426 in the Official Public Records of Real Property of Harris County, Texas.

The Association's Architectural Control Committee ("ACC"), with the approval of the Association's Board of Directors ("Board"), has established and hereby adopts the following Architectural Guidelines per the authority granted by the Restrictive Covenants [as that term is defined in Texas Property Code Section 209.002(11)] applicable to the lots under the jurisdiction of the Association and Texas Property Code Section 204.010(a)(18). These Guidelines are intended to provide all lot owners under the jurisdiction of the Association with information relating to the type, color and quality and grade of materials which may be used in the construction of various kinds of structures and improvements, and the sizes and locations of such improvements and structures, additional requirements and prohibitions regarding the installation or construction of improvements within Nottingham Country and information relating to the procedure utilized by the Association with respect to applications for proposed improvements and structures and allocations thereto.

## **II. ARCHITECTURAL REVIEW PROCEDURES**

- 2.1. Applications.** All applications requesting approval to make any exterior changes, additions or improvements must be submitted to the ACC in writing by completing the application form then currently in use by the ACC. You must attach complete and final plans and specifications for any exterior addition, change, alteration or improvement to the application, including without limitation, if applicable, brick selection, external building material, shingle selection, and paint and/or stain colors. A survey of the property may be requested. All applications, additional information, or request for appeal shall be submitted on-line using the Association's managing agent portal or delivered to the office of the managing agent of the Association and not to members of the ACC.
- 2.2. Automatic Denial.** All applications that do not include a valid street address and/or Section and Lot Number, plus telephone number to contact owner or owner's *bona fide* representative shall be deemed automatically denied. Any application for construction that does not include a plot plan drawn to scale clearly showing the location of proposed improvements including measurements from front, side and rear property and/or building lines shall also be deemed automatically denied.
- 2.3. Additional Information.** The ACC reserves the right to request any additional information it deems necessary to properly evaluate any application. In the event that the ACC requests additional information, the application shall be considered incomplete and denied until such information is submitted to the ACC and, the time allowance for approval shall not begin until such information is received. In the event that the ACC requests additional information and the information is not received within thirty (30) days from the date of the request, the application shall be considered denied; however, the applicant may thereafter submit a new application with the requested information to the ACC for its review.
- 2.4. ACC Decisions.** ACC members shall consider each application for compliance with the Restrictive Covenants, including these Guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ACC. ACC decisions shall be conveyed in writing by the ACC or the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.
- 2.5. Automatic Approval.** Any ACC application that is automatically approved because of the failure of the ACC to act on the application within thirty (30) days of submission shall not be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate any term or provision of the Restrictive Covenants..

- 2.6. Completion Deadline. Unless otherwise stated in the ACC's written response, all approved exterior changes, additions or improvements shall be completed within thirty (30) days of the date construction, installation or erection is commenced unless an extension is otherwise approved by the ACC in writing.

### **III. GENERAL GUIDELINES**

- 3.1. ACC Approval Guidelines. The ACC shall, in addition to considering compliance with the Restrictive Covenants, consider the following factors when applicable upon the review of each application for an exterior addition, change, or alteration:

- 3.1.1. conformity and harmony of external design and location in relation to surrounding structures and topography;
- 3.1.2. quality of workmanship and materials;
- 3.1.3. dimension, shape, height, and location (Note: The ACC may not grant permission to construct or place an improvement upon or across any utility easement; consent to encroach upon any utility easement must be obtained in writing from the owner of the easement.)
- 3.1.4. harmony and appeal of exterior design;
- 3.1.5. structural, mechanical, electrical and plumbing details; and
- 3.1.6. nature, kind, type and color of materials.

- 3.2. No Warranty. The approval of an application shall not be construed as a warranty or representation by the ACC that the change, addition or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the ACC of the fitness, design or adequacy of the proposed construction.

- 3.3. Grandfather Clause. Any building, fence, wall, structure, or other improvement that was erected prior to the date these guidelines were adopted by the ACC and which previously received approval from the ACC, shall be deemed in compliance with these Guidelines.

### **IV. SPECIFIC GUIDELINES**

- 4.1. Fences

- 4.1.1. Pickets. All fences visible from the front street or visible from the front private drive or visible from the rear alley or visible from a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the respective street, private drive, or alley.

