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ADDITIONAL DEDICATORY INSTRUMENTS
for
TERRACE BROOK HOMEOWNER ASSOCIATION, INC.

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Mitchell Katine**, who, being by me first duly sworn, states on oath the following:

"My name is **Mitchell Katine**, 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 for Terrace Brook Homeowner 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: *mu*

- First Amendment to the Bylaws of Terrace Brook Homeowner Association, Inc.**
- Guidelines for Security Bar Devices**
- Guidelines for Patio Covers**
- Guidelines for Storage Buildings**

DATED this 23 day of March, 2015.

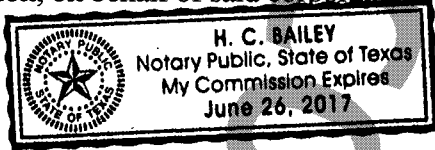
TERRACE BROOK HOMEOWNER ASSOCIATION, INC.

BY: *[Signature]*

Mitchell Katine, attorney

THE STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 24th day of March, 2015, by **Mitchell Katine**, attorney for Terrace Brook Homeowner Association, Inc., a Texas non-profit corporation, on behalf of said corporation



[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:

Katine & Nechman L.L.P.
Attorneys and Counselors at Law
1834 Southmore Boulevard
Houston, Texas 77004

RP 094-34-1956

UNOFFICIAL COPY

**FIRST AMENDMENT TO THE BYLAWS OF
TERRACE BROOK HOMEOWNER ASSOCIATION, INC.**

WHEREAS, the TERRACE BROOK HOMEOWNER ASSOCIATION, INC. (the "Association") is governed by the Declaration of Covenants, Conditions and Restrictions for Terrace Brook filed under Harris County Clerk's File No. X941667 (the "Declaration"); and

WHEREAS, the TERRACE BROOK HOMEOWNER ASSOCIATION, INC. (the "Association") is operated in part by Bylaws (recorded under Harris County Clerk's File No. X982204) which were adopted and dated October 6, 2004 (the "Original Bylaws"); and

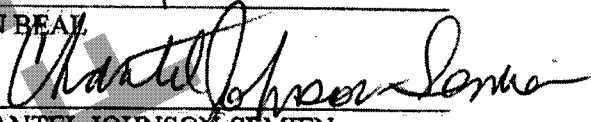
WHEREAS, Section 10 of the Original Bylaws states that the Bylaws may be amended at any annual or special meeting of the members at which a quorum is present by a vote of the members holding a majority of the eligible votes of all members that are present in person or by proxy at that meeting; and

WHEREAS, at the annual meeting of the Association held on June 5, 2014, a motion was made to expand the board of directors from three (3) members to five (5) members. The motion was seconded and the motion passed unanimously.

NOW, THEREFORE, the Original Bylaws, paragraph 7.1 has been amended to expand the board of directors from a three (3) person board of directors to a five (5) person board of directors.

By our signatures hereto, the undersigned, being all of the directors of the Association, hereby confirm the unanimous approval of the foregoing First Amendment to the Bylaws of the Association, as of June 5, 2014.


BEN BEAL


CHANTEL JOHNSON-SEMIEN


PETE PEDERSEN


HUYEN GOMEZ


JAMIE CORNELIUS

RR 094-34-1957

TERRACE BROOK HOMEOWNER ASSOCIATION, INC.
GUIDELINES FOR SECURITY BAR DEVICES

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, the TERRACE BROOK HOMEOWNER 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 204.010(6) of the Texas Property Code provides the Association with the power to "regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding security bar devices therein, it is appropriate for the Association to adopt guidelines regarding security bar devices within the community.


NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Security Bar Devices* within the community.

1. These guidelines apply to security bar devices ("Devices") as defined in Chapter 756, Subchapter F, of the Texas Health and Safety Code. A security bar device means burglar bars or other bars located on the inside or outside of a door or window of a residential dwelling.
2. Such Devices may only be installed with advance written approval of the Architectural Review Committee subject to these guidelines.
3. Any such Device must be installed on structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed inside the windows of the main residential dwelling. Iron gates at the front door are not allowed.
5. Such Devices must be painted a harmonious color to match the aesthetics of the property.

103-34-1018

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Approved and adopted by the Board on this 21 day of January, 2015.



BEN BEAL, PRESIDENT
TERRACE BROOK HOMEOWNER
ASSOCIATION, INC.

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RP 094-34-1953

TERRACE BROOK HOMEOWNER ASSOCIATION, INC.
GUIDELINES FOR PATIO COVERS

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, the TERRACE BROOK HOMEOWNER 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

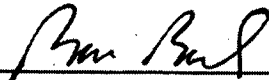
WHEREAS, chapter 204.010(6) of the Texas Property Code provides the Association with the power to "regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding patio covers therein, it is appropriate for the Association to adopt guidelines regarding patio covers within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Patio Covers* within the community.

1. Patio covers may only be installed with advance written approval of the Architectural Review Committee subject to these guidelines. Application for approval should include a plot plan showing the proposed location of the improvement, and must include dimensioned drawing of the proposed structure, indicate building materials and show the proposed relationship to the existing structure.
2. Any such patio cover must be installed on land owned by the property owner. No portion of the patio cover may encroach on adjacent properties or common areas.
3. All patio covers must meet the following minimum specifications:
 - a. The roof pitch must be 4:12 or greater;
 - b. Shingles must be 25 year architectural dimensional shingles, and must be the same color as those on the home;
 - c. All framing and trim materials must be painted to match the trim color on the home;
 - d. The completed patio cover must have a finished ceiling, cannot have any exposed framing lumber, and must have a concrete or brick floor;
 - e. The finished product should appear as if it were constructed when the home was constructed.

Approved and adopted by the Board on this 21 day of January, 2015.


BEN BEAL, PRESIDENT
TERRACE BROOK HOMEOWNER
ASSOCIATION, INC.

COPY

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TERRACE BROOK HOMEOWNER ASSOCIATION, INC.
GUIDELINES FOR STORAGE BUILDINGS

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, the TERRACE BROOK HOMEOWNER 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

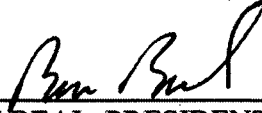
WHEREAS, chapter 204.010(6) of the Texas Property Code provides the Association with the power to "regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding storage buildings therein, it is appropriate for the Association to adopt guidelines regarding storage buildings within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Storage Buildings* within the community.

1. Storage buildings may only be installed with advance written approval of the Architectural Review Committee subject to these guidelines. Application for approval should include a dimensioned drawing of the proposed structure and indicate building materials.
2. Any such storage building must be installed on land owned by the property owner. No portion of the storage building may encroach on adjacent properties or common areas.
3. All storage buildings must meet the following minimum specifications:
 - a. The plate line may not be taller than the fence (typically 6 feet tall);
 - b. The roof pitch must be 4:12 or greater;
 - c. Shingles must be 25 year architectural dimensional shingles, and must be the same color as those on the home;
 - d. All exterior sheathing must be painted to match the color of the trim on the home;
 - e. The finished product should appear as if it were constructed when the home was constructed.

Approved and adopted by the Board on this 21 day of January, 2015.



**BEN BEAL, PRESIDENT
TERRACE BROOK HOMEOWNER
ASSOCIATION, INC.**

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RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP 094-34-1963

FILED 094-34-1964

UNOFFICIAL COPY

FILED FOR RECORD
8:00 AM

MAR 31 2015

Stan Stewart
County Clerk, Harris County, Texas

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.

MAR 31 2015



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS