

**BRIARHILLS HOMEOWNER'S ASSOCIATION**

**PRESIDENT'S CERTIFICATE**

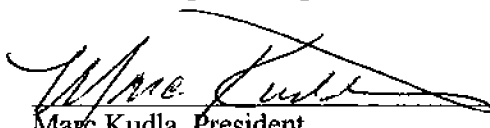
I, the undersigned, do hereby certify:

(1) I am the duly elected and acting President of Briarhills Homeowner's Association, a Texas non-profit corporation (the "Association"), and,

(2) Attached hereto is a true and correct copy of the Association's Architectural Committee Guidelines.

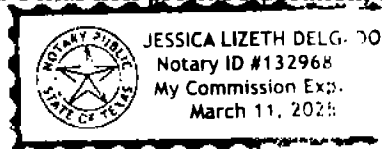
**IN WITNESS WHEREOF**, I have hereunto subscribed my name on this 18<sup>th</sup> day of August, 2021.

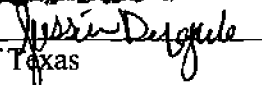
**Briarhills Homeowner's Association,**  
a Texas non-profit corporation

  
Marc Kudla, President

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

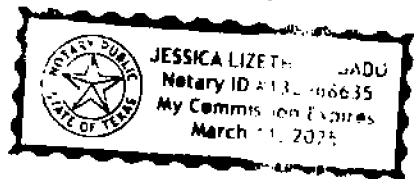
This instrument was acknowledged before me on this 18 day of August, 2021, by Marc Kudla, President of Briarhills Homeowner's Association, a Texas non-profit corporation, on behalf of said corporation.

  
JESSICA LIZETH DELGADO  
Notary ID #132968  
My Commission Expires  
March 11, 2025

  
Notary Public, State of Texas

**WHEN RECORDED, RETURN TO:**

Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, TX 77056

  
JESSICA LIZETH DELGADO  
Notary ID #13296835  
My Commission Expires  
March 11, 2025

RP-2021-475731

Briarhills Home Owners Association  
Architectural Committee Guidelines

All matters relate to items visible to neighbors and/or the general public.

Architectural Committee Approval Required \*\*

All standards are effective 5/1/03

**Roof\*\***

- Color** Must be within the family of "wood" tones
- Shingles** Must be composition shingle - minimum 250 LB, 30 year, no three tab shingles  
No tin roofs  
No new tile roofs - tile permitted only if the present roof is tile
- Other** Repairs to roofs are required to match the existing color as closely as possible and repairs must be professional in quality and in appearance

**Lawn Décor**

- General** Décor must be in good taste and in sync with the neighborhood in regards to style, scale, materials, and subject  
All décor must be maintained in good condition in order to continue to meet architectural approval
- Seasonal** Must be in keeping with the standards in the neighborhood and in scale to the home and to the owner's yard  
Must be set up and removed in timely order with a maximum thirty days prior to and thirty days following any given holiday
- Lights** Must be in keeping with the standards in the neighborhood  
Must not be disruptive to neighbors  
If seasonal, lights must be set up and removed in timely order with a maximum thirty days prior to and thirty days following holiday  
Must be maintained in good condition in order to continue to meet architectural approval
- Swings\*\*** Child size only  
Must be commercially manufactured, made of professional grade materials, installation and appearance  
No swings made of tires allowed  
No permanent swings
- Benches\*\*** No permanent structures  
Must be professionally made with wrought iron or with wood - not plastic

**Basketball Goals/Nets\*\***

Temporary basketball goals are not allowed to be stored on the sidewalk or the street  
Permanent basketball goals must be installed as far away from the street as is reasonably possible  
All previously approved basketball goals and nets must be maintained in good condition in order to continue to meet architectural approval

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**Fences\*\***

- Style** All perimeter fences as well as those facing the street or the public view must be "front-side-out"  
All replacements and repairs must be as identical to the existing fence  
All replacements and repairs must be of professional quality and appearance
- Color** Any paint/stain must have approval from architectural committee
- Changes** Any changes (wrought iron, moving fence line, height, etc) require approval from architectural committee

**Other\*\***

**Room Additions, Paint, Wood Replacement, Major Landscaping, Etc.**

Must have architectural committee approval and must be in harmony with the neighborhood, and must be professional in quality and appearance

**Lawns/Flower Beds**

- All** All lawns must be neat and reasonably maintained, including edging, weeding, and eliminating excessive weeds in driveway cracks  
Flower beds must neat and reasonably maintained, replacing dead shrubs and keeping the appearance such that it is not an eyesore

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# Pages 4  
08/20/2021 11:51 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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