



THE COMMUNITY OF KING LAKES HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGARDING THE STAINING OF FENCES

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, the Declaration authorizes the Association to adopt ACA standards with respect to architectural and related matters, including, without limitation, architectural design, placement of improvements, landscaping, color schemes, exterior finishes and materials and similar features which may be either recommended or required by the ACA for use within the Property; and

WHEREAS, the Association, through its Board of Directors as the Architectural Control Authority, desires to adopt a uniform standard for the staining of fences within the community; and

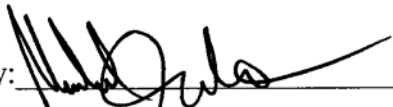
WHEREAS, the Association shall have and may exercise discretionary authority with respect to this resolution which shall constitute a Dedicatory Instrument of the Association; and

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:

- 1. No fence on any lot shall be stained unless the stain being utilized is Behr Transparent Wood Finish, in Cedar Natural tone. This stain is a ready to use, pre-mixed color available at Home Depot stores, an attachment hereto, shows the name and number of the stain.**
- 2. A clear finish may be utilized on newly constructed fences.**

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, acting as the ACA at a meeting of the Directors at which a quorum was present.”

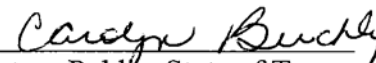
By: 

Print Name: Michael Pardo

Title: _____

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BEFORE ME, the undersigned authority, on this 21st day of August, 2015, 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.


Notary Public, State of Texas

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

