

CERTIFICATE OF CORPORATE RESOLUTION
MOSTYN MANOR RESERVE COMMUNITY ASSOCIATION, INC.

ADOPTING ARCHITECTURAL GUIDELINES

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Mostyn Manor Reserve, also known as Mostyn Manor Section Seven, is filed in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015099389; and

WHEREAS, the Declaration controls the land located in Mostyn Manor Reserve as set forth in their plat filed of record in the Map Records of Montgomery County, Texas, under Clerk's File No. 2015068512; and

WHEREAS, the Architectural Guidelines provided for herein are applicable to the Subdivision; and

WHEREAS, pursuant to Article XI of the Declaration and Chapter 204.010 of the Texas Property Code, the Architectural Review Committee, on behalf of the Board of Directors is authorized to enact and apply the Guidelines provided for herein; and

WHEREAS, the Board of Directors has created, and a majority of the Board has adopted the Guidelines contained herein; and

WHEREAS, the Board of Directors held a meeting on February 26, 2018, at which a majority of the Directors were present and duly passed the Resolution; and

NOW THEREFORE, pursuant to the above recitals and as evidenced by the signature of the Board President, the attached shall be Architectural Guidelines of the Association, governing all of the Subdivision:

RESOLVED: That the Board of Directors, on behalf of the Association, duly adopts the Architectural Guidelines attached hereto and incorporated herein for all purposes, to be effective on February 26, 2018.

CERTIFICATION

The undersigned hereby certifies that the Architectural Guidelines was properly adopted by a majority of the Board of Directors and that the information and authority contained herein is true and correct.

Mostyn Manor Reserve Community
Association, Inc



J. Kenneth Streeter, III, President



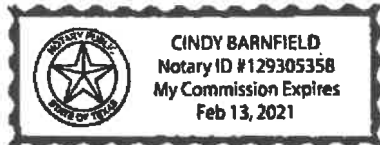
Gretchen Stowell, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Kenneth Streeter, President of Mostyn Manor Reserve Community Association, Inc., and acknowledged to me that this instrument was executed for the purposes and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 14 day of March, 2018.

[SEAL]





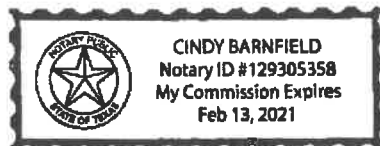
Notary Public, State of Texas

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BEFORE ME, the undersigned authority, on this day personally appeared Gretchen Stowell, Secretary of Mostyn Manor Reserve Community Association, Inc., and acknowledged to me that this instrument was executed for the purposes and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 14 day of March, 2018.

[SEAL]





Notary Public, State of Texas

**MOSTYN MANOR RESERVE COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES AND COMMUNITY STANDARDS**

ALL IMPROVEMENTS CONSTRUCTED, INSTALLED OR PLACED UPON A LOT MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION, INSTALLATION OR PLACEMENT.

Construction activity is limited between 7:00a.m. and 7:00p.m. No construction activity may take place outside of these hours. A maximum of sixty (60) days is allowed to complete a project. If additional time is needed, the homeowner must make a request to the Association indicating time frame and reason for extension.

SWIMMING POOLS/SPAS

1. Pool and spa drain/backwash system must be connected to the homeowner's main sewer system and not be allowed to drain to the roadside ditch.
2. Adequate yard and/or deck drains must be installed to handle storm water runoff resulting from the installation of pool, decking, pavers, concrete, flagstone, etc., and directed to the roadside ditch or rear lot drainage easement, if applicable. Installation of the pool must not interfere with drainage of the lot on which it is constructed, or the adjacent lot or lots.
3. Pool/deck drains must not be directed to adjacent properties.
4. If changes to the home's existing fence is part of the proposed project, such changes must be included in the request for approval by the ARC, unless such change has previously been submitted and indicated on the survey.
5. Location and height of pool structures and features must respect the privacy of neighboring properties.
6. Rear yard & side yard must be re-sodded following completion of pool construction.
7. No other structures other than what has been submitted in writing and specifically approved in writing are approved. Additional structures and features must be submitted for approval.
8. Adherence to property lines, setbacks, and surface easements is necessary. Please understand, encroachment of an easement could result in the material being removed at the homeowner's expense should utility work become necessary.
9. It is highly recommended that you have a utility survey performed in order to avoid cutting/damaging utility lines that may be in the area of the project.
10. Construction access is limited to the homeowner's property.
11. Construction area must be kept clean, including streets.
12. Barricade fencing must be installed for safety and to discourage unauthorized access.

PATIO ADDITIONS, COVERS, SHADE ARBORS, OUTDOOR KITCHENS

Materials for outdoor kitchens and/or patio covers and patio decking must be neutral earth tone colors and in harmony with the architectural style of the residence. Color samples and material samples must be included in the Application for construction unless they are the same material currently used on the home. This should be indicated on the Application.

1. If an outdoor kitchen installation will result in additional brick, stone, pavers or stucco that is not the same as what was used in the construction of the home, samples of the materials to be used must be submitted with the Application for approval.
2. Drainage from an outdoor kitchen sink must be connected to the homeowner's main home drain.
3. The eave height of an arbor/patio cover may not exceed the first floor eave height of the home.
4. Adequate yard or deck drains must be installed to handle water runoff resulting from the installation of pavers, concrete, flagstone or any new decking material. The slope must be directed to drain to the street, a side lot drainage swale or back lot drainage swale or ditch.
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STORAGE BUILDING OR SHED / OUTBUILDINGS

1. Storage buildings, sheds, or outbuildings cannot be placed on the property within seven and one-half (7-1/2) feet of any property line, easement or edge of any open water course.
2. All such buildings must be constructed of materials (siding, roofing and paint colors, etc.) in harmony with the architectural style of the residence constructed upon the lot, and must be indicated on the Application for Improvement, unless they are the same material currently used on the home, which also must be indicated on the Application.

PROPERTY FENCING

1. Wood fencing must be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
2. Fences constructed along the eastern border of the subdivision must be eight (8) feet in height.
3. Eight (8) foot fences must taper down to six (6) feet where they join an existing six (6) foot fence. Approval for eight (8) foot fences adjoining lots without an existing fence shall be on a case by case basis and tapering the fence to six (6) feet may be required.
4. A cap board may be used at the top and a rot or kick board may be used at the bottom, and these must be included in the final height of the fence.
5. Fence stain must be of a neutral earth tone color to compliment the home.
6. Wrought iron fencing is allowed only on lots that back to a retention pond.

PLAY EQUIPMENT

1. Play equipment, color, and material must be approved by the committee. Color must be of earth/neutral tones to compliment the colors of the subject property and neighboring homes.
2. If the structure will have a roof/cover it must be wood, or shingles that match the home's shingles. Canvas rooftops are not permitted.
3. Location and height of play equipment must respect the privacy of neighboring properties.
4. Play equipment may not be placed closer than five (5) feet of a build line.
5. Structure is to be properly maintained by the homeowner.
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PERMANENT BASKETBALL GOALS

1. Permanent goals cannot be installed closer to the street than fifteen (15) feet from the property line in front of the residence.
2. Structure must be properly maintained by the homeowner. Torn or worn out nets must be replaced timely.

GUTTERS ON HOME

1. Gutters added to the home must match the color of the trim on the home.

E-FILED FOR RECORD
03/15/2018 03:17PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/15/2018



County Clerk
Montgomery County, Texas

**THE FOLLOWING PAGES ARE PROVIDED FOR
SEARCHABILITY**

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