4.1.2. Gates. All gates shall be constructed with materials consistent with either the fence material or the house material.

4.1.3. Color and Materials.

4.1.3.1. Wooden Fences. No wooden fence may be painted, stained, except clear sealant, or varnished. Fences must be constructed of roughhewn cedar or pressure treated pine (posts, runners, decorative top rails, and pickets).

4.1.3.2. Wrought Iron Fences. Wrought iron fences must be black, or as otherwise approved in writing by the ACC. The height, location and spacing of the bars of all wrought iron fences must be approved in writing by the ACC.

4.1.3.3. Chain Link and Wire Fences. Chain link, vinyl, and wire fences are not permitted, except to enclose a dog kennel and only if the chain link or wire fence is not visible from ground level of any lot or street.

4.1.3.4. Other Fences. Fence of any other material than that listed above must be approved in writing by the ACC.

4.1.3.5. Perimeter Fences and Walls. Walls located on lots comprising the outer perimeter of Kelliwood Sections One (1), Two (2), Three (3), Four (4), and Five (5) must be constructed of brick matching existing perimeter walls. Walls located on lots comprising the outer perimeter of Nottingham Country Section Ten (10) must be constructed of precast concrete matching existing perimeter wall. The following exceptions exist:

4.1.3.5.1. Kelliwood Section 4 west/rear along Houghton and also the north/side border with the Shopping Center shall be constructed of wood matching existing construction in height and materials.

4.1.3.5.2. Kelliwood Section 5 east/rear adjacent to Parklake Village subdivision shall be constructed of wood matching the existing perimeter fence.

4.1.4. Setback Lines. Fences may not be constructed on a lot forward of any applicable setback line unless in compliance with the Association's Security Measures Policy.

4.1.5. Maintenance of Fences/Walls. All fences/walls shall be properly maintained and portions replaced as originally constructed or approved to prevent fading (other than natural weathering of wood), mildewing or disrepair of wood fence or brick walls. This maintenance requirement includes, but is not limited to,

replacing/repairing cracked or damaged fence pickets or brick walls, replacing/repairing broken, damaged, or non-functioning fence hardware, repairing/replacing broken, damaged or non-functioning fence gates, and, removing/painting wrought iron/metal fencing when necessary.

4.1.6. Height. Fences or walls located on interior side or rear lot lines shall not exceed nine feet (9') in height; unless in either case otherwise approved in writing by the ACC. It is understood if a fence or wall crosses a ditch or gully the height of the fence or wall at that point only may exceed the maximum height requirements set forth herein.

4.1.7. Fence Extensions. Fence extensions should be submitted by both owners sharing the side lot line and fence. If both owners do not submit the request, the ACC will examine the effect of the extension on both owners. If one party will suffer detrimentally from the proposed extension (e.g. totally enclosing a bay window), the ACC will deny the application.

4.1.8 Notwithstanding any language to the contrary herein, all security measure fencing must comply with the Association's Security Measures Policy (or similarly named document). The Security Measure Policy shall control over the terms and provisions of these Guidelines unless otherwise determined by the ACC in writing.

#### 4.2. Swimming Pools, Spas, and Jacuzzis-

4.2.1. In General. No swimming pool, spa, hot tub, swim spa, or similar improvement shall be approved in writing unless the area in which the pool/spa is to be located is either enclosed by a minimum six foot (6') wood fence or four foot (4') wrought iron style fence constructed with materials approved in writing by the ACC with a maximum of three inches (3") between each bar. During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Excavated material shall either be used on site or immediately removed from the premises by the pool contractor. The construction of all swimming pools, spas, and Jacuzzis must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. There shall be no surface discharge on the lot or to an adjacent property. No swimming pool, spa, hot tub, swim spa, or similar improvement shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot. Generally, swimming pools, spas, and Jacuzzis should be located at least five feet (5') from a side or rear lot line to maintain proper drainage. All installation must be in accordance with the setback requirements of the Restrictive Covenants subject to any applicable utility or other easements. Pools, spas, hot tub, swim spas, or similar improvements shall not encroach into any utility easement without the prior written consent of the utility company, which written consent must be provided to the ACC if requested by the ACC.

4.2.2. In Ground. An application for the construction of a swimming pool, spa, hot tub, swim spa, or similar improvement must include a plot plan showing the proposed location of the swimming pool, spa, hot tub, swim spa, or similar improvement in relation to the property lines, building lines, existing structures, and existing or proposed fences. The application shall also include a timetable for the construction of the swimming pool, spa, hot tub, swim spa, or similar improvement.

4.2.3. Above Ground. Above ground pools (not including children's portable swimming pools as determined in the sole and absolute discretion of the Association's Board of Directors), spas, hot tubs, swim spas, or similar improvements are prohibited.

#### 4.3. Outbuildings

4.3.1. General Rules. For the purpose of these Guidelines, an "outbuilding" is defined as *any* structure which is not attached to the main residential dwelling on the lot. This definition does not include *bona fide* additions to the main residential dwelling or garage, but does include, without limitation, gazebos, greenhouses, pool cabanas, storage sheds, palapas, covered patios, workshops, play structures, and play apparatuses. All outbuildings, except play structures and play apparatus (as hereinafter defined), must be approved in advance of construction and the



standard type, quality and color of the materials used in the construction of outbuildings shall be harmonious with those of the main residential dwelling on the lot. Outbuilding locations must also conform to the front, rear and side building setback restrictions. No outbuilding may be placed or built against any wall of the main residential dwelling, unless its maximum height is six feet (6') from grade; provided, however, if the outbuilding is under six feet (6') in height, it may be located in the side yard. No outbuilding may be located on a lot such that it impedes drainage from the lot or causes water to flow onto an adjacent lot. Further, if an outbuilding is to be constructed or placed on a lot, the lot must be enclosed by a six foot (6') or higher fence, or such fence must also be proposed concurrent with the application for approval to construct the play structure. A fence approved in conjunction with an application to construct an outbuilding must be completed within thirty (30) days of the date that the outbuilding construction begins.

4.3.2. Gazebos. For the purposes hereof, a gazebo shall be defined as a free standing structure, whose purpose should not be for any type of storage. These typically are circular, hexagonal or octagonal shaped structures. There are two approved types of gazebos:

4.3.2.1. Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed the maximum height of eleven feet (11') and the vertical supports cannot exceed eight feet (8'), from the deck level. The deck height shall comply with Section 4.6 of these Guidelines.

4.3.2.2. Flat lattice (arbor type) roofed gazebos. These cannot exceed ten feet (10') in height (height measured from the ground) and the horizontal beam supports cannot exceed eight feet (8') in height from the deck level. The deck height shall comply with Section 4.6 of these Guidelines.

4.3.2.3. For both structures, the footprint area is limited to one hundred fifty (150) square feet (typically 12' by 12'). The roofs of all gazebos with solid roofs must comply with Section 4.9 of these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residential dwelling on the lot. Louvered or trellis style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood, redwood, or cedar may be stained, painted or left bare. Water and electricity may be permitted upon approval and installed according to the National Electrical Code. All pipes, conduit, wiring and cables to the structure must be underground. Gazebos must be located a minimum of five feet (5') from all rear and side property lines and six feet (6') from the residential dwelling. Further, if a gazebo is to be constructed on a lot, the rear portion of the lot must be enclosed within a six foot (6') fence or such a fence must be proposed in conjunction with the application for approval to construct the gazebo. A fence approved in conjunction with an application for approval to construct a gazebo must be completed

within thirty (30) days of the date that the gazebo is constructed or erected. No gazebo shall impede drainage on the lot or cause water to flow onto an adjacent lot.

4.3.3. Children's Play Apparatus. For the purposes hereof, a children's play apparatus shall mean any type of children's swing set, play set, climbing structure, slide or raised play set. Play apparatus meeting these guidelines will not require ACC approval. A maximum of two (2) children's play apparatuses is allowed on a residential lot. The maximum dimensions for each play apparatus are ten feet (10') in width by fifteen feet (15') in length by eight feet (8') in height. The play apparatus may have no more than two (2) vertical beams with a single horizontal support member between them extending above the eight foot height restriction of the play apparatus. The sole permitted purpose of these extending beams is to support a tarpaulin for a shade area. The beams and their accompanying horizontal cross member may not exceed ten feet (10') in height, measured from the ground. Tarpaulin colors will only be acceptable if harmonious with the color of the residential dwelling. Play apparatuses must be located in the rear or side yards inside the fence line and meet setback requirements of the Restrictive Covenants.

