

Y659143

**ARCHITECTURAL GUIDELINES
FOR
WESTBROOK LAKES SUBDIVISION**

The undersigned, being all of the members of the Board of Directors and members of the Architectural Review Committee of Westbrook Lakes Homeowner Association a Texas non-profit corporation ("the Association"), do hereby certify that the following guidelines were unanimously made and adopted:

WHEREAS, Carma Developers (TEXAS) Inc., a Texas corporation Houston First Savings Association, a Texas savings and loan corporation, a Texas corporation, was the owner of that certain property known as WESTBROOK LAKES, SECTION 1, a Harris County Subdivision (the "Subdivision"), of 99.828 acres out of the Michael McCormick Survey, Abstract 533, in Harris County, Texas, according to the plat thereof filed for record on July 9, 1979, and duly recorded on July 11, 1979 in the Volume 289, page 98 of the Map Records of Harris County, Texas and restricted it to the terms and conditions of that certain Instrument entitled "Declaration of Covenants, Conditions & Restrictions for Westbrook Lakes" according to the Harris County Clerk's File No. V240449 ("Declaration"); and

WHEREAS, the Declaration was both amended and supplemented by those certain instrument entitled: "First Amendment to Declaration of Covenants, Conditions & Restrictions for Westbrook Lakes," "Second Amendment to Declaration of Covenants, Conditions & Restrictions for Westbrook Lakes," and "Supplemental Declaration of Covenants, Conditions and Restrictions Westbrook Lakes, Section 2" respectfully recorded under Harris County Clerk's File Nos. V741683, V773970 and V971006 in the Official Public Records of Real Property of Harris County, Texas (the Declaration, as amended and supplemented hereinafter still referred to as the "Declaration" and made to encumber WESTBROOK LAKES, SECTION 2, a Harris County Subdivision according to the map or plat thereof recorded under Film Code No. 518057 of the Map Record of Harris County, Texas (the term "Subdivision" hereinafter including both Westbrook Lakes, Section 1 and Westbrook Lakes, Section 2); and

WHEREAS, the Declaration provides that no buildings or other improvements shall be commenced, constructed, erected, altered or maintained on any lot in the Subdivision until the construction plans and specifications including, but not limited to; (i) site layout; (ii) building location; (iii) building materials; (iv) colors and elevation; have been submitted to and approved in writing by the Architectural Review Committee of the Subdivision (the "ARC"); and

WHEREAS, as provided in Article IV, Section 2 of the Declaration that the ARC shall have the discretion to approve or disapprove plans and specifications for Improvements, defined in Article IV, Section 4 of the Declaration as:

Improvement shall mean and include all buildings, any roofed structures, waterfront structures, parking areas, paved areas, fences, walls, hedges, mass planting, poles, fountains, statuary, driveways, ponds, swimming pools, tennis and other sport courts, changes in any exterior color or shape, and any new exterior construction or exterior improvement which may not be included in the foregoing. It does not include garden shrub or tree replacements or any other replacement or repair of any magnitude which does not change exterior colors or exterior appearances. It does include both original improvements and all later changes and improvements; and

WHEREAS, Article IV, Section 5 of the Declaration provides the ARC's approval of plans shall be based "...among other things, on adequacy of site dimensions, structural design, conformity and harmony of external design and of location with neighboring structures and sites, relation of finished grades and elevations to that of neighboring sites, and conformity to both the specific and general intent of the protective covenants and restrictions of Article V hereof."; and

WHEREAS, any approval for additions, modifications or improvements made by the ARC committee based on these Guidelines cannot and do not supersede the existing provisions of the Declaration, Article V; and

WHEREAS, Section 204.010(a)(6) of the Texas Property code empowers the Association, acting through its Board of Directors, to "regulate the use, maintenance, repair, replacement, modification and appearance" of the Subdivision; and

WHEREAS; Section 204.010(a)(18)(A) of the Texas Property Code empowers the Association, acting through its Board of Directors, to implement written architectural control Guidelines; and.

WHEREAS, the ARC and Board of Directors of the Association desire to establish Guidelines with respect to the type, quality and color of exterior additions and improvements on lots within the Subdivision, to be followed by the ARC, so that a harmonious exterior design within the Subdivision is consistently maintained; and

NOW, THEREFORE, the ARC and Board of Directors of the Association hereby adopt the following Guidelines relating to buildings and improvements on lots within the Subdivision, which Guidelines shall supplement the applicable restrictive covenants set forth in the Declaration:

ARTICLE I

Application Procedure

- 1.1 Submission - Except as provided in Section 1.3 of this Article I, all applications for approval to make any exterior changes, additions or improvements must be submitted to the ARC in writing by completing the application form currently in use by the ARC, a copy of which is attached hereto as Exhibit "A", or such form as may hereafter to be adopted by the ARC.

Plans, specifications and photos for any exterior change, addition or improvement shall be attached to the application. The ARC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. Should the ARC request additional information, the application will be denied; however, the applicant may thereafter submit a new application with the requested information to the ARC for its review. All applications shall be mailed or delivered to the office of the managing agent of the Association.

There should be one ARC application for each exterior change, addition or improvement. Information pertaining to the specific exterior change, addition or improvement specified on the ARC application shall be recorded on the ARC application. An ARC application with two or more exterior changes, additions or improvements will be returned to the applicant with a request to submit individual applications for each exterior change, addition or improvement.

- 1.2 Review - The ARC shall endeavor to review each application as soon as possible from the date of its receipt. Each decision of the ARC shall be in writing, be signed by at least 2 members of the ARC and include a statement of the conditions under which the application is approved, if any, or the reason(s) for disapproving the application. Each application shall be approved or disapproved within ten (10) business days from the date of its submittal, which for the purposes of these Guidelines and the Declaration "submittal" shall mean the date the application is received by the Association's managing agent. No improvement shall be started until written approval is received from the ARC; provided however, that any such approval shall be deemed to relate to these Guidelines only, not to any of the restrictions set forth in the Declaration, which must be complied with at all times. Except as provided in Article XII or unless otherwise stated in the ARC's written response, all approved exterior changes, additions, improvements or landscaping shall be completed within thirty (30) days of the date of construction, installation or erection has commenced.

- 1.3 Appeal - In the event that the ARC disapproves an application, the applicant may submit to the ARC a written request for reconsideration. The applicant may submit with the written request for reconsideration an explanation of additional or extenuating circumstances or any other additional information, which the applicant considers relevant to the original application. The ARC shall review the request for reconsideration and then notify the applicant in writing of its final decision within thirty (30) days from date of its receipt of the appeal. In the event that the request for reconsideration is denied by the ARC, the applicant may submit to the Board of Directors for the Association the written request for reconsideration. The Board of Directors shall review the request for reconsideration at the next meeting of the Board of Directors following the date upon which request is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final. During the period of appeal to the ARC and/or the Board of Directors, the decision of the ARC on the original application shall remain in effect; further, an appeal of a decision of the ARC shall not be considered a new application resulting in

approval of the original application if a response to the request for reconsideration is not submitted by the ARC or the Board of Directors within ten (10) days of the date of its submittal.

ARTICLE II

General Guidelines

- 2.1 The ARC shall consider the following factors upon the review of each application for an exterior change, addition or improvement:
- (a) Size and dimension;
 - (b) Color and harmony with existing structures and improvements;
 - (c) Quality of materials;
 - (d) Location;
 - (e) Harmony and appeal of exterior design;
 - (f) Quality of construction;
 - (g) Elevation; and
 - (h) The provisions of applicable statues, ordinances, building codes and covenants, conditions and restrictions.

Provided, however, that the approval of an application shall not be construed as a warranty or representation by the ARC of the fitness, design or adequacy of the proposed construction.

ARTICLE III

Fences / Repair & Maintenance

- 3.1 Location - Fences shall: (i) be located wholly within the property lines of the homeowner's lot; (ii) not extend into the front yard beyond the original fence line for the main residence upon such lot; in the opinion of ARC, must not interfere with the general harmony and external design of the subdivision.
- 3.2 Height & Materials - All fences shall be a maximum of six feet (6) in height except for Reserve C lots in Westbrook Lakes Section 1 and Reserve B lots in Westbrook Lakes Section 2, which shall be constructed of black wrought iron as provided in the Declaration. Fences shall be dogear cedar pickets except for Reserve C lots in Westbrook Lakes Section 1 and Reserve B lots in Westbrook Lakes Section 2, which shall be constructed of black wrought iron as provided in the Declaration. No exterior facing fence shall be constructed of chain link, wire or other unapproved materials. If only one side has finished material, the finished side must face the public side of the individual lot. All wooden fences shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street. Fence material may not be painted on the public side of an individual lot. Staining may be allowed but must match original cedar tone. ARC approval is required prior to any alterations to appearance on the public side of fencing.
- 3.3 Wood Gates - All fence gates shall be constructed of cedar. If only one side has finished material, the finished side must face the public side of the individual lot. Gates shall not be of chain link or wire. Gates should be of same material and similar harmony with existing fence.
- 3.4 Other Gates / Fencing - Black iron fences and gates on lots adjacent to the ponds or ditches are approved through the original development covenant. Other gates, such as driveway gates, must be approved prior to installation by the ARC.

ARTICLE IV

Outbuildings

Building Alterations and Additions

- 4.1 Any type of building, which exists on a lot, but is not attached to the residential dwelling on the lot other than the dwelling itself, shall be considered an outbuilding, including tool and/or storage sheds, playhouses, gym sets, doghouses, greenhouses and gazebos. Outbuildings shall not be visible from the street except as described in section 4.4. All visible outbuildings should be made of the same type and color of materials used on the dwelling and shall conform to Article V, Section 1h of the Declaration.
- 4.2 Any exterior addition or alteration to an existing building shall be compatible with the design character of the original building. Detailed plans must be submitted, prior to commencement of construction, for approval by the ARC.
- 4.3 No outbuildings (excluding garages, which are restricted to three feet (3') from the side property line for detached garages) shall be placed closer than eighteen inches (18") to a side property line, fence or other structure or eighteen inches (18") from a rear property line. Such a distance will allow for the removal of grass and weeds. No outbuildings shall be placed so as to encroach upon any dedicated easement.
- 4.4 Playhouses, gym and swing sets shall meet the requirements of all other outbuildings. Only one (1) playhouse not exceeding ten feet (10') in length, ten feet (10') in width and ten feet (10') in height (including tarpaulin shade) shall be permitted on a lot. The standard, type, quality and color of the materials used in construction of a playhouse shall be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot. This material stipulation is not applicable if not visible from street or adjacent lots. Gym and Swing set approval requests must include a photo and will be reviewed on an individual basis.
- 4.5 No exterior portion of an outbuilding shall be made of tin. No playhouse shall contain electrical wiring or antennae. All entrances to playhouses shall face the rear of the residential dwelling.
- 4.6 All outbuildings shall be maintained in good condition.
- 4.7 Gazebos shall not be used for the storage of any type of tools or equipment.
- 4.8 On any room additions, roof shingles shall be of a uniform design and same color as primary residence.

ARTICLE V

Patio Covers

- 5.1 The standard, type, quality and color of the materials used in the construction of a patio cover must be armonious with the standard, type, quality and color of the materials used in the construction of the main residence. Fiberglass and tin patio covers shall not be permitted under any circumstance. ARC approval, based on a detailed plan and a materials list provided, must be received in writing prior to beginning construction.
- 5.2 A patio cover attached to the house must be adequately supported and constructed of sturdy materials so that there is no visible sagging or warping. It must be integrated into the existing roofline (flush with the eaves) and shingles must match shingles of the dwelling. The patio cover and posts should be trimmed out to match the main structure and the supports must be painted wood or metal columns. No pipe is allowed. The acceptable pitch (slope) of the roof shall be reviewed on an individual basis but a minimum of a 3:12 slope is preferable.
- 5.3 Patio covers will be constructed only in area of the patio.

- 5.4 Any patio cover which is not attached to the house shall be subject to the guidelines set forth for gazebos.
- 5.5 A **Patio Enclosure** is defined as any patio cover which has exterior walls or screens and must meet the guidelines of a room addition.

ARTICLE VI

Lighting

- 6.1 Security Lighting - Exterior wall soffit or mounted security lighting should not exceed 150 watts per side of home.
- 6.2 Landscape Lighting - Exterior landscape lighting shall be permitted, so long as the lighting is located within the flower beds, shrubs and/or trees, along entrance walkways or driveways.
- 6.3 Gas Lights - Gas lights shall be permitted provided the gas lighting color is white.
- 6.4 Flood and Spot Lighting - Flood and spot lighting shall be permissible with the ARC's approval so long as: The wattage in each lamp does not exceed 75 watts and the wattage in each fixture does not exceed 150 watts;
- (b) All fixtures are mounted under an eave or to a soffit.
- 6.5 Vapor lighting shall not be permitted.
- 6.6 Annoyances - Exterior lighting shall not be directed in such a manner as to create an annoyance to the neighbors. All new lighting, which is approved by the ARC, shall be subject to a sixty (60) day trial period to assure that the lighting is not objectionable to surrounding residents. If, at the end of the sixty (60) day period, the ARC determined that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ARC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ARC.
- 6.7 All exterior lighting shall be white in color.

ARTICLE VII

Painting

- 7.1 A color sample or "paint chip" of the proposed exterior color of any new addition or improvement must be attached to each application submitted to the ARC. Further, the existing exterior color of a house, garage or other improvement on a lot shall not be repainted in the existing color or any other color without first submitting an application with a color sample or paint chip to the ARC and receiving its written approval. A color chart to select appropriate colors from is available at the business office of the association's management office. Any approved color must be in harmony with the existing structure and improvements existing in the subdivision.
- 7.2 The door of a garage on a lot shall always be painted the same color as the principal color of the residential dwelling. Garage doors shall be all of one color; patterns, checkerboard or designs will not be allowed. The Garage door shall always be maintained in good repair and in a neat, attractive manner.
- 7.3 Painting of exterior brick shall be prohibited

ARTICLE VIII

Roofing Materials, Additions & Gutters

- 8.1 Materials - A sample of the proposed shingle to be placed on any existing roof of any improvement must be attached to each application submitted to the ARC. Proposed shingle must be an acceptable type and quality and

that its color is harmonious with the color scheme established for the Subdivision. Roof shingles shall be of a uniform design and color over the entire residence. All composition shingles used on the roof of a home must have at least a twenty-five (25) year manufacturer's warranty. "White," "Terracotta," or colors other than earth tone shingles are not permitted.

- 8.2 Roofing Additions - No skylights, solar panels or similar types of additions shall be permitted on the front of the roof ridgeline and/or gable of a structure.
- 8.3 Roof Vents - Roof vents or turbo vents shall be installed on the back side of the residence where permitted by roof design. Roof vents or turbo vents shall be installed according to the manufacturer's specifications for installation not to exceed the ridgeline by more than fifteen inches. All vents shall be maintained to near new standard and remain silent.
- 8.4 Gutters - Gutters must be painted the same color as the residence or the trim thereon and shall be kept in good repair, must be of the same material, style and installation. All existing gutters shall be kept in good repair as to not detract from the overall appearance of the residence or surrounding neighborhood.

ARTICLE IX

Miscellaneous

- 9.1 Birdhouses and bird feeders - smaller than eight inches (8") wide, eight inches (8") long and eight inches (8") high shall be exempted from ARC approval.
- 9.2 Larger birdhouses - and bird feeders shall be permitted subject to the prior approval of the ARC and the following:
- (a) A birdhouse or bird feeder shall not be visible from the street in front of the lot;
 - (b) A birdhouse or bird feeder shall not be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height.
 - (c) Neither birdhouses nor bird feeders shall be erected more than ten feet (10') in elevation.
 - (d) No more than two (2) birdhouses shall be permitted on a lot.
 - (e) Must be maintained to near new standard.
- 9.3 Window awnings - are not permitted where visible from the street in front of the lot.
- 9.4 No exterior antennas, aerials, satellite dishes, masts or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any lot, which are visible from any street, Common Area or another Lot, unless it is impossible to receive an acceptable quality signal from any other location. In that event the receiving device and mast must be placed in the least visible location where reception of an acceptable quality signal is possible as further defined in the Architectural Guidelines. After installation, the ARC may require painting or screening of the receiving device, which painting or screening does not substantially interfere with an acceptable quality signal. In no event are the following items permitted: (i) satellite dishes, which are larger than one (1) diameter; (ii) broadcast antennas masts, which exceed the height of the center ridge of the roofline; or, (iii) MMDS antenna masts to exceed the height of twelve feet (12') above the center ridge of the roofline. No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed, allowed, or maintained upon any lot, which transmit television, radio, satellite or other signals of any kind. This section is intended to be in compliance with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time. This section shall be interpreted to be as restrictive as possible, while not violating the Act.
- 9.5 Driveways/Sidewalks
- (a) Unless the ARC grants a variance in writing, each lot shall have driveway access to the street on which the lot faces and shall not have driveway access to a street on the side of the lot unless approved by the ARC.

