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**LAKES OF CYPRESS FOREST COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES REGARDING
POOLS, SPAS, DECKS, PATIO ADDITIONS AND COVERS,
OUTDOOR KITCHENS, PLAY EQUIPMENT, AND BASKETBALL GOALS**

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Lakes of Cypress Forest Section One, is filed in the Real Property Records of Harris County, Texas, under Clerk's File No. X950717, along with the First, Second and Third Supplemental Declaration of Covenants, Conditions and Restrictions Lakes of Cypress Forest Section One, filed of record under Clerk's File Nos. 20060075519, 20070570129 and 20120395011 respectively (collectively referred to as the "Declaration"); and

WHEREAS, the Declaration controls 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 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 Architectural Review Committee has created, and a majority of the Board has adopted these Guidelines contained herein;

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

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

I. PATIO ADDITIONS AND COVERS, SHADE ARBORS, OUTDOOR KITCHENS

Material for outdoor kitchens and/or patio covers and patio decking must be neutral earth tone colors and blend with current home color scheme. 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 in the application.

1. If an outdoor kitchen installation will result in additional brick/mortar, 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 homeowner's main house drain and is *not allowed to drain to the street or lakes*.
3. The eave height of an arbor/patio cover may not exceed the first floor eave height of the home and may not be placed within 5 feet of the property line. Additionally, the eave of the new structure may not come within 5 feet of the property line.
4. Construction access area must be kept clean, including streets.
5. Construction access is limited to the homeowner's property.
6. Barricade fencing must be installed during construction to discourage unauthorized access.
7. Adherence to property lines, setback and surface easements is a requirement. Please understand, encroachment of an easement could result in the material being removed at the homeowners expense should utility work be required.
8. 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 a proposed project.
9. Rear yard and/or side yard must be completely re-sodded following the completion of any construction, installation or placement.
10. Irrigation: adequate, additional yard and/or deck drains must be installed to handle water runoff resulting from the installation of pavers, concrete, flagstone or any new decking. The slope must be directed to drain to the street.
11. Landscaping must be installed/reinstalled to hide the foundation at rear of home (lakes lots only).
12. Construction should be completed in a timely fashion; no longer than 60 days from ARC approval or additional approval is required indicating additional time and reason.
13. Construction activity is limited between **8:00 AM and 7:00 PM**. No activity is permitted outside of these hours.

II. POOL/SPA/DECK CONSTRUCTION

1. Pool and Spa Drain/Backwash system, or any other drainage must be connected to the homeowner's main sewer system and not be allowed to drain to the street or the lakes.
2. Adequate yard and/or deck drains must be installed to handle water runoff resulting from the installation of pool, decking, pavers, concrete, flagstone, etc., and directed to the street.

3. Landscaping must be installed to block view of pool equipment on lake lots.
4. Installation of landscaping to hide the foundation is required at rear of home on lake lots.
5. Construction area access must be kept clean, including streets.
6. Construction access is limited to the homeowner's property.
7. Barricade fencing must be installed to discourage unauthorized access.
8. Adherence to property lines, setback 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. Rear yard & side yard must be re-sodded, landscaped and irrigation installed following completion of pool construction.
11. Any patio pavers, concrete or stone must be an earth tone color, i.e. dark or light brown, soft reds, dark or light gray to compliment the color of the home. Samples of materials must be submitted with request for approval.
12. Shade Arbors and/or Patio Covers: If a patio cover or arbor is planned, but not submitted in a request, you must submit a request to include plans, survey, material, colors, etc. Please note the following conditions: height must be limited to the eave height of the first floor of the home. In addition all uprights must be finished in an earth color, i.e.: light or dark brown, or a brick matching the home. Any solid surface roof structure must have shingles that match those of the home, otherwise, if a non-solid "slat" type roof, it must be finished as previously noted. Lastly, any proposed structure may not encroach on the side or rear yard utility easement.
13. 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.
14. If changes to the home's existing fence is part of a proposed project, such changes must be included in the request for approved by the ARC, unless such change has previously

been submitted and indicated on the survey. Please refer to deed restrictions for requirements.

15. Construction activity is limited between **8:00 AM and 7:00 PM**. No activity may take place outside of these hours.
16. Construction activity is limited to a maximum period of **60 days**. If additional time is needed, a homeowner must make a request to the HOA, indicating timeframe and the reason.

III. PLAY EQUIPMENT

1. Play equipment may not be placed closer than **5 feet** of a build line
2. 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; No colored canvas rooftops are permitted; only wood or approved shingles identical to the shingles on the home.
3. The eave of the structure must be no taller than the eave of the first floor of the home
4. Structure is to be properly maintained by the homeowner
5. Construction activity is limited between **8:00 AM and 7:00 PM**. No activity is permitted outside of these hours. A maximum of 60 days is allowed to complete project. If additional time is needed, a homeowner must make a request to the HOA, indicating timeframe and reason.

IV. Basketball Goal Conditions

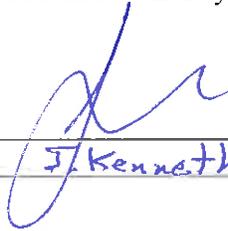
Basketball goals will be permitted in the Lakes of Cypress Forest Subdivision with the following conditions:

1. Permanent Mounted Goals must have ARC approval prior to placement or could result in removal at the homeowner's expense.
2. Concrete "pads" for portable goals must have ARC approval prior to placement or could result in removal at homeowner's expense.

3. Portable goals located on driveways must stay in an upright position. Goals may be stored in a garage or side of home, but cannot be visible to the street view or lake walk path view if a lake lot.
4. NO goals are allowed in the street or in a caul-de-sac.
5. Construction activity is limited between **8:00 AM and 7:00 PM**. No activity is permitted outside of these hours. Construction is limited to a maximum period of **10 days**. If additional time is needed, homeowner must make a request to the HOA, indicating timeframe and reason.

CERTIFICATION

“The undersigned hereby certifies that these Guidelines of the Architectural Review Committee and Association, were properly adopted by a majority of the Board of Directors and that the information and authority contained herein is true and correct.”


J. Kenneth Streeter President

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Kenneth Streeter, 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 8 day of October, 2014.




 Notary Public, State of Texas

Return to:
 LOCFCA
 400 Randal Way, Suite 106
 Spring, TX 77388

RECORDER'S MEMORANDUM:
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD
8:00 AM

OCT 16 2014

Stan Stewart
County Clerk, Harris County, Texas

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

OCT 16 2014



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS