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12/13/2013 RP1 \$40.00

SUPPLEMENT TO GOVERNING DOCUMENTS
FOR
BRAEBURN GLEN CIVIC CLUB

14/100

STATE OF TEXAS }
COUNTY OF HARRIS }

DOCUMENTS GOVERNING THE FOLLOWING SUBDIVISIONS:

BRAEBURN GLEN, SECTION ONE plat recorded in Volume 51,
Page 37 of the Map Records of Harris County, Texas.

BRAEBURN GLEN, SECTION TWO plat recorded in Volume 59,
Page 67 of the Map Records of Harris County, Texas.

Lee

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FILED OF RECORD IN COMPLIANCE WITH SECTION 202.006 OF THE TEXAS
PROPERTY CODE, AS PART OF THE DEDICATORY INSTRUMENTS GOVERNING THE
ABOVE-DESCRIBED SUBDIVISIONS

2013-06-22 14:10:00

**RESOLUTION REGARDING ARCHITECTURAL GUIDELINES
BRAEBURN GLEN CIVIC CLUB, INC.
A TEXAS NON-PROFIT CORPORATION**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the By Laws governing Braeburn Glen Civic Club, Inc., ("the Civic Club"), as well as Chapter 204 of the Texas Property Code, authorize the Civic Club to exercise all powers reasonable and necessary for the governance and operation of the Civic Club;

WHEREAS, the Restrictions for Braeburn Glen, Section 1 and Section 2 (hereinafter referred to as "the Restrictions") create an Architectural Committee from which approval must be granted prior to any modifications to the exterior design / appearance of all properties within the Braeburn Glen subdivision, located in Harris County, Texas;

WHEREAS, the Texas Property Code further authorizes the Civic Club to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, the Texas Property Code provides that the Civic Club may implement written architectural control guidelines for its own use or record the guidelines in the real property records of Harris County, Texas, and modify the guidelines as the needs of the subdivision change;

WHEREAS, the Civic Club's Board of Directors has determined that adoption of such Guidelines is necessary and desirable to preserve the uniformity and continuity of homes and other structures within the community;

NOW, THEREFORE, BE IT RESOLVED that the attached Architectural Guidelines for Braeburn Glen subdivision are hereby adopted on behalf of the Civic Club.

Adopted on this 3rd day of December, 2013.

BRAEBURN GLEN CIVIC CLUB, INC.

DIRECTORS:

See next page

Signature

See next page

Signature

Print Name

Print Name

Position

Position

David Hernandez
Signature

David Hernandez
Print Name

1st VP
Position

C. Anne Tuggan
Signature

C. ANNE TUGGAN
Print Name

Vice President
Position

Lisa Kennedy Jones
Signature

LISA KENNEDY JONES
Print Name

3rd VICE PRESIDENT
Position

Cynthia Anderson
Signature

Cynthia Anderson
Print Name

Secretary
Position

Adrienne Aiken
Signature

ADRIENNE AIKEN
Print Name

PRESIDENT
Position

Signature

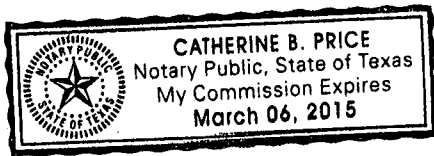
Print Name

Position

11-000-000-1157

STATE OF TEXAS }
COUNTY OF HARRIS }

The foregoing instrument was acknowledged before me by the said Adrienne Aiken, in her position as President of Braeburn Glen Civic Club, Inc., on this 3rd day of DECEMBER, 2013, on behalf of said Braeburn Glen Civic Club, Inc. *for*



Catherine B. Price

Notary Public - State of Texas

**After Filing
Please Return To:**

Treace Law Firm
1020 Bay Area Blvd., Suite 200
Houston, Texas 77058

EST 1988

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Architectural Guidelines

Architectural Requirements. Application for any alteration, construction, or change to any existing or new structure must be submitted by Owner and approved in writing by the Architectural Committee prior to application for City Permits, before the commencement of projects. Approval is required for alterations, including but not limited to the following: fences, driveways, parking spaces, dwellings, storage buildings, carports, garages, roofs, sidewalks, patio covers, gazebos, sunrooms, playhouses, swimming pools, etc.

Building Materials: The exterior walls of Single Family Residences shall be composed of seventy-five percent (75%) brick, brick veneer, stone, stone veneer, stucco or other masonry type construction, not to be construed as including concrete block or common clay tile. Said seventy-five percent (75%) shall be based upon the total outside wall square footage less the square footage contained in windows and doors therein. The garage, if detached, need not have the same composition of the outer walls as the Single Family Residence but shall be built in harmony with the residence and with a high grade of materials. The garage, if attached, shall be built in conformity with the exterior surface of the new or existing Single Family Residence. In the event of disaster, owners may rebuild to the previously existing specifications.

