

Notice

U153555

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE**

529-95-2694

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

12/20/99 306354213 U153555 6113.00

BEFORE ME, the undersigned authority, on this day personally appeared Vicki Butler, who, being by me duly sworn according to law, stated the following under oath:

"My name is Vicki Butler. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am the Association Manager of Champions Park North, a Texas Non-Profit Corporation (the "Association"). I am also a custodian of the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit.

The Association is a "property owners' association" as that term is defined in Title 11 of the Texas Property Code. The Association's jurisdiction includes, but may not be limited to, Champions Park North, Sections 1, 2, 3, 4 and per the maps or plats thereof heretofore recorded in the Map Records of Harris County, Texas.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

13
y

- Association's Articles of Incorporation
- Association's Rules and Regulations
- Articles of Merger
- _____
- Association's By-Laws
- Association's Architectural Control Guidelines
- Annexation Resolution
- _____

The documents attached hereto are subject to being supplements, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 7170 Cherry Park Drive, Houston, Texas 77025, Telephone No. (281) 463-1777.
SIGNED on this the 28th day of December, 1999.

Vicki Butler
Printed Name: Vicki Butler
Position Held: Association Manager

VERIFICATION

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Vicki Butler, who, after being duly sworn stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 28th day of December, 1999.



Catherine A. McConaughy
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Hdd for Excalibur Pickup

1/10/99

U153555

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006 OF TITLE 11 OF THE TEXAS PROPERTY CODE

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Catherine A. McConaughy
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Hold for Excalibur Pickup

**Architectural Standards and Guidelines
for Certain Types of Satellite Dishes**

To the extent permitted by the Telecommunications Act of 1996 and the Federal Communication Commissions Regulations of 1996, DBS satellite dishes (Dish A types) shall be allowed provided that such satellite dishes are less than one meter (39") in diameter. The design and location of such satellite dishes shall be approved in writing by the Architectural Control Committee, provided that such approval shall not operate to impair, prevent or preclude the homeowner from receiving an acceptable quality signal from the direct broadcast satellite provider, that such approval does not unreasonably increase the cost of such service and that such approval does not unreasonably delay the homeowner from receiving such acceptable quality signal. The application shall specify the type, size, color, the proposed location, the height and the manner of attachment of the permitted satellite dish. The review and approval process for applications for such permitted satellite dishes shall be handled in an expeditious manner by the Architectural Control Committee. The application shall be deemed to have been approved in the event that the Committees fails to either approve or disapprove the application within seven (7) working days from the date that the Committee received the application.

Where acceptable signals may be received from different locations and/or heights, then such permitted satellite dish shall be situated at the location and height that is most unobtrusive when viewed from adjoining properties, from the front street and/or from the adjacent side street (in the case of corner Lots). In no event shall any satellite dish be permitted forward of the front building line. If the satellite dish is attached directly to the house, garage or other structure on the property, then such satellite dish must be attached in an unobtrusive manner and must be in keeping with the aesthetics of the neighborhood and the residential structure.

The location of such satellite dish shall be generally restricted to the rear of the residential structure, to the extent feasible, so as not to be visible from the street, provided that such placement does not impair, prevent or preclude the homeowner from receiving an acceptable quality signal. If the satellite dish is roof mounted, then the top of the satellite dish shall be located no higher than the ridge of the roof on which it is mounted and the location of the satellite dish shall be restricted to the rear of the roof ridge line.

If it is not feasible to restrict such satellite dish to the rear of the residential structure, then the satellite dish shall be attached to the house in such manner as to be hidden from

sight, to the extent feasible, when viewed from the front of the Lot, provided that such placement does not impair, prevent or preclude the homeowner from receiving an acceptable quality signal and does not unreasonably increase the cost of such service. In the case of corner lots, the Architectural Control Committee may also require that the satellite dish be situated at such location and height as to be screened from view, to the extent feasible, from the adjacent side street.

If the satellite dish is attached to a pole or similar type object or device, such pole or similar type object or device shall be no higher than the height required to receive an acceptable quality signal. If so attached to a pole or similar type structure or object, then the satellite dish shall be located, to the extent feasible, behind the fence which encloses the rear yard and shall be situated at such height and in such manner as to be not visible above or through the fence. In such case, the satellite dish must be situated as near to the residential structure as feasible so as to be hidden from sight, to the extent feasible, when viewed from adjoining properties or the front street. The pole or similar type structure or object must be freestanding and shall not be attached to trees, the house, garage, fence or other structures situated on the Lot, unless the homeowner conclusively establishes that such requirement would prevent the homeowner from otherwise receiving an acceptable quality signal.

If the satellite dish is located behind the fence which encloses the rear yard and the satellite dish is not visible above or through the fence, then no further screening shall be required. In all other cases, the Architectural Control Committee may require, as a condition of approval, that the satellite dish be screened from view of the street and of any neighboring houses by such screening as the Committee may require, provided that such screening does not impair, prevent or preclude the homeowner from receiving an acceptable quality signal, does not unreasonably increase the cost of such service and does not operate as an unreasonable delay.