- (b) Subject to the foregoing limitation, the Owner of each lot shall construct and maintain at his expense a driveway from his garage to an abutting street, including the portion in the street easement and he shall repair at his own expense any damage to the street occasioned by connecting his driveway thereto.
- (c) A request for a widened driveway or a new sidewalk shall be considered on an individual basis. No width extensions shall be granted where it extends beyond the front of the residential dwelling toward the street or interferes with utility easements and drainage.
- (d) Cement material must blend and be of the same quality of the existing structure and the project must be carried out in a timely professional manner.
- (e) Circular Driveways are not permitted under any circumstances.

9.6 Garage Conversions / Carports / Detached garages

- (a) Each garage, whether used for the storage of vehicles or not, must maintain the outward appearance and function of a garage.
- (b) Detached garages and carports other than the existing structures on the lot are not permitted.
- (c) The addition of a detached garage will not be approved on a Subdivision lot.

9.7 Basketball Goals - Basketball goals shall be permitted subject to the prior approval of the ARC and the following:

- (a) Only one basketball goal (freestanding) per residence shall be permitted.
- (b) A nylon or chain net shall be maintained on the rim, at all times. The net shall be replaced in the event that it becomes frayed or torn.
- (c) An orange steel or aluminum rim shall be affixed to the backboard at all times. The rim shall be repaired or, if necessary, replaced in the event that it becomes broken or bent.
- (d) The backboard must be fiberglass or weatherproofed wood painted white with the exception of an orange square outline above the rim. The backboard shall be repainted, repaired or replaced in the event that the surface of the backboard becomes chipped or cracked or the backboard becomes warped or unaligned.
- (e) Basketball goals may not be positioned in such a manner as to encroach upon any building line on any lot or in such a manner as to encroach or interfere with a neighboring property. The basketball goal should be aligned in such a manner to prevent a basketball or basketball play from entering a neighboring property.
- (f) All basketball goals shall be freestanding (portable).
- (g) In no event shall a basketball goal be placed at any curb. Any basketball goal positioned in a public thoroughfare (street) is considered to be a safety hazard and an obstruction to traffic and will be subject to removal and/or fine by county authorities.
- (h) With the exception of maintenance and repair, a basketball goal shall not be modified in any respect nor shall its location be changed from that approved by the ARC.
- (i) The board may require removal of any basketball goal which it reasonably determines to be a nuisance to the neighbors.
- (j) Final approval is pending subject to a 60 day neighbor acceptance period (as defined in Lighting).

9.8 Paint on Concrete - No concrete on a lot, which is visible from the street in front of the lot, whether a driveway, sidewalk, patio or other improvement, shall be painted or stained any color.

9.9 Flower Bed and Sidewalk Borders, Waterfalls, Fountains, Lawn Decorations, Benches and Lawn Furniture - All approval requests for decorative type items, visible from the street, will be considered on an individual basis. All additions or changes in the back yard which may effect drainage patterns must also be approved by the ARC. The primary concern will be based on the compatibility and the effect that such an addition will have on drainage patterns and overall appearance of the residence and neighborhood. Grass and landscape beds shall be kept healthy, trimmed and neat, free of weeds and well maintained.

9.10 Decorations - (lawn or house) specific to any religious holiday will be allowed to be exhibited four weeks prior and two weeks after that holiday. Other seasonal or national holiday decorations are allowed two weeks prior and one week after the date of the holiday.

9.11 Storm Doors

- (a) Storm doors shall be constructed of aluminum or wood frame. The color should be in harmony with the existing color of the residence. The glass door must be a full view door with no obstruction visible from the front of the structure. No visible screens will be allowed on the front of the storm door.
- (b) Storm doors will be approved with the condition that they be kept in the proper state of repair at all times; i.e. broken glass must be replaced.
- (c) All storm doors shall be maintained in a manner as not to detract from the overall appearance of the residence or of the neighborhood.

9.12 Interior Window Coverings - visible from the street shall be neat and attractive and of an industry standard design and material. Aluminum foil, bed sheets, newspaper and any other material that is not a normal window covering (i.e. curtains, window blinds, etc) is not permitted.

9.13 Swimming Pools, Spas and Pool Enclosures

- a) No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires a consent agreement. Consult utility company. Consent must be received prior to approval.
- b) An application for the construction of a swimming pool, spa or Jacuzzi must include a plot plan showing the proposed location in relation to the property lines, building lines, existing structures and existing or proposed fences. The application shall also include a timetable for construction of the pool, spa or Jacuzzi.
- c) During construction, the pool area will be protected by a temporary fence at least six feet (6') high. If fencing around pool area has been removed for access, a temporary fence or barrier enclosing the pool area must be erected at the end of each work day. Construction or excavated materials shall not be kept or stored outside of the pool area (beyond fence line) overnight.
- d) No swimming pool, spa or Jacuzzi shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot. All swimming pools must have a drainage system below the ground providing drainage. Spas and Jacuzzi must also have an adequate drainage system according to manufacturer's recommendations and governmental regulations.
- e) No above ground pools will be approved.

9.14 Window Air Conditioners - must not be visible from the street and must be below the fence line.

9.15 Outdoor Carpeting - will not be permitted anywhere visible in the front of the lot.

9.16 Decks and Deck Covers - must be approved by the ARC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck shall be constructed more than two feet (2') above the ground. Utility easement encroachment rules requiring a consent letter apply to decks in the same manner as swimming pools and must be presented prior to ARC approval. Deck covers generally must comply with the patio cover Guidelines, however, their frames do not have to be painted, even if they have a shingled roof, if the deck is not painted. If they are painted, the paint should match the dwelling.

9.17 Burglar bars - decorative ironwork railings and gates will be reviewed on an individual basis and will require an ARC approval application with pictures prior to installation. Burglar bars on windows visible from the street will not be approved.

ARTICLE X

Local Building & Work Permits & Easement Right of Way

0.1 Approval of any project by ARC or Association does not waive the necessity of obtaining the required local permits.

- 10.2 Obtaining a local permit does not waive the need for ARC or Association approval.
- 10.3 The ARC or Association will not knowingly approve a project, which is in violation of the local building or zoning codes.
- 10.4 The ARC or Association is not responsible for ensuring construction of any type does not interfere with any and all easements. This is the property owner's responsibility.

ARTICLE XI

Completion of Structures

- 11.1 Construction in accordance with an approved plan must be completed within thirty (30) days of the time that construction is begun unless otherwise specifically agreed to by the ARC or Association. If not completed within the time allotted, the Association shall proceed against the homeowner as if a violation of the Declaration had occurred.
- 11.2 An addition or modification which meets the Guidelines, but which is erected in an any unprofessional or unskilled manner and detracts from the overall appearance of the Subdivision, will be deemed to have been erected in contradiction to the approval of the Architectural Control Committee; in such case the Association shall proceed as if a violation of the Declaration had occurred.

ARTICLE XII

Construction Hours

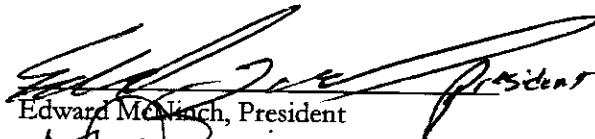
- 12.1 Except in an emergency or when other unusual circumstances exist, as determined by the Board of Directors of the Association, outside construction work or noisy interior construction work shall be permitted only after 8:00 a.m. and before 10:00 p.m.; work performed outside this timeframe will be considered a nuisance and annoyance in violation of the Declaration.

ADOPTED ON THE DATE SET FORTH OPPOSITE EACH NAME TO BECOME EFFECTIVE UPON RECORDING.

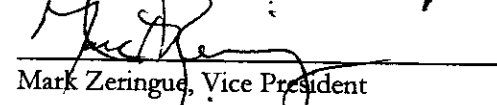
Westbrook Lakes Homeowner Association, Inc.

Board of Directors

Date: 6/14/05


Edward McIninch, President

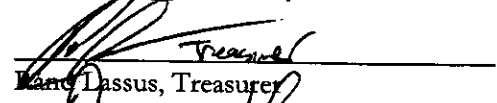
Date: 6/15/05


Mark Zeringue, Vice President

Date: 6/14/05


Melinda Shipp, Secretary

Date: 6/14/05


Marc Lassus, Treasurer

Date: 6/14/05


Duane Stewart, Director-at-large

FILED
 05 AUG - 2 PM 3:07
 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 on

AUG - 2 2005



Brenda B. Keyman

COUNTY CLERK
HARRIS COUNTY, TEXAS