



**THE COMMUNITY OF KING LAKES HOMEOWNERS ASSOCIATION, INC.**  
**EXTERIOR MAINTENANCE GUIDELINES AND ACA STANDARDS**

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

WHEREAS, The Community of King Lakes Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for King Lakes, Section 1-13, additions in Fort Bend County, Texas, according to the maps or plats thereof, recorded in the plat records of Fort Bend County, Texas, under Instrument Nos. 20070288, 20070286, 20100003, 20100011, 20100170, 20090058, 20100054, 20120238, 20120247, 20110056, 20110052, 20110070, and 20120245, respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for The Community of King Lakes Homeowners Association, Inc., recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2008037489, along with any amendments and supplements thereto; and

WHEREAS, Section 6.1 of the Declaration prohibits the construction and modification of improvements on Lots in the Subdivision without the advance written approval of the Association Architectural Control Authority (the "ACA"); and

WHEREAS, Section 6.10 of the Declaration authorizes the Association to adopt ACA standards in connection with its authority, in its sole and absolute discretion; and

WHEREAS, Section 7.17 of the Declaration requires that all improvements upon any Lot will at all times be kept in good condition and repair in a presentable well-kept and clean condition, as determined by the Board, in its sole and absolute discretion; and

WHEREAS, the Association, through its Board of Directors, desires to adopt Exterior Maintenance Standards, to provide notice to Owners of the Board's general determination of appropriate maintenance, pursuant to its discretion under Section 7.17 of the Declaration; and

WHEREAS, the Board of Directors, acting as the ACA, desires to adopt certain ACA Standards; and

WHEREAS, this Dedicatory Instrument consist of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall may exercise discretionary authority with respect to these Restrictive Covenants; and

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes and imposes on the Subdivision, the following Exterior Maintenance Guidelines and ACA Standards:

## EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot shall be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces on the home must be clean and smooth with no discolored or bare areas or peeling paint, and all surfaces must be free of mildew or excessive dirt buildup.
2. All rotted and damaged siding must be replaced and any damaged brickwork repaired.
3. Gutters must be kept in good repair and not permitted to sag or hang down. Gutters must also be kept free of weeds and excessive debris.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. Window panes and screens must be whole and in good condition and interior window coverings must also be in good condition.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair with no missing or broken pickets.
8. Sidewalks, driveways and curbs must be clean and in good repair. Expansion joints must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free, flowerbeds must be kept free of weeds, and shrubs and trees must be kept trimmed. There shall be no mesh materials permitted in the flowerbeds. Landscape borders must be maintained in good repair and any changes or additions to the borders require approval.
10. There shall be no storage of items, construction materials, or debris in public view.

## ACA STANDARDS

(Regarding Basketball Goals, Chicken Wire and Related Materials, and Burglar Bars)

1. Basketball goals must be maintained in good repair and appearance, and must be properly anchored (in accordance with the manufacturer's instructions). Placement of items on the base of portable basketball goals is not permitted.
2. Chicken wire, chain link and similar materials shall not be utilized on a Lot and shall not be in view from any portion of the public roadway.
3. Burglar bars, and similar items are not approved and shall not be utilized on a residence on any Lot.

**CERTIFICATION**

"I, the undersigned, being a Director of the Association, hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Directors at an open meeting of the Directors at which a quorum of Directors was present."

By: Scott Donahue

Print Name: SCOTT DONAHUE

Title: President

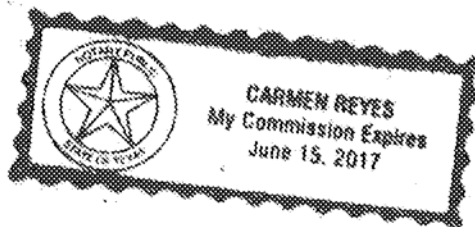
STATE OF TEXAS §

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COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this 16<sup>th</sup> day of June, 2016, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.

Carmen Reyes  
Notary Public, State of Texas



Return To:  
HOLT & YOUNG, P.C.  
9821 Katy Fwy, St. 350  
Houston, Texas 77024