For safety requirements, the satellite dish shall be attached in such a manner that the satellite dish will be secure in a high wind.

Unless the Federal Communication Commission specifically rules otherwise, only one such satellite dish shall be permitted for each Lot. For the purposes of these guidelines, contiguous Lots or fractions of Lots owned by the property owner shall be considered as one Lot.

529-95-2720

**ARCHITECTURAL CONTROL COMMITTEE
RESOLUTION FOR
MINIMUM STANDARD GUIDELINES**

**CHAMPIONS PARK NORTH CIA
Adopted April 27, 1995**

WHEREAS, the Architectural Control Committee of Champions Park North CIA ("the Committee"), is charged with the responsibility of granting or withholding architectural control approval pursuant to Article V Section 1 of the Champions Park North Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, the Champions Park North Declaration of Covenants, Conditions and Restrictions provide for the adoption and publication of detailed standards and specifications for residences and improvements related to such residences which shall be supplemental to the Covenants, Conditions and Restrictions, in controlling and regulating the construction, maintenance and alteration of and additions to such residences and improvements to such residences; and

WHEREAS, said Minimum Standards may be amended, supplemented, and revised from time to time by the Architectural Control Committee; and

WHEREAS, minimum standards shall be furnished to each party proposing the build, maintain, alter or add to a residence or improvement related to such residence in the Subdivision; and

WHEREAS the Architectural Control Committee deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for dealing with the Minimum Standard Guidelines and, it has been determined by the Architectural Control Committee there is a need to amend, supplement and revise the Minimum Standards;

THEREFORE, BE IT RESOLVED,

- 1. Exterior colors used for painting residences, additions or improvements must be consistent with the aesthetic beauty and environment of the community. Acceptable colors will include most whites, most brown tones, most beiges, most grays, most greens, some blues and some golds. Pastels and bright colors are not acceptable, but will be considered on a case by case basis. Painting of exterior brick is discouraged.**
- 2. All roofs of any permitted structures of whatever type, shall be constructed of 25 year or better Elk Prestique or equivalent shingles with the color to closely resemble aged wood shingles, or such other materials as may be approved by the committee.**

CHAMPIONS PARK NORTH CIA
RESOLUTION FOR MINIMUM STANDARD GUIDELINES
PAGE 2

3. Temporary structures such as storage sheds, treehouses, playhouses, barns, etc. must be in the rear yard and less than six (6) feet tall exclusive of the roof, and provided the rear yard is enclosed with a fence at least six (6) feet high.
4. Wooden fences are acceptable provided that smooth face pickets face the street and do not exceed eight (8) feet in height, except brick posts, which shall be allowed to a maximum height of nine (9) feet. Chain link or any form of metal, fences and/or gates are not acceptable.
5. No electronic antennae or device of any type other than one antennae for receiving television signals, FM signals and/or citizen's band signals shall be erected, constructed, placed or permitted to remain on any lots or residences properties. "Dish-type" antennas are limited in diameter to not more than three feet. The permitted antennae may be free standing (with or without down guys) or may be attached to the residential structure; however, in any event the antennae's location shall be restricted to the rear of the roof ridge line, gable or center line of the residential structure so as to be hidden from sight, to the extent practicable, when viewed from the front of the lot and in no event shall any antennae of any kind extend to a height which is more than five (5) feet above the highest point of the roof of the main residential structure on such lot.
6. The design and location of outdoor swimming pools, hot tubs, and spas, must be approved by the Architectural Control Committee, and such pools, etc. must be fenced in accordance with number 4 above. Plumbing lines for swimming pools, etc. must be configured so that the drainage (including backwash) is not directed into the sanitary sewer. All swimming pool, etc. installations must receive prior approval from the Cy-Champ Public Utility District.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known address.

This resolution was adopted by the Board of Directors of Champions Park North Community Improvement Association, Inc. on April 27, 1995, and shall be effective on April 28, 1995.


Jeff Schard, President


Bruce Misamore, Vice President

529-95-2722

AMENDMENT TO ARCHITECTURAL CONTROL COMMITTEE
RESOLUTION FOR
MINIMUM STANDARD GUIDELINES

CHAMPIONS PARK NORTH CIA
Adopted April 27, 1995

Amendment adopted January 26, 1998:

AWNINGS

Awnings are defined as any protrusion, overhang, extension, or any such addition that protrudes over any window, door, patio, etc. that could be referred to as an awning, whether made from canvas, cloth, metal, vinyl, fiberglass or any like materials.

1. The Architectural Control Committee reserves the right to consider "awnings" on a case by case basis. Evaluation will consider, but is not limited to, aesthetic harmony with surrounding topography.
2. In no event shall awnings be permitted that can or will be visible, upon installation, from fronting street. "Fronting street" is defined as the street that constitutes the actual street address of the property.