

CERTIFICATION

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an Agent for CountryPlace Master Community Association, Inc., a Texas non-profit corporation; and,
- (2) An Instrument titled: “**Architectural Guidelines**” is attached hereto; and,
- (3) The property affected by the said Instrument is CountryPlace, Sections 1-13, and CountryGrove, Sections 1-5, and CountryPlace .26706 acres, additions in Brazoria County, Texas, according to the maps or plats thereof, recorded in the Map Records of Brazoria County, Texas, under Clerk’s File Nos. 1981-038322, 1989-005475, 1991-021175, 1992-011546, 1993-024365, 1993-024364, 1995-008055, 1994-031022, 1994-031023, 1995-025796, 1996-029983, 1996-000789, 2001-020032, 1982-014750, 1982-014751, 1984-041499, 1990-033461, 1992-011547, and, Volume 301 Page 686, respectively, along with any amendments, replats and supplements thereto; and,
- (4) The attached Instrument is a true and correct copy of the original; and,
- (5) The attached Instrument was adopted by at least a majority of the Association’s board of directors, at an open meeting of the board of directors, for which proper notice was given.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 20th day of December, 2021.

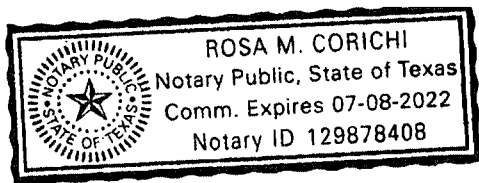


**David Berk, Attorney for
CountryPlace Master Community
Association, Inc.**

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BEFORE ME, the undersigned authority, on the day personally appeared David Berk, Attorney for CountryPlace Master Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 20th day of December, 2021.



Rosa M. Corichi

Notary Public, Texas

E-Recorded By:
HOLT & YOUNG, P.C.
9821 Katy Fwy., Ste. 350
Houston, Texas 77024

Country Place Master Community Association, Inc.

Architectural Guidelines

Additions, Improvements and Patio Covers

1. No changes to rooflines may be made to townhomes other than work contracted by the CGCA Board of Directors. A retractable patio cover (Sun setter's e.g.) in earth tone colors may be installed in the rear of a townhome. Since it is the duty of all townhouse owners to maintain the exterior of the building, no one owner should have the right to obligate others for their additions.
2. Materials and design used in improvements must be in harmony with existing structure and not materially distract from the aesthetic appearance of the community.
3. Where patios and patio covers are permitted, in single family residences, they must be permanent, soundly constructed, conform to the aesthetics of the community and not block the view of the neighbors.
4. No awnings of plastic nor of cloth can be approved as they are not of a permanent nature.
5. All additions, including patios, must be built in a professional manner utilizing sound construction practices.
6. A site plan showing location, as well as detailed description of materials, must be included with the request for the request to be considered.

Request for Home Improvement Approval Form Required

Homeowner to submit property survey showing location of new Additions, Improvements and Patio Covers along with detailed plans and material specifications.

Compost Bin

To install a compost bin on your property you must meet to requirements of the following guidelines.

1. Maximum of one manufactured compost bin per lot.
2. Compost bin must be made of metal or plastic, not wood.
3. Compost bin may only be placed in the side yard of Golf Course or Lake View lots.
4. Compost bin may not be placed in the front yard of any lot
5. Maximum size of compost bin is 36" high, 28" wide and 26" deep.
6. Maximum capacity of compost bin is 37 gallons.
7. Example: Forest City 37 Gallon Tumbler Composter.
8. Compost bin must be located entirely on the Owner's property.
9. Open compost bins or piles are prohibited.

Request for Home Improvement Approval Form Required

Homeowner to submit property survey showing location of new Compost Bin. Include Compost Bin's manufacturer's data and material specifications.

Exterior Painting and Maintenance

Exterior Painting

Homeowner to submit any proposed architectural changes or repairs to existing residential property to the ACC for approval.

All exterior paint colors shall be submitted for review and approval by the Architectural Control Committee EFORE beginning painting.

Contractors painting or applying acrylic stucco (concrete stucco is not allowed) to brick must provide three examples and references exterior painting or stucco experience.

Lime washing exterior brick is not allowed.