4.3.4. Children's Play Structures. For purposes hereof, a children's play structure shall mean any type of children's playhouse, clubhouse, or play fort. The same guidelines for play apparatus shall be applicable to play structures.

4.3.5 Swings: Each residential dwelling may have a maximum of two swings located in a side or front yard. Examples of swings include tree, baby, circular disc, etc.). Swings must be kept in good condition.

4.3.6 Other Children's Play Apparatus: A maximum of one obstacle course, climbing structure, or slackline may be located in the front yard. Apparatuses must be kept in good condition.

4.4. Garages/Carports. Each residential dwelling on a lot must have an attached garage or an attached combined carport/garage except in Nottingham Country Section Ten (10) where a detached garage connected to the main structure by a breezeway is permitted. Each garage or garage/carport must be designed for a minimum of two (2) automobiles. Multiple garage installations will be permitted if they meet all other Guidelines and Restrictive Covenants. Carport and garage locations must also conform to the building front, rear, and side setback restrictions. Front facing garages must be setback from the front of the main structure a minimum of twenty five feet (25'). Front facing combined garage/carports must be constructed so the front carport is setback from the front of the main structure a minimum of three feet (3'), and the front facing garage setback from the front of the main structure a minimum of twenty five feet (25'). The roofs of garages and carports must be covered with shingles or other roofing material that is considered by the ACC to be harmonious with the residential dwelling and roofs must be peaked, not flat, similar to the main structure roof line and must tie into either the existing roof line (flush with eaves) of a single story portion of the main structure or the wall of a two story

portion of the main structure. Garage conversions shall be permitted, subject to compliance with the Restrictive Covenants, provided the exterior of the garage is not altered (which includes a requirement that the garage must retain what appear to be working garage doors) and driveways are not removed.

4.5. *Patio Covers.* The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residential dwelling. Wood frame arbor style covers may be allowed to remain unpainted, provided cedar, redwood or treated pine is used. If attached to the residential dwelling, a patio cover must be integrated into existing roof line (flush with eaves), and if shingled, shingles must match roof. Fabric patio roof material may be approved if it is a solid color harmonious with the residential dwelling. If constructed of wood, the entire patio cover and posts should be trimmed out to match house. Supports must be painted wood, treated wood as set forth above, or metal columns. No unfinished pipe is allowed. At no time, however, shall a shingled roof be allowed with an unpainted frame and the frame for such a structure must be painted to match trim of house whether treated or untreated wood is used. Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from the side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.

4.6. *Decks.* All decks must be approved in writing by the ACC with respect to location and the standard, type, color and quality of the materials used in construction. Appropriate fences may be required by the ACC if any portion of a proposed deck would otherwise be visible from the street or an adjacent lot. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck other than a second level balcony attached to the main residential dwelling shall be constructed more than eighteen inches (18") above the ground. No deck may encroach into any utility easement without the prior consent of the utility company.

4.7. *Exterior Lighting.* All exterior lighting (not including holiday lighting) must be approved in writing by the ACC. Lighting should not be of a wattage or lumen count which will detrimentally affect neighboring homes. Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes or oncoming vehicles. Decorative gas or electric lights must be black, brown, or white depending on color of house and determination of suitable color will be the decision of the ACC. All exterior lights must elicit light between 2700K and 5000K in a white tone. **In the event of a dispute between owners and/or residents regarding the aim or direction of lighting of any type on a lot: (a) the Association shall have no obligation to participate in the resolution of the dispute; and (b) the dispute shall be resolved solely by and between the affected owners and/or residents.**

4.7.1 Exterior Lighting Types: Exterior lighting includes, but is not limited to, can lights within the fascia / soffit, tape lighting, Jellyfish lighting, other lighting located

within the trim, Led lighting, color changing lights, string lights, and landscape lights.

4.7.2 Holiday Lighting: Holiday lighting can be placed two months in advance and must be taken down one month after any holidays that exterior lights are part of normal tradition.

4.8. Exterior Painting. At least two (2) color samples or "paint chips" of the proposed exterior color of any new addition or improvement must be attached to each application submitted to the ACC. Further, the existing exterior color of the main residential dwelling, garage or other improvement on a lot, as well as any trim, soffit, fascia, windows, doors, rain gutters or accent color, shall not be changed without first submitting an application with at least two (2) color samples or paint chips to the ACC and receiving its written approval. Each color sample or paint chip shall be evaluated by the ACC to insure it is harmonious with the color scheme already established for the subdivision. Exterior paint shall be maintained in good condition at all times. The failure to repaint and/or repair any faded, cracked, or peeling paint is a violation of these Guidelines.

4.8.1. Harmonious Colors – The proposed colors must be harmonious with each other and with the colors of the exterior brick and roofing materials.

4.8.2. Painting exterior brick veneer requires written approval of the ACC. Such painting must conform with the color scheme of both the subdivision and the residential dwellings in the immediate area. The trim may be painted a different but complementary color. Exterior type of paint must be used. Brick should be primed prior to painting.

4.8.3. It is prohibited to cover or replace exterior brick veneer on a residential dwelling or other improvement with stucco.

4.8.34. It is prohibited to cover or replace the exterior brick veneer on a residential dwelling or other improvement with stonework.

4.8.45 Painted brick must be maintained in a manner consistent with the Association housing look and feel.

4.8.6. Any use of acid wash, Lime Wash, German Schmear, and other techniques to change the complexion of the brick must be approved in writing by the ACC.

4.8.7 Concrete Paint and Stain Driveway / sidewalk paint and or new driveways, circular driveways, concrete color/ stain/ paint needs to be approved in writing by the ACC.

#### 4.9. Roofing Materials and Additions

**4.9.1. Materials.** A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ACC unless it meets the requirements as specified below. Cedar shingles are allowed by the Restrictive Covenants, but due to the fire hazard inherent in their use, they are not recommended.

4.9.1.1. It is not allowed to replace the current roof using metal roofing. This does not preclude the limited use of metal flashing or roofing over architectural elements included with the original builder construction such as over a raised eyebrow section of brickwork.

**4.9.2. Colors.** The color of any proposed composition shingle roof must be harmonious with the established color scheme. Colors currently approved for all are Weathered Wood, grey, dark grey, and black.

The following colors are approvable:

<u>Company</u>	<u>Black Color</u> <u>Name</u>	<u>Weathered Wood</u> <u>Color Name</u>
Elk "Prestique"	Sablewood	Weathered Wood
Majestic	Midnight	Weatherwood
Celotex	Shadow Black	<i>No current match</i>
Owens Corning	Onyx Black	Weathered Wood
Owens Corning Plus 30	<i>No current match</i>	Driftwood
Sovereign	Charcoal	Weathered Gray
	Blend	Blend
Timberline "Ultra"	Charcoal	Weathered Wood
	Blend	Blend

**4.9.3. Roofing Additions.** No solar panels, skylights, wind turbines, roof vents or similar types of additions shall be permitted to the front of the roof ridge line and/or gable of a structure, or on a roof parallel and facing the side street for a corner lot. Furthermore, solar panels, skylights, wind turbines, and roof vents should be installed on the rear roof so as to not be visible above the front top roofline. The wind turbines should either be a color that blends with the shingle color or painted to match the shingle color. In the event any language in this provision regarding solar energy devices [as that term is defined in Texas Property Code Section 202.010(2)] conflicts with the provisions of the Association's Guidelines Related to Solar Energy Devices (or similarly named document) and/or Texas Property Code Section 202.010, the Association's Guidelines Related to Solar Energy Devices (or similarly named document) and/or Texas Property Code Section 202.010 shall control.

4.9.4. Roof Pitch. Roof lines should have a pitch to match the existing look and feel of the neighborhood. As a general rule, minimum pitch for main roof lines shall be 9/12 pitch.

