

**CERTIFICATE OF ADOPTION  
OF  
SECOND AMENDMENT TO EXTERIOR ARCHITECTURAL  
MODIFICATION GUIDELINES FOR THE SUMMERWOOD  
COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                    §  
  §           KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF HARRIS            §

**WHEREAS**, that certain Consolidated and Amended Declaration of Covenants, Conditions, and Restrictions for Summerwood dated March 19, 2002, recorded in the Real Property Records of Harris County, Texas, under Clerk's File Number V677818 (as same may be supplemented and amended, referred to herein as the "Declaration"), subjects Summerwood, a subdivision in Harris County, Texas (the "Subdivision"), to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

**WHEREAS**, Article IV, Section 4.3(a) of the Declaration provides that the architectural review committee (the "ARC") appointed by the Board of Directors (the "Board") of the Summerwood Community Association, Inc., a Texas non-profit corporation (the "Association") may amend the architectural guidelines with the consent of the Board; and

**WHEREAS**, certain Exterior Architectural Modification Guidelines for the Summerwood Community Association, Inc. were recorded in the Real Property Records of Harris County, Texas, under Clerk's File Number RP-2018-199137 (the "Guidelines"); and

**WHEREAS**, the ARC and the Board, deem it to be in the best interest of the Association and the Subdivision to amend the Guidelines as set forth below; and

**WHEREAS**, the ARC unanimously consented to and approved of amending the Guidelines as set forth below; and

**WHEREAS**, Article VI, Section 3 of the By-Laws of the Association (the "By-Laws") provides that a majority of the number of directors of the Board (the "Directors") shall constitute a quorum for the transaction of business and that every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board; and

**WHEREAS**, the Board held a meeting on ~~February~~<sup>23</sup>, 2023, at which at least a majority of the Directors were present and at least a majority of the Directors present did, duly approve of amending the Guidelines as set forth below.

**NOW, THEREFORE**, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify the foregoing to be true and correct and hereby provides notice that the ARC, with the consent of the Board, did amend the

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Guidelines as set forth below, to be effective upon recordation of this document in the Real Property Records of Harris County, Texas.

1. Section 10b. is revised to read as follows:

- b. Wood fence height shall be no taller than six feet, six inches (6'6") unless the wood fence originally installed by the home builder was an alternate height, in which case the wood fence may be no taller than the wood fence originally installed by the home builder. Wrought iron fences shall be no taller than four feet (4') unless the wrought iron fence originally installed by the home builder was an alternate height, in which case the wrought iron fence shall be no taller than the wrought iron fence originally installed by the home builder. Wrought iron fencing must be painted black.

2. Section 10c. is revised to read as follows:

- c. Wood rot boards for wood fencing are permitted; however, the overall fence height, including the rot board, may be no taller than six feet, six inches (6'6") measured from the natural ground.

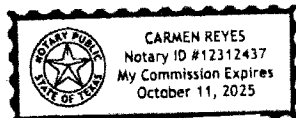
EXECUTED this 23<sup>rd</sup> day of February, 2023, to evidence the certification set forth hereinabove.

SUMMERWOOD COMMUNITY ASSOCIATION INC., a Texas non-profit corporation

By: Gregg Hutson  
Gregg Hutson, President

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on February 23, 2023, by Gregg Hutson, President of Summerwood Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.



Carmen Reyes  
Notary Public, State of Texas

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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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