Asbestos: No product containing asbestos may be used in any part of repair, construction or maintenance of any property, residence, or improvement.

Roofs: Roofing materials shall be of high-grade materials with a warranty period of 25 years or more, flat, asphalt/gravel roofed residences are to be maintained in compliance with available warranties.

No Residential or garage roof may be constructed of corrugated plastic or metal. Roofs for Residences and garages shall have a minimum pitch of four (4) inches to twelve (12) inches. If the entire roof, including the Residence and garage, is replaced, the proposed shingle must be of an acceptable type, quality, and color that is harmonious with the existing dwelling and neighborhood. Flat roofing for patio covers and carports is only permitted behind the back corner of the residential structure and not to exceed nine (9) feet in height and not to exceed the height of the Single Family Residence.

Exterior Colors and Paint: Residences, garages and outbuildings shall be a color consistent with colors traditionally used on exteriors of residential buildings and improvements in the Subdivision. Exterior colors must be neutral earth tones, in subdued shades or tints and similar to

existing colors. No bold, bright, or unconventional colors may be used on any structure. All exterior paint colors must be approved prior to any changes to the exterior of the residence.

Windows and Doors: Reflective glass or coverings shall not be permitted on the exterior of Residential Dwellings. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or other purposes except as approved in writing by the Architectural Committee. Burglar bars shall be permitted only with the approval in writing by the Architectural Committee. Screen doors shall not be used on the front of any Residential Dwelling. Storm Doors are permitted.

Exterior Lighting and Street Numbers: No exterior lighting may be installed, used, or maintained on a Lot that in any way is a disturbance or nuisance to any other resident of a neighboring Lot/s. Each resident is required to display correct house numbers, clearly visible from the street, on the house or property.

Holiday Lighting and Decorations: Holiday decorations including but not limited to lights, must be removed within three (3) weeks following the date of the State or Federally recognized holiday being displayed.

Recreational Facilities: Free-standing playhouses and treehouses are permitted only with the approval of the Architectural Committee, and must be placed out of view in the rear of the Lot.

No basketball goal may be placed in proximity of a neighboring residence or any street causing it to become a nuisance to neighbors.

Swimming pools may only be constructed or placed in the rear of the Lot out of view of any street, and after approval of the Architectural Committee. Barbecue grills or other types of outdoor cooking equipment shall be located only at the rear of the Residential Dwelling. All playground equipment must be placed or stored on a regular basis in the backyard of the Lot.

Driveways and Sidewalks. No residence may pave or create more than one driveway or parking space, not to exceed ten (10) feet in width per vehicle. Two vehicles shall mean one double drive not to exceed twenty (20) feet in width. All driveways and sidewalks for each Lot shall be constructed of concrete, brick, or pavers structurally designed for such use. Driveways and sidewalks must be paved. Gravel, loose stone, and asphalt sidewalks, driveways, and parking spaces are prohibited. No Lot may have more than one (1) driveway equal in width to the number of vehicle spaces of the garage.

Grass and vegetation is not considered a driveway and therefore may not be used for such purposes.

Construction. Construction activities shall be conducted in a manner so as to avoid inconvenience or nuisance to neighboring residents. Workers shall be directed to park on the driveway or in front of the work site that does not block access to any streets or driveways. Workers shall not be permitted to play radios or other audio equipment at a volume that can be heard by any surrounding residents. Construction debris must be regularly removed and placed into containers or placed out of view until removal from the work site. Construction activity shall be limited to the hours between 8:00 AM and 8:00 PM. Any conflict with these times by public ordinance, rule or regulation, the most restrictive will control.

Architectural Committee Approval Any plans submitted to the Architectural Committee must be approved by at least two (2) members of the Committee prior to obtaining required permits and/or commencement of construction. The Committee must approve or disapprove such plans within thirty (30) days after said plan, plot plan and specifications have been submitted to it. Failure to submit complete plans with the application will delay the process. The delivery of such plans may be made at any General Association Meeting; deposited in the United States Mail, Certified, Return Receipt Requested, postage prepaid; or hand-delivered to one of the persons permitted to accept delivery and issue a receipt for the submission.

Nothing herein may be construed to require an Owner to submit plans drawn by an Architect or other such professional. It is specifically stipulated that each Owner submitting plans is solely responsible for their adequacy and accuracy. Nothing herein may or should be construed as approval of builders, building materials, structural components or the adequacy of a design to fulfill the function desired by the Owner submitting the plans. It shall always be the responsibility of each Owner to insure that approved plans are complied with.

Failure to acquire Architectural Committee approval prior to commencement of construction or alteration may result in legal action in which the Owner may be responsible for legal fees.

FILED

2013 DEC 13 PM 3:20

Stan Stewart
COUNTY CLERK
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

DEC 13 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS