

**LAKES OF CYPRESS FOREST COMMUNITY ASSOCIATION, INC.  
BISTRO LIGHT GUIDELINES**

WHEREAS, these Bistro Light Guidelines are applicable to the Lakes of Cypress Forest Community Association, Inc. and the land located in the Lakes of Cypress Forest, Sections One, Two, Three and Four as set forth in their plats filed of record in the Map Records of Harris County under Clerk's File Nos. X870561, 20060054803, 20070423412 and 20120384974 respectively (the "Subdivision"); and

WHEREAS, the Lakes of Cypress Forest Community Association, Inc. (the "Association") is a Texas Non-profit Corporation for which the board of directors may create policies of the Association as authorized by its governing documents and the Texas Property Code; and

WHEREAS, a majority of the Board voted to institute the following guidelines regarding bistro lights;

Now therefore, pursuant to the above recitals, Article XII, Section 26(b), and as evidenced by the signature of the HOA Board President, the following shall be the guidelines of the Association governing the installation and use of bistro lights within the Lakes of Cypress Forest Subdivision (Section 1-4)

**I. LOCF Condition for Bistro Lighting**

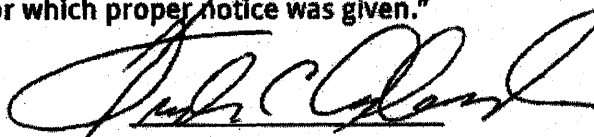
- a. Bistro lights can be placed on a pergola, gazebo, arbor or patio either attached or not attached to the home in Backyards only.
- b. Bistro lights are not permitted on front of house or fence lines.
- c. Bistro lights are not allowed to be attached to a standalone pole, post or fence.
- d. Lighting is to be white (no colors); low voltage (9w) made specifically for outdoor use.
- e. Single strings are only permitted to be strung; double wrapping is not allowed for a brighter effect.
- f. A limited number of string of lights (1-4 max.) would be considered so that there would not be an abundance of light that would/could be a nuisance to the surrounding neighbors.
- g. Exterior lighting "casing" and light string must be neutral/earth tones.
- h. Exterior lighting must be directed towards homeowners' structures and not directed towards any neighboring residences, patios or common areas.

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- i. These Guidelines are intended to provide general concepts to aid owners and do not constitute approval of any application or installation of Bistro Lighting. All such installations must be submitted for approval by the ACC and will be considered on a case by case basis.
- j. Any initial approval of the installation of Bistro lights will be contingent upon the lighting not negatively impacting neighboring property and will be considered temporary/removable until it is established that the lights do not cause a problem.

**CERTIFICATION**

"The undersigned hereby certifies that these Bistro Light Guidelines were properly adopted by a majority of the Board of Directors at an open meeting of members for which proper notice was given."

  
FRANK S. ADAM President

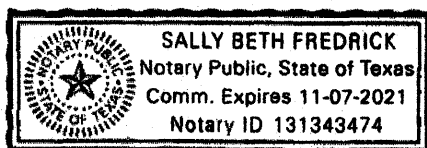
STATE OF TEXAS

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§  
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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared FRANK ADAM, President of the Lakes of Cypress Forest 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 30<sup>th</sup> day of May, 2019.



  
Notary Public, State of Texas

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# Pages 3  
06/18/2019 11:50 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$20.00

**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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS