

**UNAPPROVED ROOF FINE POLICY
LAKEMONT COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, Lakemont Community Association, Inc. (the "Association"), a nonprofit corporation, is the governing entity for the additions in Fort Bend County comprising the Lakemont subdivision, according to the maps or plats thereof, recorded in the Map Records of Fort Bend County, Texas, along with any amendments, supplements, or replats (the "Subdivision") as follows:

- (a) Lakemont, Section 1, under Slide No. 2561/B;
- (b) Lakemont, Section 2, under Slide No. 2387/A-B;
- (c) Lakemont, Section 3, under Slide No. 2374/A-B;
- (d) Lakemont, Section 4, under Slide No. 2375/A-B
- (e) Lakemont, Section 5, under Slide No. 2467B;
- (f) Lakemont, Section 6, under Slide No. 2468B;
- (g) Lakemont, Section 7, under Slide No. 2554/A;
- (h) Lakemont, Section 8, under Slide No. 2565/B;
- (i) Lakemont, Section 9, under Slide No. 2566/ A;
- (j) Lakemont, Section 10, under Instrument No. 20040043;
- (k) Lakemont, Section 1 1, under Instrument No. 20040135;
- (l) Lakemont, Section 12, under Instrument No. 20040032;
- (m) Lakemont, Section 13, under Instrument No. 20040031;
- (n) Lakemont, Section 14, under Instrument No. 20040086;
- (o) Lakemont Ridge, Section 1, under Instrument No. 20060207;
- (p) Lakemont Ridge, Section 2, under Instrument No. 20070045;
- (q) Lakemont Meadows, Section 1, under Instrument No. 20040228;
- (r) Lakemont Meadows, Section 2, under Instrument No. 20050022;
- (s) Lakemont Meadows, Section 3, under Instrument No. 20050237;
- (t) Lakemont Terrace, Section 1 , under Instrument No. 20050025;
- (u) Lakemont Terrace, Section 2, under Instrument No. 20050029;
- (v) Lakemont Terrace, Section 3, under Instrument No. 20050229;
- (w) Lakemont Manor, Section 1, under Instrument No. 20060173;
- (x) Lakemont Manor, Section 2, under Instrument No. 20070019;
- (y) Lakemont Manor, Section 3, under Instrument No. 20070020;
- (z) Lakemont Trace, Section 1, under Instrument No. 20050024;
- (aa) Lakemont Shores, Section 1, under Instrument No. 20070091;
- (bb) Lakemont Shores, Section 2, under Instrument No. 20090103 and 20100033;
- (cc) Lakemont Shores, Section 3, under Instrument No. 20110018;
- (dd) Lakemont Court, Section 1 , under Instrument No. 20050186;
- (ee) Lakemont Cove, Section 1, under Instrument No. 20050023 and 2009113;
- (ff) Lakemont Cove, Section 2, under Instrument No. 20050228;
- (gg) Lakemont Cove. Section 3, under Instrument No. 20060169;

- (hh) Lakemont Grove, Section 1, under Instrument No. 20050119;
- (ii) Lakemont West Ridge, Section 1, under Instrument No. 20100147;
- (ij) Lakemont West Ridge, Section 2, under Instrument No. 20120101;
- (kk) Lakemont Commercial Reserve, Section 1 replat, under Instrument No. 20100171; and

WHEREAS, the Subdivision is governed by the First Amended Lakemont Community Association, Inc. Declaration of Covenants, Conditions and Restrictions for Lakemont Sections Two, Three and Four, recorded in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2003032959, along with any amendments, supplements, and annexations thereto (the "Declaration"); and

WHEREAS, pursuant to its authority to do so under Article VI, Section 4, the Association through the Architectural Review Committee (the "ARC") has adopted certain rules and regulations interpreting and implementing the provisions of Articles VI of the Declaration and that provide detailed architectural guidelines recorded in the Real Property Records of Fort Bend County, under Instrument No. 2003032960, along with any amendments or supplements thereto (the "Residential Architectural Guidelines"); and

WHEREAS, Article XI, Section 1, of the Declaration provides that the Association shall be entitled to impose fines for violations of the restrictions or any rules and regulations adopted by the Association or the Architectural Review Committee; and

WHEREAS, Article IX, Section 23, of the Declaration, as well as the Residential Architectural Guidelines provide that Roofing materials shall be composition shingles, slate, clay or concrete tile and composition shingles shall be comparable in color and surface texture to weathered wood shingles. Colors for slate, clay or concrete tile roofs shall be approved individually by the Declarant or its assignee; and

WHEREAS, the Association, has experienced a serious problem obtaining compliance with the roof color restriction, particularly the restriction requiring composition shingles to be comparable in color and texture to weathered wood shingles; and

WHEREAS, due to the cost of obtaining compliance with the shingle color restriction once a violating roof has been installed, the Association desires to create a significant deterrent to owners installing such violating roofs; and

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

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 Fine Policy:

