

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
VILLAGES OF NORTHPOINTE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Authorized Agent of Villages of NorthPointe Community Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby amends and supplements those certain instruments entitled "Notice of Dedicatory Instrument for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Villages of NorthPointe Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Villages of NorthPointe Community Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Villages of NorthPointe Community Association, Inc." filed of record in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Nos. 20070032117, 20070734159, 20080121704, 20080337711, 20100525574, 20110540645, 20130608418, 20140224543, 2016-109379 and 2016-212220 (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 documents are Dedicatory Instruments governing the Association.

Amendment to the Residential Design Guidelines for Villages of NorthPointe Community Association, Inc.

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

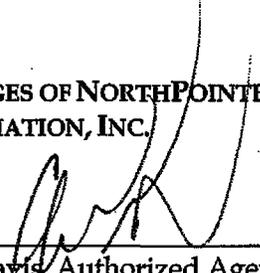
This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

RP-2016-245725

Executed on this 8th day of June, 2016.

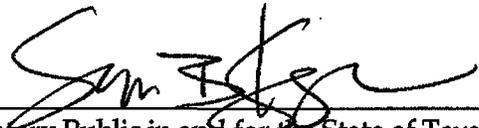
VILLAGES OF NORTHPOINTE COMMUNITY
ASSOCIATION, INC.

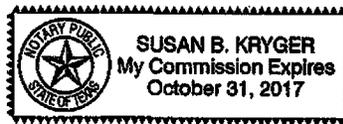
By:


Cliff Davis, Authorized Agent

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8th day of June, 2016 personally appeared Cliff Davis, Authorized Agent of Villages of NorthPointe Community 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



RP-2016-245725

AMENDMENT
to the
RESIDENTIAL DESIGN GUIDELINES
for
VILLAGES OF NORTHPOINTE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, RHONDA HARSHBARGER President of Villages of Northpointe Community Association, Inc., a Texas non-profit corporation (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") acting as the Association's Residential Review Committee ("RRC") duly called and held on the 17 day of MAY, 2016, with at least a quorum of the Board being present and remaining throughout do by this writing approve the following resolution:

RECITALS:

1. The RRC previously adopted Residential Design Guidelines for the Association, which guidelines are set forth in that certain document entitled "Villages of Northpointe Community Association, Inc. Residential Design Guidelines Revised April 30, 2014" attached to the "Supplemental Notice of Dedicatory Instruments for Villages of Northpointe Community Association, Inc." filed in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. 20140224543 ("Residential Design Guidelines").
2. The Residential Design Guidelines may be amended or supplemented at any time by the RRC of the Association.
3. The Board is acting as the RRC.
4. The Board, acting as the RRC, has determined it would be in the best interests of the Association to adopt minimum acceptable construction standards regarding the maintenance of wood fences.
5. The Board, acting as the RRC, therefore, desires to amend the Residential Design Guidelines for the purposes of adopting minimum acceptable construction standards regarding the maintenance of wood fences.

WITNESSETH:

The Board of the Association, acting as the RRC, amends and restates Article III, Section H entitled "Walls and Fences" of the Residential Design Guidelines as follows:

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H. Walls and Fences

Every Single Family Residence must be fenced in accordance with these guidelines. With the exception of Lake Lots, all fencing shall be six foot (6') high cedar. The back Lot line fencing or side Lot line fencing for those Lots backing or siding to roads, reserves, pipeline easements, drainage easements and the like must be installed with the pickets facing the street, reserve or easement. Lots backing or siding to certain thoroughfares and collector streets may have a perimeter fence installed by the developer, although developer may require reimbursement by Builder at time of Lot purchase. Wood fences on interior rear Lot lines or interior side Lot lines perpendicular to the fronting street shall be "good neighbor" fences with eight foot (8') long panels alternating between solid pickets and exposed rails.

The rear of Lots backing on a lake shall be fenced by the Builder with a forty-eight inch (48") high iron fence with the exception of Section 12 which will require a seventy-two inch (72") high iron fence to be installed by Builder. The sides of the back yards of Lots backing on a lake shall also be fenced by the Builder with a forty-eight inch (48") high iron fence (seventy-two inch [72"] high iron fence in Section 12) from the rear Lot line to a point at least twenty-five feet (25') from the rear Lot line. The Developer or the Association may provide specifications for such fence.

The minimum acceptable construction and maintenance standards for wood fences in Villages of Northpointe Community Association, Inc. are as follows:

1. Fences must be well maintained at all times. This maintenance includes, but is not limited to, keeping fences free of mildew, dirt, grime and/or graffiti, replacing broken or damaged or rotted fence pickets and rot boards when necessary, keeping fences straight, and repairing/replacing gates when necessary.
2. Pressure washing of fences is recommended and encouraged.
3. Replacement and or repairs to any fence or sections of fence must be of similar materials, design and stain as to match the original or approved fence.
4. Semi-transparent and transparent stains in neutral/natural shades, which are in harmony with the home and community, may be used, but must be approved in writing by the RRC prior to application. Opaque stains/paints will not be allowed. The RRC has the sole and absolute

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Pages 6
06/09/2016 08:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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