Colors shall be consistent with the prevailing exterior paint colors in the community. The ACC Pre-Approved Color Book has colors for each area below:

- **Body of House:** (siding, brick, side and rear doors) shall be shades of white, cream, beige, tan, or light gray. Black, dark colors, primary colors (reds, blue, yellow), secondary colors (green, purple, orange) or pastel colors (violet, pink, salmon, mint, etc.) shall not be allowed.
- **Garage Doors:** White, cream, beige, tan, light gray, darker shades such as brown or slate.
- **Trim:** (gutters, fascias, soffits, shutters) shall be a color that is complementary to the body of the house and the roof. Primary colors (reds, blue, yellow), secondary colors (green, purple, orange) or pastel colors (violet, pink, salmon, mint, etc.) shall not be allowed.
- **Front Doors and Shutters:** a select set of colors is shown in the ACC Color Book. Red, green, or blue may be used.

Repairs

The owner of all lots shall at all times keep all improvements thereof maintained in a good repair and neat condition, including, but not limited to, roof shingles, gutters, siding, painted trim, exterior doors and fencing.

Request for Home Improvement Approval Form Required

Exterior Paint Colors - Homeowner to submit manufacturer's name and paint color chip and area to be painted on the Request for Approval.

If painting brick or applying stucco, submit documentation confirming contractor's 3 year experience.

Repairs - Homeowner to submit list what items to be repaired and what the repair entails. If repair requires any exterior paint, see above.

Exterior Storage Areas

No buildings or improvements of any character shall be erected or placed until the construction plans and a plan showing the location of the structure have been submitted to and approved in writing by the Architectural Control Committee.

1. Any outside storage building that is attached to the house shall be of the same material and quality as the house where it is attached. (Brick to brick, wood to wood)
2. The storage area must be placed on a concrete slab. (Not on blocks)
3. Roof materials must be the same as the house.
4. The storage area must be less than 120 square feet.
5. No storage area may be erected on golf and lake lots which block views of neighboring properties.
6. Any storage area not in compliance with this policy must be removed within 60 days of notification.

Request for Home Improvement Approval Form Required

Homeowner to submit property survey showing location of new Exterior Storage Areas along with detailed plans and material specifications.

Fences

PERIMETER/BORDER FENCES

Along Country Place Parkway, McHard Rd. and the DITCH.

No restrictions on height. Material restrictions - no wire, open or chain link.

CPMCA reserves the right, after due notice, to repair or replace at the lot owner's expense any perimeter/border fence it deems necessary.

ALL LOTS/ALL FENCES

No fences nearer the street than the front building set-back line.

No wire, plastic or chain link fences may be installed.

Lattice work is allowed in wood frame trim as deck railing (3' max high) or as vertical screening (8' high) but not as fencing.

Lattice staves must be 3/8" minimum thickness.

LOTS OTHER THAN GOLF COURSE OR LAKESIDE VIEWS

No side or rear fence greater than six feet 6 inches (6'6").

Wood fences must have rot boards.

WI or aluminum and steel tubing or a minimum of 3' minimum height.

Steel tubing must be kept vertical and maintained in a straight line.

CORNER LOTS

No fence nearer the side lot-line than the building set-back line.

GOLF COURSE AND LAKESIDE LOTS

Fences must be black and non-ornate wrought iron.

Aluminum fences with the same appearance as wrought iron are acceptable

Minimum height four feet (4'). maximum height six feet (6').

Lattice work may not interfere with neighbors' view of golf course or lake views.

TOWNHOUSE LOTS

Non-decorative black wrought iron only.

Minimum height three feet (3'), maximum height four feet (4').

One access gate.

Permitted only at rear of unit, not front or side.

May extend to property line from rear of unit.

REMINDER: You or your contractor need to call 811 prior to digging for post holes. 811 will have someone come mark utility lines in your planned area. As homeowner you are responsible for damage to any utility lines and for cost of repairs.

If a fence is in a utility easement any utility company can remove the fence for any reason and the replacement/repair of the fence is at the owner's expense.

Request for Home Improvement Approval Form Required

Homeowner to submit property survey showing location of new Fence along with detailed and material specifications including photo of fence style & color.

Fire Pits

The following are to be in effect for the safe use and enjoyment of Fire Pits in the backyard of residences in Country Place Master Community Association

Location

Fire Pits can only be located in the backyard of CPMCA residences.

Keep at least a 10-foot buffer zone around the pit far from the house, garage, barn, tool shed and other structures that can burn.

Avoid bushes and trees, railing, fencing, awnings, clotheslines, and electrical wires, which are vulnerable to sparks and extreme heat.

Locate fire pits on concrete, stone or directly on the ground. Never put a pit on a wood or composite deck.

If your fire pit is going directly on the ground, clear the area underneath of all foliage in a circle at least twice the pit's diameter.

Safety / Spark Arrestor

Always place a spark screen on top of the pit once you've built the fire.

Keep a garden hose on hand as well to douse the flames if they get out of control. Never use a bucket of water.

Dumping water on a wood-burning fire forms a hard crust on top of remaining wood, coals, and ash, and causes a lot of water to run off.

Do not use the fire pit if a City, County or State burn ban has been declared.

Type of Wood

Get hardwoods like ash, hickory, and oak, which burn the longest.

Avoid the softest woods like cedar or pine, which tend to smoke and spark,

Make sure the wood is dry—the dryer the better—and make sure it isn't rotten.

Exemptions - Manufactured, portable, propane fire pits are exempt.

Request for Home Improvement Approval Form Required

Homeowner to submit a Request for Home Improvement Approval along with a property survey showing location, size and material description of the Fire Pit.

Landscaping

The intent of this section is to produce an harmonious landscape guide for the residences of Country Place Master Community Association.

The emphasis is primarily on those areas of the lot visible from public areas of the community.

Lawns

The front lawn of each residence and back yards of golf course and lake view lots must be covered with St. Augustine or a shade tolerant grass -Palmetto, a variety of St. Augustine. Sod must be used when any significant area needs to be replaced.

Owner must keep all weeds and grass thereon maintained in a sanitary, healthful and attractive manner.

Fescue seeding is allowed in shaded areas only.

Planting Beds and Shrubs

Planting beds for plants and shrubs shall be a minimum of eight feet (8') and shall not be more than 40% of the front yard.

One planting area of less than thirty (30) square feet does not need approval from the ACC. But any additional planting beds do need approval.

Annuals and perennials should be limited to defined beds and used as accents or borders.

Plant bed edging is not required but is encouraged for maintenance purposes and to define the shape of planting beds. Plastic, corrugated aluminum, wire wickets, vertical timbers, railroad ties edging material is prohibited.

Acceptable edging is brick to match house brick, horizontal timbers, concrete stylized bricks and Ryerson steel.

Trees

Tree removal must include stump and exposed root removal.

Planting along Curbs or Sidewalks

Shrubs, trees and any vegetation that grows higher than three (3) feet are prohibited within five feet of curb.

Plantings in area between curb and sidewalk, other than St. Augustine grass, are prohibited.

Corner Lots

No object or planting which obstructs sight lines at elevations between two (2) and six (6) feet above the surface of the streets within the triangular area formed by the curb lines of the streets involved and a line running from curb line to curb line at points twenty-five (25) feet from the junction of the street curb lines shall be placed. Plants less than two (2') tall are permitted on corner lots.

Yard Decorations (Yard Art)

All decorations of every kind which are intended to be permanent such as statues, sculptures, birdbaths, bird houses, benches, swings, etc. that are placed within public view shall be limited to three (3) pieces per yard.

Decorations shall not exceed three feet (3') in height.

The color of all exterior objects must be earth tone

Fountains

Fountains shall be permitted but only one fountain per front yard and one (1) per back yard per lot. Fountain height is limited to four (4) feet above the natural grade. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural scheme of the lot and house.

Miscellaneous

Flower pots and planters must be maintained with living landscape materials at all times. Pots or planters with dead or no plants must be replanted or removed.

Flower pots twelve (12) inches or taller shall be limited to six (6) per front yard.

Smaller pots shall not be used in front yards.

Plastic/Silk Flowers are permitted only in pots.

Request for Home Improvement Approval Form Required

Homeowner to submit a Request for Home Improvement Approval along with a property survey showing location and description of any new planting areas, trees, fountains or yard decorations.

Homeowner to submit a Request for Home Improvement Approval to remove any tree (greater than 6" diameter).