4.10. Chimneys. All chimneys shall be full enclosed structures constructed of brick, i.e. no bare stove pipes are permitted, and those siding enclosed chimneys constructed by the original builder. All chimneys must have a uniform exterior finish from top to bottom. ACC approval is needed to cover exterior chimney with greenery (faux or real). .

4.11. Antennae.

**In the event that any term or provision of this Section 4.11 conflicts with the Federal Communications Commission's "FCC") Over-the-Air Reception Devices Rule ("OTARD"), OTARD shall control.**

4.11.1. Definitions.

4.11.1.1. Antenna. Any device used for the receipt of audio/video programming service telecommunication signals, including direct broadcast satellite (DBS), television broadcast, and multi-point distribution service (MDS) is a reception antenna, provided that it meets FCC standards for radio frequency emission. A mast (used to raise the antenna height), cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

4.11.1.2. Transmission-only-antenna. Any antenna used solely to transmit radio, television, cellular, or other signals.

4.11.2. Antenna Installation.

4.11.2.1. Antenna and Size Type.

4.11.2.1.1. DBS and MDS antennas that are thirty nine inches or less in diameter may be installed, subject to the remainder of this Section 4.11. DBS and MDS antennas larger than thirty nine inches are prohibited, except in Kelliwood Section 5. There, they must be approved in advance, and the installation must include screening the dish from view at ground level from any other lot or street level by landscaping or fencing.

4.11.2.1.2. Antennas designed to receive television broadcast signals shall be installed in the attic. Exterior installation is prohibited unless an acceptable quality signal may not be received from an attic installation. Exterior installation is subject to the remainder of this Section 4.11.

4.11.2.1.3. Installation of transmission-only-antennas is prohibited, unless approved in writing by the Board of Directors.

4.11.2.1.4. All antennas not covered by the FCC rules are prohibited.

4.11.2.2. Location.

4.11.2.2.1. Antennas shall be installed solely on and over the property owned by the owner.

4.11.2.2.2. Antennas shall not encroach upon any other owner's lot or right of way or easement.

4.11.2.2.3. Antennas shall be located in a place shielded from view from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received.

4.11.2.3. Installation.

- 4.11.2.3.1. Antennas or masts may not extend above a fence on the owner's property, unless an acceptable quality signal may not be received except from this location.
- 4.11.2.3.2. Antennas situated on the ground, must be installed so that they are shielded from view from any other lot or street at ground level by landscaping or fencing of reasonable cost, provided such fencing or landscaping does not impose an unreasonable expense, delay or preclude reception of an acceptable quality signal.
- 4.11.2.3.3. Antennas, masts and wiring, which must be installed on a structure so that they are visible from any street or other property from ground level in order to receive an acceptable quality signal and which cannot be camouflaged by landscaping or fencing of reasonable cost, must be painted to match the color of the structure to which they are installed, provided such fencing or landscaping does not impose an unreasonable expense, delay or preclude reception of an acceptable quality signal.
- 4.11.2.3.4. The maximum height of the antenna installed on a mast is the minimum height required to receive an acceptable signal. Antennas must be secured so that they do not jeopardize the soundness or safety or any other owner's structure or the safety of any person at or near antennas, including damage from wind velocity.
- 4.11.2.3.5. All installations shall be completed so that installations do not damage the common area of the Association or the property of any other owner.
- 4.11.2.3.6. In order to prevent electrical and fire damage, antennas shall be permanently and effectively grounded.
- 4.11.2.3.7. Antennas shall be installed and secured in a manner that complies with all applicable city, county and state laws and regulations, and manufacturer's instructions.

4.11.2.4. Maintenance.

- 4.11.2.4.1. Owners shall not permit their antennas to fall into disrepair or to become safety hazards.



4.11.2.4.2. Owners shall be responsible for repainting or replacement if the exterior surface of antennas deteriorates.

4.11.3. Number of Antennas.

4.11.3.1. No more than one antenna of each provider may be installed by an owner.

4.11.4. Mast Installation.

4.11.4.1. Mast height may be no higher than absolutely necessary to receive acceptable quality signals. Any antennae mounted on a mast extending above the fence, must be installed such that the height of the antenna is three feet less than the distance from the base of the mast at ground level to the closest property line to protect persons and property that would be damaged if the mast were to fall during a storm or from other causes.

