



HW Courtesy recording  
Unit 27 / BM  
(2)

**RIVER FOREST HOMEOWNERS ASSOCIATION, INC.**

C/O LJ Services Property Management

P.O. Box 6406 Katy, Texas 77491

**RESOLUTION OF ARCHITECTURAL CONTROL GUIDELINES AND USE RESTRICTION AMENDMENT**

WHEREAS, the Board of Directors of the River Forest Homeowners Association, Inc. (the "Association"), held a Board of Directors' meeting on \_\_\_ March 3, 2005 \_\_\_; and

WHEREAS, the Board of Directors for the Association has reviewed and analyzed the initial set of Architectural Control Guidelines and Use Restrictions created and adopted on December 1, 2002, and recognized its inadequacies with regard to explaining the specific criteria for Outbuildings for the Association; and

WHEREAS, the Board of Directors sought to amend the Architectural Control Guidelines and Use Restrictions for the Association in an effort to rectify the inadequacies contained therein; and

WHEREAS, during the course of business, a vote of the Board of Directors was taken to amend the Architectural Control Guidelines and Use Restrictions, pursuant to the Texas Non-Profit Corporation Act, Art. 204.010.(18)(A)(B), such that the first Amendment to the Architectural Control Guidelines and Use Restrictions, attached hereto as Exhibit "A" and incorporated herein for all purposes;

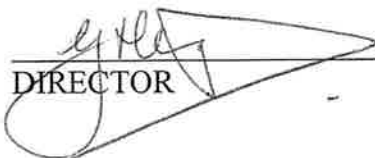
WHEREAS, upon review of the votes for the above amendment to the Architectural Control Guidelines and Use Restrictions, it was determined that the attached changes to the Association's Architectural Control Guidelines and Use Restrictions were passed by a vote of the Board of Directors; NOW, THEREFORE,

BE IT RESOLVED, that the Association, acting by and through its Board of Directors, adopts the first Amendment to the Architectural Control Guidelines and Use Restrictions of R. F.

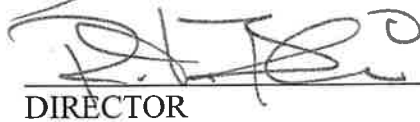
Association, Inc. dba River Forest Homeowners Association, that was voted upon and approved by the Board of Directors; and

BE IT FURTHER RESOLVED, that a true and correct copy of the first Amendment to the Architectural Control Guidelines and Use Restrictions of R. F. Association, Inc. dba River Forest Homeowners Association, shall be filed in the real property records of Fort Bend County, Texas.

The resolution was adopted by the Board of Directors on 3rd day of May.  
IN WITNESS WHEREOF, the undersigned have executed this Resolution the 3rd day of May, 2005.

  
\_\_\_\_\_  
DIRECTOR

  
\_\_\_\_\_  
DIRECTOR

  
\_\_\_\_\_  
DIRECTOR

  
\_\_\_\_\_  
DIRECTOR

  
\_\_\_\_\_  
DIRECTOR

After Recording Refer to  
Larry Silber  
5545 Fm 359 Rd  
Richmond, Tx. 77469

## EXHIBIT "A"

### 2.0 OUTBUILDINGS

- 2.1 An "outbuilding" is defined as any permanent structure, which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garages, but does include without limitation, storage sheds, gazebos, portable buildings, barns and playhouse/forts.
- 2.2 The colors and materials should compliment or blend aesthetically with the predominant exterior colors of the main residence.
- 2.3 All outbuildings will be required to have wainscotings installed on the exterior base of the building. The wainscoting is required to be of a material that is consistent with the general scheme of the residential structure.
- 2.4 The RFACC will review each outbuilding submission on an individual basis to determine the required height of wainscoting to be complimentary to the height of the outbuilding.
- 2.5 The RFACC will review each outbuilding submission on an individual basis to determine if the wainscoting will be required on one (1) or more elevations of the outbuilding. Wainscoting will be required on the front elevation, without exception.
- 2.6 The RFACC will consider metal storage buildings providing that they are permanently attached to the concrete slab.
- 2.7 The RFACC is empowered to grant variances to the above listed requirements provided that they are consistent with the general scheme of development.

EXHIBIT "A"

2.0 OUTBUILDINGS

- 2.1 An "outbuilding" is defined as any permanent structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garages, but does include without limitation, storage sheds, gazebos, portable buildings, barns and playhouse/forts.
- 2.2 The colors and materials should ~~match~~ <sup>complement, aesthetically</sup> or blend with the predominant exterior colors of the main residence.
- 2.3 All outbuildings will be required to have wainscoting installed on the exterior base of the building. The wainscoting is required to be of a material that is consistent with the general scheme of the residential structure.
- 2.4 The RFACC will review each outbuilding submission on an individual basis to determine the required height of the wainscoting to be complimentary to the height of the outbuilding.
- 2.5 The RFACC will review each outbuilding submission on an individual basis to determine if the wainscoting will be required on one (1) or more elevations of the outbuilding. Wainscoting will be required on the front elevation, without exception.
- 2.6 <sup>RF</sup> The ACC will consider metal storage buildings providing that they are permanently attached to a concrete slab.
- 2.7 <sup>RF</sup> The ACC is empowered to grant variances to the above listed requirements ~~as long as the resulting change effected by the variance is consistent with the general scheme of development.~~ <sup>that provided that they are</sup>

AS PER ORIGINAL

AFTER RECORDING RETURN TO:  
CHARTER TITLE COMPANY  
15958 CITY WALK BLVD, STE 200  
SUGAR LAND, TEXAS 77479

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2005 May 25 02:38 PM

2005060324

CK \$15.00

Dianne Wilson, Ph.D. COUNTY CLERK

FT BEND COUNTY TEXAS