

ADDITIONAL DEDICATORY INSTRUMENT

for

CLEAR CREEK FOREST SECTION 12 PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault, who, being by me first duly sworn, states on oath the following:

My name is Christopher J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for CLEAR CREEK FOREST SECTION 12 PROPERTY OWNERS' ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**CLEAR CREEK FOREST SECTION 12
ARCHITECTURAL CONTROL GUIDELINES
4th Amended Version**

DATED this 23 day of November, 2015.

**CLEAR CREEK FOREST SECTION 12
PROPERTY OWNERS' ASSOCIATION**

BY: 

CHRISTOPHER J. ARCHAMBAULT
Attorney/Agent

THE STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

THIS INSTRUMENT was acknowledged before me on this the 23 day of Nov., 2015 by the said Christopher J. Archambault, Attorney/Agent for **CLEAR CREEK FOREST SECTION 12 PROPERTY OWNERS' ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



Aprile Garza
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: KC

**CLEAR CREEK FOREST SECTION 12
(CCF, SECTION 12, PROPERTY OWNERS
ASSOCIATION, INC.)**

Architectural Control Guidelines

4th Amended Version

Effective Beginning January 1, 2016

To supersede all other previously recorded guidelines

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**CLEAR CREEK FOREST SECTION 12
PROPERTY OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL GUIDELINES**

OVERVIEW

The Declaration

A system of Architectural Control is created by the following Declaration of Covenants, Conditions and Restrictions:

Clear Creek Forest Section 12 Clerk's File No. 074-01-1888

*All recording information refers to the Official Public Records of Montgomery County, Texas.

All of the foregoing shall be collectively referred to as the "Declaration"; Pursuant to a written instrument dated December 19, 1995 and which became effective September 27, 1995, Mitchell/Southwest (successor to the original developer Mitchell Development Corporation) assigned to the Clear Creek Forest Section 12, Property Owners Association, Inc. all the duties, powers and responsibilities of the Declarant, as described in the Declaration relating to Architectural Control including, but not limited to, the rights of inspection, review, and approval of all improvements existing in the Clear Creek Forest Section 12 Subdivision.

Purpose and Objectives

The purpose of the Architectural Control Guidelines is to establish and preserve a harmonious and aesthetically pleasing design for Clear Creek Forest Section 12 (CCF12) and to protect and promote the value of the properties subject to the restrictions set forth in the Declaration. These Guidelines are designed to provide a reference for which the CCF12 Property Owners Association (CCF12 POA) shall consider any improvements, or alterations to existing improvements, in an effort to maintain a standard as to the general upkeep of properties within the subdivision.

To preserve the architectural and aesthetic appearance of CCF12, site work, placement of improvements, construction of improvements, or alterations that effect the exterior appearance of existing improvements shall not commence, unless and they have been submitted to and approved in writing by the CCF12 Architectural Control Committee (ACC) as to the compliance of such work and improvements with the Declaration and Architectural Control Guidelines. These guidelines are intended to function as summary of the detailed

expectations and design requirements of the CCF12 POA in accordance with the power bestowed upon it by the Declaration. CCF12 POA has the exclusive jurisdiction over the approval of all improvements made to properties and modifications or additions made to existing improvements on properties. Properties shall mean all lots and common facilities show on the Subdivision Plat.

Application Procedure

Applications shall be obtained from CCF12 POA or its assigned agent. A completed application package shall include: Three complete sets of drawings and specifications as required by the Declarations; the current and appropriate ACC review fee; the current penalty deposit; copies of the Septic Permit and Building Permit; a fully executed Architectural Control Committee Review Fee and Penalty Deposit Form; and the completed ACC application. The applicant shall provide a valid, current address and phone number. Incomplete applications shall be rejected and returned. Applications shall be submitted via mail to CCF12 POA or its assigned agent. All applications must be in writing. The ACC will not respond to Fax or verbal requests. It is the applicant's responsibility to ensure that CCF12 POA or its assigned agent has received the application.

Approval/Disapproval/Processing Period

The ACC will respond in writing to all completed applications. Upon approval, one (1) copy of the application and set of drawings will be marked "approved" and returned.

Please note that the ACC has twenty (20) calendar days from date of receipt of a completed application within which to respond. If additional information is required by the ACC, the twenty (20) day processing period will commence upon receipt of the additional information. Scheduling for the implementation of the proposed improvement(s) should allow for the time required for completion of the approval process. Commencement of any construction or related activities prior to obtaining ACC approval shall constitute a violation of these Guidelines and the CCF12POA Restrictions.

In the event the ACC fails to indicate its approval or disapproval within the twenty (20) days after receipt of the required documents, the approval process and the related covenants set out in the Declaration shall be deemed to have been fully satisfied, provided that the proposed improvements are in general harmony with the scheme of the development as set forth in the Declaration and these Guidelines and do not violate any of the covenants. However, failure to respond on the part of the ACC does not imply permission to encroach on an easement or building line.

If an application is not approved, the ACC will respond in writing as to why such approval was denied. If an applicant wishes to discuss the decision made by the ACC, the applicant must contact CCF 12 POA or its assigned agent to make arrangements for a meeting. The Board of Directors shall have the final authority over all actions taken by the ACC.

No ACC member can approve the ACC application for his/her own improvement.

Please note that ACC approval is required PRIOR TO the installation or construction of any improvement or modification to an existing improvement. If an improvement is made without ACC approval, the CCF12 POA has the legal right to enforce its removal or modification at the property owner's expense along with the forfeiture of any applicable fees.

If construction has not begun within six (6) months from the date of approval, the approval is null and void and the application must be resubmitted. ACC approval is non-transferable.

All construction shall be completed within six (6) months from construction start date.

Easements

The ACC cannot approve any application if there is an encroachment on an easement until the homeowner resubmits revised plans to correct the encroachment. Any non-portable structure, with the exception of fences, on an easement is considered permanent and thus an encroachment. Approval by the ACC of any encroachment of an easement, by and through a variance or otherwise, shall not serve as an amendment or change of that easement and shall not create liability through the ACC. Any encroachment upon such easement shall be at the sole risk and expense of the owner.

Variances

Each application is considered on its own merit and the ACC may grant a variance from these guidelines if, in the sole discretion of the ACC, the circumstances warrant granting the variance. Variances will be granted in writing only and, when given, will become part of these guidelines to the extent of the particular lot(s) involved. Because a variance may have been granted in one instance does not mean that improvements of a similar nature need not be applied for. Application for improvements must be submitted, regardless of any variances previously granted.

Vacant Lots

Vacant lots shall not be used for the storage of any items, at any time.

Inspection

All improvements are subject to inspection by the CCF12 POA or its assigned agent to ensure compliance with the terms of the approved ACC application.

Enforcements

The Deed Restrictions provide, as follows:

“CCF12 POA or any property owner shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate any of these covenants or restrictions, and either prevent such person or persons from so doing by prohibitive or mandatory injunction or recover damages for such violation.”

Complaints

Property owners are encouraged to help maintain the beauty of CCF12. To this end, all property owners have an obligation to conform to the Declaration and Architectural Control Guidelines and to ensure non-complying improvements get corrected. If you should have a complaint regarding a violation, please notify CCF12 POA or its assigned agent. All complaints will be handled in a professional manner and shall remain confidential.

Controlling Documents

In the event of a conflict between these Guidelines and the Declarations, the Declarations shall control.

Guidelines

The primary use of all lots within the subdivision is for the sole purpose of building primary residences. Each occupied lot shall include a primary residence and a minimum of a two-car garage or a two-car carport with the minimum square footage as defined in the Deed Restrictions. All site work, construction,

improvements or modifications shall conform to all Federal, State and Local Codes and regulations and shall be done in a workman like manner.

The primary residence shall be constructed prior to the constructions of any other buildings, including garages, carports, sheds or any type of outbuilding.

No more than two (2) primary residences having the same exterior design shall be approved for construction anywhere within the subdivision and only then if the two structures are at least fifteen (15) lots apart. No more than five (5) primary residences may be under construction at any time by a single property owner or builder. Modifications such as those listed in Exhibit "A" will not be deemed sufficient for two structures to be classified as having different exterior designs. ACC Applications containing the same exterior elevations or views as two residences already constructed or approved for construction in the subdivision will be denied based on them being architecturally unsuitable.

Exhibit "A"

1. Changing from one type or texture of siding to another
2. Changing paint or exterior colors.
3. Adding, removing, changing the size of, or relocating, doors, windows, roof dormers, chimneys or similar amenities.
4. Increasing or decreasing the overall square footage of the structure.
5. Changing the location of the garage or carport on the plot plan.
6. Swapping sides of exterior elevations.
7. Changes to roof color or pitch.
8. Changes in size or shape of porches.

