

**AMENDMENT TO THE
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES FOR
COPPER LAKES HOMEOWNERS ASSOCIATION, INC. (Rev. 11-9-17)**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Copper Lakes Homeowners Association (the "Association"), a Texas nonprofit corporation, is the governing entity for Copper Lakes, Sections 1-17, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, described in Exhibit "A", attached hereto, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for Copper Lakes, Sections One and Two, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. P290219, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, the Association's Architectural Review Committee Guidelines (hereafter "Guidelines") are recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-200287, along with any amendments and supplements thereto; and

WHEREAS, Article IV of the Declaration establishes the authority of the Architectural Review Committee and the Guidelines establishes the Association's right to amend the Guidelines;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Architectural Review Committee Guidelines are hereby amended as follows:

Subsection 10.0 "Fences", is hereby amended to read as follows:

10.1 General Rules. All perimeter fences (both new and replacement) must conform to the following rules, unless written approval of the ARC is obtained in advance of installation. A perimeter fence is defined as a fence and/or gate located on an individual lot that is visible from any street or common area.

- (a) Fence wall materials may consist only of cedar or wrought iron, depending on visibility to the interior of the lot and the location of homeowner's lot. Wrought iron is required in certain instances described below.
- (b) Replacement or repair of existing fence must be made with similar materials, finishes and construction details, including overall height and width of fence pickets and its components set forth below.

RP-2017-538715

- (c) All fences must be maintained in excellent condition at all times or will be subject to immediate replacement at homeowner's expense upon notification by the ARC of their unacceptable condition.
- (d) Approval of the ARC must be obtained in advance of installation.
- (e) Fencing shall be uniform throughout the development. Black wrought iron may be used in areas of decorative use in sections across driveways or where used across a building line so long as there are no items, storage or otherwise, visible from a fronting street. Decorations in the center of gates/fences must be no more than 24 inches tall and be painted black.

10.2 Wood fences.

- (a) Fence pickets shall be cedar. No painting, staining or varnishing of wooden fences is allowed, however restoration of fences may include power washing fence or installation of a new fence, and may include application of a sealant, but only if the sealant is a clear non-gloss sealant.
- (b) The overall height of a new or replacement fence shall be six (6) feet, except that if the original fence is of different height, the original height may be maintained.
- (c) Notwithstanding the foregoing, a horizontal "rot board" may be installed at the bottom of the new fence if:
 - (i) the overall height of the resulting fence does not exceed 78 inches,
 - (ii) the height of the rot board does not exceed six (6) inches,
 - (iii) the rot board is installed below, abutting and flush with the pickets and
 - (iv) the top of the resulting fence is level with the top of all adjoining fences. If there is an overall height difference between the new fence and an adjoining fence, the gap shall be "stair stepped" by shortening the pickets between the two fences with the stair stepping not to exceed one inch per picket and the final picket of the new fence shall be level with the adjoining fence.
- (d) The fence will be installed picket-side out where visible from any street or common area.
- (e) The pickets shall be six (6) inches in width, with dog ears on the top of the pickets.

10.3 Wrought iron fences.

- (a) Lots overlooking water and lots originally fenced with wrought iron shall continue to be fenced with wrought iron.
- (b) The height of the fence shall be five feet, except if the original fence is of different height, the original height may be maintained.
- (c) Rusted or deteriorated components of the fence must be repaired or replaced and must be consistent with the configuration of the original fence.
- (d) Replacement wrought iron fences must be of quality consistent with the original fence and must be approved in advance by the ARC.

CERTIFICATION

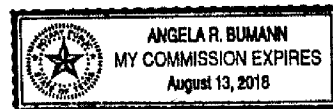
"I, the undersigned, being the President of Copper Lakes Homeowners Association, hereby certify that the foregoing Resolution was adopted by at least a majority of Copper Lakes Homeowners Association's Board of Directors at a meeting of the Board property noticed to the Members at which a quorum of the Board was present."

By: Marc W. Jones President

Print name: MARC W. JONES

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §



BEFORE ME, the undersigned authority, on this day personally appeared Marc W. Jones, President of Copper Lakes Homeowners Association, 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 20th day of November, 2017.

Angela R. Bumann
Notary Public, State of Texas

RP-2017-538715

EXHIBIT "A"

Copper Lakes, Section One, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 356049, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Two, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 356059, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Three, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 359035, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Four, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 435147, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Five, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 361098, of the Plat Records of Harris County, Texas, along with any amendments or replats thereto;

Copper Lakes, Section Six, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 389095, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Seven, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 440058, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Eight, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 494058, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Nine, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 493002, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Ten, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 505002, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Eleven, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 508085, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Twelve, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 538180, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Thirteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 563022, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Fourteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 572124, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Fifteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 602113, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Sixteen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 610092, of the Plat Records of Harris County, Texas, along with any amendments or replats

Copper Lakes, Section Seventeen, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 638200, of the Plat Records of Harris County, Texas, and any amendments or replats

RP-2017-538715
Pages 5
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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

RP-2017-538715