4.11.4.2. Masts must be painted an appropriate color to match their surroundings, provided such painting does not impose an unreasonable expense, delay or preclude reception of an acceptable quality signal.

4.11.4.3. Masts installed on a roof may be no higher than absolutely necessary to receive acceptable quality signals. Any antennae mounted on a mast extending above the roof line, must be installed such that the height of the antenna is three feet less than the distance from the base of the mast at roof level to the closest property line to protect persons and property that would be damaged if the mast were to fall during a storm or from other causes.

4.11.4.4. Masts shall not be installed nearer to electric power lines than the total height of the masts and antenna structure above the roof. The purpose of this regulation is to avoid damage to electric power lines if the masts should fall in a storm or from other causes.

4.11.4.5. Masts and supporting structures shall not encroach upon any other owner's property.

4.11.5. Notification Process.

4.11.5.1. Any owner desiring to install an antenna and/or mast must complete a notification form and submit it to the ACC. I

#### 4.11.6. Installation By Tenants.

4.11.6.1. Tenants may install antennas and/or masts in accordance with these Guidelines with written permission of their landlord. A copy of this permission must be furnished with the notification statement.

4.12. Solar Film. Any solar film applied to windows must receive prior ACC approval and must be made of non-reflective type materials. Foil, newspaper, or other temporary materials cannot be used to cover windows either inside the residential dwelling or outside the residential dwelling.

4.13. Basketball Goals. Basketball goals shall be mounted either (a) on the garage wall or roof with the backboard parallel to the automobile entrance, or (b) on a rigid steel or aluminum pole. Except as noted below, basketball goals meeting these guidelines will not require ACC approval. Mounting supports shall be of wood, steel, or aluminum. Support bracing must be either black or a color to match the shingles. Poles must either be black or a color in harmony with the color of the residential dwelling. For roof mounted basketball goals, the backboard supports must be firmly attached to the structure. All goals must be a minimum of ten (10') feet behind the front building line of the dwelling on the lot that extends from the front of the house or garage parallel to the street. A pole mounted goal must not be within ten (10') feet of the adjoining neighbor's amenities (air conditioning unit, shrubbery, gas meter, etc.) unless properly protected (i.e., by fence or shrubbery) or unless the written consent of the neighbor is obtained and all such installations require written ACC approval. An application for approval to erect a basketball goal must include either a plot plan or a to scale drawing depicting the location the goal and its relationship to the adjoining neighbor's property. In the case of a pole mounted goal, the plan or drawing should include the neighbor's amenities and a neighbor's written consent if applicable. If lighting is provided for the basketball area, it must comply with the lighting guidelines in Section 4. A good neighbor policy concerning noise and disturbing the peace must be followed. Use of temporary portable basketball goals is permitted but must not be located at a street curb due to the car traffic/pedestrian hazard created by play in a public street. All basketball goals shall be maintained in good condition including, but not limited to: (a) repairing/ replacing the net when necessary; (b) repairing/replacing broken, cracked or damaged backboards; (c) repairing/replacing broken, cracked or damaged rims; (d) repairing/replacing broken, cracked or damaged support poles or other support structures. The failure to maintain a basketball goal in good condition is a violation of these Guidelines.

4.14. Storm Windows and Storm Screen/Doors. The frames of storm windows and storm screen doors should be of a color compatible with the exterior of the residential dwelling and if the residential dwelling has painted aluminum window frames, the color of the storm window/door must match the color of the window frames.

4.15 Replacement windows require written approval of the ACC and must be harmonious with the neighborhood. Window frame color must be harmonious with the color of the fascia / soffit. Replacement windows may be installed with or without grids / mullions.

4.16. Room Additions. Detailed plans must be submitted to the ACC. Exterior materials and colors should match the residential dwelling as closely as possible. Room additions may not encroach into any utility easement unless the utility companies involved have granted their prior written consent to such encroachment, which consent must be presented to the ACC. Size and shape of addition will depend on architectural style and layout of residential dwelling, size of lot, and how well the room addition integrates with existing home. Roof of addition must integrate with existing roofline so as to appear to have been part of the residential dwelling. Room additions generally should not extend more than one-third into the original rear yard.

4.17. Decorations. On any portion of a lot visible from any street, there shall be no decorative appurtenances, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments placed thereon without prior written approval of the ACC. Identifying numbers may be placed on the residential dwelling, but not on any type of freestanding structure in front yard.

4.17. Flags/Flag Poles.

4.17.1 See the Association's Guidelines Relating to Flags filed at Clerks File No. 20120130426 of the Official Public Records of Real Property of Harris County, Texas.

4.17.2 Each lot may have not more than one (1) removable, in ground temporary National Holiday flag poles displayed in the front yard such as those installed and removed by the local Boy Scouts.

4.18. Outdoor Carpeting. Outdoor carpeting may only be installed on porch areas (not sidewalks or walkways). Only earth tone colors in shades of brown are acceptable. Specifically, no green or blue carpet is allowed on the front or side of the house that parallels the street. This does not preclude installation of artificial "Astro Turf" grass covering in the back yard.

4.18.1 Artificial Grass: Homeowners may install artificial grass in the backyard. Any installation of artificial grass must be approved in writing by the ACC and shall not impact the drainage of water to neighboring properties.

4.19. Burglar Bars. See the Association's Security Measures Policy filed at Clerk's File No. RP-2022-242947 in the Official Public Records of Real Property of Harris County, Texas.

4.20. Bird Houses. Birdhouses may not exceed twelve feet (12') in height, the support must not exceed two (2) inch diameter pipe, and be painted white, black, or a color harmonious with the main residential dwelling. Except as noted below, birdhouses meeting these Guidelines will not require ACC approval. Bird houses must be placed toward the middle of the rear yard and the design and size shall not exceed eighteen inches (18") tall or eighteen inches (18") wide. No bird house shall be installed inside the side or rear

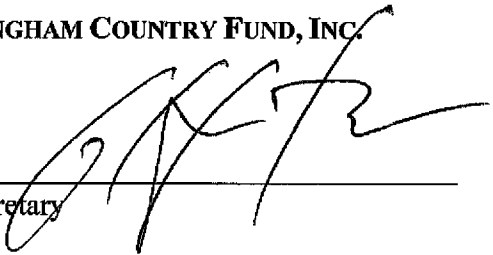
setback lines unless the written consent of the neighbors is obtained and all such installations require ACC approval.

4.21. Mailboxes. Kelliwood Sections One (1), Two (2), Three (3), Four (4), Five (5), and Nottingham Country Section 10 use cluster mailboxes. Applications for the installation of individual mailboxes shall be disapproved unless based upon medical necessity and with agreement by the local postmaster representing the United States Postal Service ("USPS"). Medical documentation and agreement with the USPS must be included with the application.

4.22 Driveways. Driveway extensions and circular drives additions must be approved in writing by the ACC. Driveways and circular drives must be constructed of reinforced concrete.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Architectural Guidelines were approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

NOTTINGHAM COUNTRY FUND, INC.

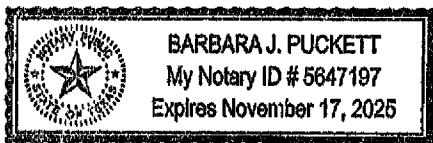
By:   
Its: Secretary

Printed: George Hunter

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 15 day of April, 2025, personally appeared George Huntoon, as Secretary of Nottingham Country Fund, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Barbara J. Puckett  
Notary Public in and for the State of Texas

AS REQUIRED BY THE APPLICABLE RESTRICTIVE COVENANTS, THESE ARCHITECTURAL GUIDELINES ARE ALSO APPROVED BY THE ASSOCIATION'S ARCHITECTURAL CONTROL COMMITTEE ("ACC") AS EVIDENCED BY THE SIGNATURES OF AT LEAST A MAJORITY OF THE MEMBERS OF THE ACC BELOW:

[Signature]  
As a member of the ACC

Date 4/15/25

[Signature]  
As a member of the ACC

Date 4/15/25

[Signature]  
As a member of the ACC

Date 4/15/25

RP-2025-180849  
# Pages 22  
05/13/2025 03:21 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$105.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-180849