1. Site Work

- a. Clearing: Approval must be granted PRIOR TO the commencement of any site work. Only removal of underbrush and the trees up to three inches (3") in diameter, measured one foot above the natural grade, will be allowed until a complete ACC package has been submitted and approved.
- b. Culverts: Before any site work can commence, a culvert of sufficient size shall be installed as to allow access to the lot. Montgomery County Precinct 2 will set culverts free of charge (does not include supplying the culverts). It is highly recommended to utilize this service. If the property owner elects not to utilize the county services, it is the property owner's responsibility to ensure that the culverts are set correctly to ensure proper drainage. If drainage becomes restricted, due to improperly installed or

damaged culverts, it is the property owner's responsibility to correct the problem and ensure correct drainage is restored.

- c. Drainage: Under no circumstance shall a property owner be allowed to divert drainage water from one property to another. Existing drainage shall be maintained.
- d. Land clearing that requires all trees and brush must be removed from the property. **NO COMMERCIAL BURNING IS ALLOWED AT ANYTIME ON BUILDING SITES.**
- e. Commercial burning is defined as burning being done on a vacant lot during construction of a home. This does not pertain to homes that are occupied and homeowners doing personal burning.

2. General Construction Conditions

- a. No builder shall have more than three (3) improvement projects ongoing within the Clear Creak Forest Section 12 Subdivision during any given period. Consequently, should a builder submit an ACC application for review and approval during a period of time when the builder already has three (3) improvement projects ongoing, the same will be automatically denied until one (1) of the ongoing improvement projects is fully completed. A builder, for purposes of this requirement, shall mean and refer to any entity, as well as any and all of its affiliated companies, who purchases a lot within the subdivision for the purpose of constructing homes or other permitted structure or who contracts with an owner of a lot within the subdivision for the purpose of constructing a home or other permitted structure.
- b. Nuisances: It is the property owner's responsibility to ensure that their contractors conduct themselves in an orderly manner so as not to be a nuisance to other property owners. Examples of nuisances are: speeding and reckless driving, loud music, bringing pets to the job site and letting them run loose in the neighborhood, profane language, construction outside of approved construction hours, littering, etc.

Work that creates excessive or loud noises shall not begin before sunrise and shall end at sunset. This shall include material deliveries.

- c. **Portable Restrooms:** Prior to commencement of construction of a residence, an approved portable restroom facility shall be provided on approved lot.
- d. **Trash:** All construction trash including, but not limited to food and beverage packages, shall be contained in a dumpster and emptied when full. Trash shall not be allowed to blow onto the road right of way or surrounding properties.

Concrete trucks shall be washed out and the excess concrete dumped on property owner's lot only. They shall not be washed out or the excess dumped on road easements, ditches or any other lot or property within the subdivision.
- e. The burning of brush trees or construction materials is not allowed on site.

3. Buildings

a. General Information

A "building" is defined as the main residence or guest residence situated on a lot, and includes any bona fide additions such as a garage or carport. It does not include any structure not attached such as a storage shed, gazebo or playhouse/fort.

Mobile homes, modular homes, manufactured homes or similar structures are not allowed. At no time shall a garage, barn, or similar structure be used as a residence either permanently or temporarily.

A "detached garage" shall refer to a garage which is a freestanding building and which does not share a common wall with the residence. It may be connected to the residence by a covered walkway and may be architecturally treated so as to appear to be a part of the residence building rather than a separate structure.

Only one single family residential dwelling, not to exceed two and a half stories in height, a garage or carport and one bona fide guest quarters shall be constructed on a lot. The garage and any approved outbuildings or guest quarters shall not exceed the main dwelling in height.

Lot coverage: Maximum building site coverage (exclusive of patios, decks, terraces, swimming pools, driveways and sidewalks) is not to exceed twenty-five percent (25%) of lot square footage.

Location of Buildings: No part of a building shall be located on any lot nearer to the front property line than the minimum building set back lines shown on the plat. No part of a building shall be located on a lot nearer than ten feet (10') to the side property line. **Eaves or overhangs are considered part of the building.**

b. **Exterior Materials:** The exterior shall be constructed of brick, stone, masonry siding, wood or other materials approved by the ACC. Materials not allowed shall include but not be limited to, vinyl, sheet metal, untextured plywood, untextured pressboard (OSB), untextured particle board, fiberglass or similar materials.

c. **Foundations:** All foundations shall be poured in a place concrete slab type or pier and beam construction.

Pier and beam type construction shall have the opening between the structure and the natural grade skirted using material similar to the material used in the primary structure.

d. **Roofs:** All roofs shall have a pitch of 5/12 or greater. Roofs shall not be constructed of cedar shake, standard corrugated sheet metal, fiberglass or similar materials.

e. **Garages and Carports:** Each residence shall have a minimum of a two-car garage or two-car carport built of materials consistent with the primary residence. The exterior shall be constructed of brick, stone, masonry siding, wood or other materials approved by the ACC. Materials not allowed shall include but not limited to, vinyl, sheet metal, untextured plywood, untextured pressboard (OSB), untextured particleboard, fiberglass or similar materials.

4. Garage Conversions/Carport Conversions

Garage conversions and carport conversions are considered a room addition and ACC approval is required. Conversions must meet the conditions as outlined in Section 7, Room Additions.

When a garage or carport is converted, Section 3e, Garages and Carports, will still apply and a garage or carport shall be required.

5. Outbuildings, Sheds, Barns and Stables

An 'outbuilding' is defined as any structure, which is not attached to the primary residence. This definition does not include bona fide additions to the primary residence, or garages, but does include storage sheds, barns and stables.

Properties of one (1) acre or less shall be limited to two (2) outbuildings of any type. Each additional acre or fraction thereof is allowed one (1) additional outbuilding. The colors shall match or blend with the predominant exterior colors of the primary residence.

Exterior material shall be consistent with that of the primary residence (i.e. brick, stone, masonry siding, wood siding, approved metal etc.).

Storage sheds shall have a peaked roof and never exceed the height of the main residence and in no case shall exceed twenty feet (20'). The structure shall be kept a minimum of ten feet (10') off any property line and shall be located to the rear of the primary residence.

ACC Approval shall be required for any structures in this section prior to the start of the project.

6. Patios, Patio covers, Decks, Porches, and Walkways

Patios, decks, porches and walkways shall not be used as a storage area (i.e. furniture not designed for outdoor use, appliances, lawn equipment, etc.).

Patios shall be located on the side or to the rear of the residence and require ACC approval prior to construction.

Patio covers and the supports shall be constructed of materials, which compliment the exterior of the primary residence. Unfinished metals are not permitted. All metal must be painted. The supports shall be brick, painted or treated wood or metal columns. Prefab covers made of aluminum may be approved providing they are of a color that substantially matches the house or trim color.

If a patio cover is attached to the primary residence, it must be integrated into the existing roofline (flush with eaves). If it is to be shingled, shingles must match the roof of the primary residence.

Patio covers may not encroach into any utility easement or building set back line. Patio covers shall not be closer than ten feet (10') from the property line.

The maximum height at the peak of the roof on patio covers shall not exceed the primary residence or not to exceed ten feet (10') if the cover is not integral part of the primary residence's roof.

Freestanding decks shall be located to the side or rear of the primary residence and shall be constructed of material, which compliment the primary residence. Certain structures using wood framing may be allowed to go unpainted provided treated or insect resistant wood is used.

Freestanding decks shall not be closer than ten feet (10') from the property line and shall be no higher than the height of the first floor slab, and follow the natural grade of the property.

Porches shall be constructed of materials that compliment the primary residence. Walkways shall be constructed of masonry material, asphalt, stone or wood that compliments the primary residence.

7. Room Additions

All room additions shall have ACC approval. Detailed plans must be submitted with the ACC package.

Exterior materials shall match or compliment the existing structure. Exterior colors shall match the existing structure.

Room additions shall not encroach into any utility easement or build lines. Additions shall comply with all provisions of this document.

Size and shape of room additions shall compliment the architectural style of residence. Plans for any room additions shall be submitted with floor plans of the existing residence. Roof of addition must integrate with existing roofline so as to appear to have been part of the original house.

Building permits as required by the county must be submitted with the application. In some instances, the ACC may grant approval with the provision that a copy of the permit must be received by the ACC within thirty (30) days of the approval letter and prior to construction beginning.

8. Exterior Painting and Maintenance

Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used.

If a homeowner intends to repaint with the original color scheme, no approval is required. Color changes must be approved by the ACC.

Colors (and materials) shall be in harmony with the natural, forested environment of "Clear Creek Forest". Muted earth tones compatible with the hues of the landscape are therefore most appropriate. Extremely bold colors are prohibited.

Exterior doors shall be maintained. They may be stained a natural wood color or painted the same color as the house trim. Other paint colors may be approved on a case-by-case basis.

Exteriors shall be kept clear of excessive mold and mildew. Rotting or damaged exterior materials shall be repaired. The frames of storm windows and storm doors shall be of a color compatible with the exterior house colors.

9. Swimming Pools and Spas

All swimming pools and spas require ACC approval prior to construction.

No pool or spa of any type shall encroach into any utility easement. Pools and spas shall meet all building line and easement restrictions on the recorded plat.

All private pools and spas shall comply with all state and county regulations.

All pools and spas shall be located to the rear of the primary residence.

10. Fences, Fence Extensions, Walls and Gates

All proposed fences shall be approved by the ACC prior to construction or installation.

All fencing shall be 75% open and have a height no greater than 4 foot (4') with exception of rear yard fencing. All three fence types (transparent, semi-transparent and solid) are permitted in the rear yard.

No fence or wall having a height greater than six feet and six inches (6' 6") shall be constructed.

For the purpose of this article, the rear yard is defined as that area between the rear property line and the front of the primary residence. For a corner lot, the rear yard extends to the platted building line of the side street.

Height of fence shall be measured from the natural grade below the fence.

Corner lots or lots adjacent to a designated reserve area shall have fences constructed so that any visible framing shall face the interior of the lot on which the fence was erected.

Fence repairs or replacement shall be made with similar materials and construction details as used on the original fence. Replacement with any other material shall be approved by the ACC.

Fences shall be maintained in good condition. No fence shall be constructed so as to cross the side property lines and join two or more houses. This provision is intended to prohibit the appearance of continuous fencing across the front of multiple lots.

All approved fences are subject to additional landscaping used to buffer appearance.

Any painting, staining or varnishing of fence shall be approved by the ACC. If fences are painted or stained, they must be maintained, either by cleaning or painting/re-staining them in a timely manner.

All gates shall be approved by the ACC. All gates shall be in harmony with the type construction and type of fence being submitted for approval. Replacement gates shall require ACC approval prior to installation.

11. Landscaping

General-Landscaping (defined as living plants, trees, shrubs, flowers etc. and utilization of non-living material (mulch, etc.) is generally not subject to ACC review and approval.

Circumstances wherein landscaping is intended to accomplish a structural objective such as a visual barrier, or is visually objectionable (not in harmony with the surrounding neighborhood) or is a specifically referenced in the Declaration shall be a subject to ACC review and approval.

Vegetable gardens shall be kept to the rear of the primary residence.

12. Swing Sets, Playhouses, Forts, Clubhouses, Basketball Goals, Trampolines and Similar Recreational Structures

General-All swing sets, playhouses, clubhouses, forts and trampolines or other similar structures shall be located to the rear of the property and properly maintained at all times.

Basketball goals and adjacent play areas shall be located behind the property line.

No such structures (playhouses, forts, clubhouses or other similar structures) shall exceed the height of the primary residence and in no case shall ever exceed fourteen feet (14') in height. Such structures shall not exceed one hundred and fifty (150) square feet in floor space.

13. Clotheslines/Animal Running Cables

Clotheslines shall be directly behind the primary residence and shall be no longer than thirty-five feet (35').

Running cables shall be directly behind the primary residence.

14. Driveways

All driveways, or modifications to existing driveways, shall have ACC approval prior to construction.

Each property shall have a defined driveway with a minimum eight foot (8') surface width and a minimum ten foot (10') cleared easement and a maximum twenty foot (20') surface width within the road right of ways.

The driveway surface shall consist of concrete, asphalt, rock, crushed concrete or other common road materials.

Any topcoat shall be of a material designed specifically for the purpose of coating driveways and of a color harmonious with the natural surroundings.

All vehicles not stored in garages or carports must be parked on the driveway at all times. Road right of ways may not be used as parking areas.

Driveways shall be maintained at all times.

15. Mailboxes and Address Signs

Standard mailboxes do not require ACC approval. All non-standard mailboxes or non-standard mailbox structures shall require ACC approval prior to construction.

All address signs shall have ACC approval prior to construction.

16. Awnings and Window Coverings

Awnings require ACC approval prior to installation.

Exterior shades are not permitted.

No aluminum foil or similar reflective material shall be installed on the interior or exterior of any window. Any type of window film installed on any window shall be maintained at all times.

17. Signs, Advertisements and Billboards

During initial construction of the primary residence, each contractor is limited to one (1) sign, which may only be erected on the concerned lot. The primary builder sign shall not exceed twelve (12) square feet and all other contractor signs shall not exceed five (5) square feet. At no time shall the top of any sign exceed six feet (6') in height above the natural grade. All signs shall be removed within ten (10) days upon completion of the primary residences.

Realtor signs are only permitted on the concerned lot.

Only one sign advertising a property for sale or rent shall be erected. These signs shall not exceed five (5) square feet and the top shall not exceed six feet (6') in height above the natural grade. All signs must be removed within one week of the property closing date.

All lost pet, birthday party, or similar signs shall be removed throughout the subdivision after two (2) weeks.

Garage sales shall be permitted no more than once every 90 calendar days and no more than three (3) days in length.

Signs giving notice of home security systems are permitted if placed at or near the front entrance and are no larger than one hundred and forty four (144) square inches. Window stickers giving notice of a home security system are permitted.

No more than three (3) political signs may be erected by a property owner and shall not exceed five (5) square feet each nor shall the top exceed four feet (4') in height above the natural grade. Such signs shall not be erected more than thirty (30) days in advance of the election and shall be removed within three (3) days after the election

All other signs are not permitted.

18. Garage Sales, Yard Sales, Estate Sales, Moving Sales

Garage/yard/estates/moving sales or any means of liquidating personal property through a sale shall be permitted no more than once every 90 calendar days, and no more than three (3) days in length. Sale signs shall be removed throughout the subdivision within one (1) day after the sale.

19. Storage of Building Materials

Building materials shall not be stored on a lot prior to construction. Building materials shall include culverts, brick, stone, lumber, siding, shingles, sand, rock, etc.

No materials shall be placed on the road right of way in front of the property line.

After the construction of the primary residence, small quantities of building materials may be stored at the rear of the residence in a neat and orderly manner. Large quantities shall not be stored on the property at any time.

20. Temporary Structures

No structure of a temporary character (sales structure, trailer, travel trailer, tent, shack, or other outbuildings) shall be placed on any lot at any time to be used as a residence or any type of office either temporarily or permanently.

No trailer, camper, recreational vehicles, or similar vehicles shall at any time be connected to utilities.

21. Recreational Equipment Storage

Each Property owner is allowed to have one (1) trailer, boat, recreational vehicle, or similar piece of equipment parked to the side of and behind of front building line of the primary residence or garage. None of these types of items are permitted to be stored in the yard in front of the residence or garage. If an individual residence has more than one of these items stored on the property, the remaining items must be stored in an enclosure or towards the rear of the property behind the residence or garage. Road right of ways shall not be used as a storage area for recreational equipment.

22. Exterior Lighting

Illumination shall be directed toward the concerned house and lot and not onto your neighbor's property. Complaints shall be treated as a nuisance and subject to deed restriction enforcement.

23. Propane Tanks

Propane tanks shall be located behind the front building line of the primary residence. On a corner lot, propane tanks shall be located behind the primary residence and within all plotted building lines.

24. Supplementary Utility Production Equipment

This section shall pertain to utility production equipment. This includes but is not limited to; water wells, solar power units, electric generators, windmills, or any electrical power producing equipment. All such equipment shall be located behind the front house line of the primary residence and shall not exceed the height of the primary residence.

These Guidelines have been approved by the CCF12POA Board of Directors and shall become effective on January 1, 2016. These Guidelines shall supersede any guidelines which may have been previously recorded and in effect. Except as may be provided by the Texas Property Code, these Guidelines and all other provisions in the CCF 12 POA Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

The Board of Directors hereby approves and adopts the above Policy as evidenced by the signature below.

Signed this _____ day of November, 2015.

CCF, SECTION 12, PROPERTY
OWNERS ASSOCIATION, INC

By: James Viol
Name: JAMES VIOLA

E-FILED FOR RECORD
12/02/2015 8:57AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

12/02/2015



County Clerk
Montgomery County, Texas