



**PLANTATION LAKE ESTATES PROPERTY
OWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW POLICY**

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

WHEREAS the PLANTATION LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS chapter 209 of the Texas Property Code was amended, specifically, adding Section 209.00505 thereto regarding the Architectural Review Authority; and

WHEREAS, the Board of Directors (“Board”) of the Association desires to establish a policy for the Architectural Review Committee consistent with the Section identified above in order to provide clear and definitive guidance to property Owners.

NOW, THEREFORE, the Board has duly adopted the following, *Architectural Review Policy*.

- (a) “Architectural Review Authority” means the governing authority for the review and approval of improvements within Plantation Lake Estates which is the Architectural Control Committee.

Members of the Architectural Review Committee

- (b) A Person may not be appointed or elected to serve on an Architectural Review Committee if the person is:

- 1. A current Board member;
- 2. A current Board member’s spouse; or
- 3. A person residing in a current Board member’s household.

Decisions By the Architectural Review Committee

- (c) A decision by the Architectural Review Committee denying an application or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board.

Notices

- (d) A written notice of denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The notice must:

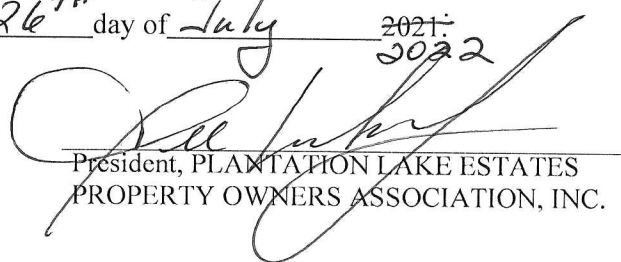
1. Describe the basis for the denial in reasonable detail and the changes, if any, to the application or improvements required as a condition to approval; and
2. Inform the Owner that the owner may request a hearing before the Board on or before the 30th day after the date the notice was mailed to the owner.

Hearing

- (e) The Board shall hold a hearing not later than the 30th day after the date the Board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing.
- (f) During a hearing, the Board or the designated representative of the Association and the Owner or the Owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the Owner's application or request for the construction of the improvements, and the changes, if any, requested by the Architectural Review Committee in the notice provided to the Owner.
- (g) The Board or the Owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
- (h) The Board may affirm, modify, or reverse, in whole or in part, any decision of the Architectural Control Committee as consistent with the Association's Declaration.
- (i) Only one hearing is required.
- (j) The Association or the Owner may make an audio recording of the meeting.

The policy is effective upon recordation in the Public Records of Waller County, and supersedes any policies for architectural review which may have previously been in effect. Except as affected by Section 202.00505 and/or by this policy, all other provisions contained in the Declarations, or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26TH day of July ~~2021~~ 2022



President, PLANTATION LAKE ESTATES
PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF WALLER §

Before me, the undersigned authority, on this day personally appeared Dee Bond,
President of PLANTATION LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas
corporation, known to me to be the person and officer whose name is subscribed to the foregoing
instrument and acknowledged to me that he/she has executed the same as the act of said corporation for the
purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of July, 2022.



Lisa Krause Dennis
Notary Public in and for
the State of Texas

Lisa Krause Dennis
Printed Name
the State of Texas

1/22/2024
My Commission Expires

FILED AND RECORDED

Instrument Number: 2211870

Filing and Recording Date: 09/02/2022 12:13:48 PM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Jackson, Deputy

Returned To:
PLANTATION LAKES ESTATES
22214 HIGHLAND KNOLLS
STE 100
KATY, TX 77450