Rainwater Harvesting Systems (RHS)

Rain barrel or rainwater harvesting systems (herein called "Rainwater Harvesting System" or RHS) and all related equipment shall not be erected, constructed, placed or permitted to remain on any lot unless they strictly comply with the following minimum conditions.

1. The RHS and any related equipment shall not be constructed or placed or permitted to remain on property owned by CPMCA or between the front of the property owner's house and an adjoining or adjacent street. Also no RHS or any related equipment shall be located at the rear of any house on the Golf Course or Lake View lot.
2. The color of the RHS and related equipment must be consistent the color scheme of the property owner's house.
3. No advertising slogans, logo, printing or illustration shall be permitted upon the RHS or related equipment other than the standard logo, printing or illustration which may be included by the applicable manufacturer for the RHS or any related equipment.
4. To the extent that the RHS and any related equipment is located on the side of the house or at any other location that is visible from the street, the size type and shielding of, and the materials used in the construction must be submitted to the Architectural Control Committee for written approval.
5. Any RHS or related equipment installed hereunder shall be installed in a manner that complies all applicable laws and regulations and manufacturer's instructions.

Request for Home Improvement Approval Form Required

Submit color and size of all RHS and any related equipment as well as a full description of all material used in shielding the RHS.

Roofing

The roof of any building shall be constructed or covered with composition type shingles subject to ACC approval. Any other type of roofing material shall be permitted only at the sole discretion of the CPMCA Board upon written request.

- Roofing shingles must be of an acceptable type, quality, and color that are harmonious with the residence.
- All roofing protrusions shall be located the rear of the ridgeline and/or gable of any structure and shall not extend above the highest point of the structure.
- All roofing additions, wind turbines and vents must match the roofing material and/or color as closely as possible.
- All new roofs must comply with WPI 8 and receive a Certificate of Compliance from the Texas Department of Insurance.

Request for Home Improvement Approval Form Required

Roofs - Homeowner to submit manufacturer's name, style and color.

Site Improvements

All new construction and modifications, including but not limited to repairs, replacements, additions, or improvements to the Properties shall be subject to the approval of the ACC.

Driveways, Sidewalks and Patios

Driveways, sidewalks or patios that are new, replaced or resurfaced must be reviewed by the ACC prior to construction.

Emergency/Standby Generators

Emergency/Standby Generators that are to be installed must be reviewed by the ACC prior to installation.

Request for Home Improvement Approval Form Required

Driveways, Sidewalks and Patios - Homeowner must submit a Request for Approval for a new or resurfaced driveway, sidewalk or patio.

If the driveway, sidewalk or patio is new, enlarged or relocated a property survey must be submitted showing the new location.

Request for a resurfaced driveway, sidewalk or patio must include color selection and pattern.

Emergency/Standby Generator - Homeowner to submit a property survey showing location and description of a new emergency generator.

Solar Panels, Dishes and Antennas

Solar Panels - To install solar panels on your property you must meet to requirements of the following guidelines.

1. Solar panels cannot extend over the roof line.
2. Solar Panels must be parallel to the roof line.
3. Solar Panels must conform to the slope of the roof.
4. Solar Panels cannot interfere with others "use and enjoyment of their land."
5. Ground units must be fenced and not taller than the fence.
6. All components used in the installation of the solar panel system must be products commercially available at the time of installation. Exposed wiring must be in bronze or black conduit. All frames, brackets and conduits must be bronze or black matching the roof color.
7. Solar panels must be located entirely on the Owner's property.

Dishes

1. Satellite dishes shall comply with the FCC regulations for residences and are designed to receive television broadcast may be installed in conformance with the ACC guidelines.
2. A satellite dish not larger than 39" in diameter may be erected subject to approval of location and screening by the ACC
3. No tri-pod type installation will be approved.
4. Reasonable efforts shall be made to screen installations from neighbors' view.

Antennas - No exterior radio, television or any other electrical antennas or aerials or parabolic receivers may be erected or maintained anywhere upon any lot.

Request for Home Improvement Approval Form Required

Homeowner to submit property survey showing location of new Solar Panels or Dishes. Include Solar Panels manufacturer's plans and material specifications.

Temporary/Portable Structures - Including PODS and Dumpsters

No structure of a temporary (more than 3 days) character, mobile home, camper, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time for a residence or any other purpose.

Portable buildings used for accessory or storage purposes shall be limited to not more than eight (8) feet in height including the slab and one hundred twenty (120) square feet of floor space and shall be subject to the approval of the ACC.

Portable buildings must be set on concrete slabs, not on blocks.

Portable buildings are not allowed on golf course and lake view lots.

Portable buildings are only allowed in back yards of non- golf course and lake view lots.

PODS (Portable On Demand Storage) units and dumpsters may be placed on existing driveways under the following guidelines:

A Request for Home Improvement Approval must be submitted and approved by the ACC. Estimate of length of time that the PODS or dumpster will be on the property must be included on the request. An extension can be granted for extenuating circumstances.

A violation will be in effect if the PODS or dumpster are on the property beyond the approved time limit.

Request for Home Improvement Approval Form Required

Homeowner to submit property survey showing location, material descriptions and specifications as well as a photograph of new Portable Buildings and Temporary Storage Structures, including PODS and dumpsters.

ACC Violation & Fine Schedule

Scenario One

Work has been done but no required Request for Approval was submitted to the ACC. Work is compliant and would have been approved by the ACC

Initial Notice of Violation - Letter will be sent along with a Request for Approval form to be submitted to the ACC. A \$100 fine will be assessed.

If work was done within thirty days of purchasing the property and the owner submits Request for Approval and the modification meets ACC guidelines, fine will be waived and no further action will be taken.

Second Notice of Violation - If no required Request for Approval was submitted to the ACC within the next thirty days, an additional fine of \$200 will be assessed.

Third Notice of Violation - If no required Request for Approval was submitted to the ACC within the next thirty days, an additional fine of \$500 will be assessed.

Scenario Two

Violation brought to the attention of the ACC. A Request for Approval had been submitted but was rejected by the ACC and owner proceeded with project.

Initial Notice of Violation - If work is not corrected or removed within thirty days a \$2,500 fine will be assessed. If corrected/removed within thirty days, fine will be reduced to \$200.

Second Notice of Violation - If work is not corrected or removed within the next thirty days, an additional fine of \$3,000 will be assessed.

Scenario Three

Violation brought to the attention of the ACC.

No Request for Approval was submitted to the ACC.

Initial Notice of Violation - Letter will be sent along with a Request for Approval form to be submitted to the ACC. A \$100 fine will be assessed.

Second Notice of Violation - If not corrected or removed within thirty days a \$1,000 fine will be assessed.

Third Notice of Violation - If not corrected or removed within next thirty days, additional \$2,500 fine will be assessed.

PODS or dumpster on the driveway.

A Request for Home Improvement Approval must be submitted and approved by the ACC. Estimate of length of time that the PODS or dumpster will be on the property must be included on the request. An extension beyond the approved can be requested of the ACC. An extension can be granted for extenuating circumstances.

Initial Notice of Violation - If no Request is submitted, a letter will be sent along with a Request for Approval form to be submitted to the ACC. A \$100 fine will be assessed.

Second Notice of Violation - If the Request is not received within ten days the following fines will be assessed.

A violation will be in effect if the PODS or dumpster are on the property beyond the approved time limit.

The first thirteen (13) days of violation shall incur a fine of \$25.00 per each day of violation. Fourteen to twenty-one days of violation shall incur a fine of \$50.00 per each day and all daily violations of twenty-two days and beyond shall incur a fine of \$75.00 US dollars per day.

Appeal

Homeowners have the right to present a request that the matter be heard by the Board of Directors for review and reconsideration before fines are imposed. Request must be made in writing within thirty days after a receipt of a notice of the fine. The Board of Directors will then make a recommendation based on its findings.

Non-payment of fines

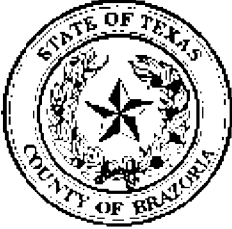
Non-payment of fines may result in the use of a collection agency or attorney to obtain payment. Any and all collection costs are in addition to the imposed fines and will be paid by the homeowner.

FILED and RECORDED

Instrument Number: 2021083577

Filing and Recording Date: 12/21/2021 11:44:24 AM Pages: 10 Recording Fee: \$58.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina