

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Authorized Representative of Wimbledon Estates Homeowners Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc." filed of record in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Nos. X047626, 2009042776, 20110498827, 20120109236, 20150115538, 2016-26131 and 2017-318009 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

Amendment to Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc.

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 8th day of August, 2017.

WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION, INC.

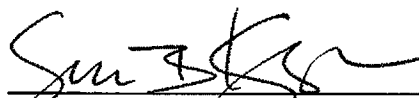
By: _____

Cliff Davis, Authorized Representative

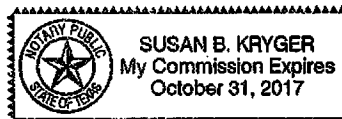
RP-2017-356496

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 8th day of August, 2017 personally appeared Cliff Davis, Authorized Representative of Wimbledon Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



AMENDMENT
to the
ARCHITECTURAL GUIDELINES
for
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Kurt Schwenkel, Secretary of Wimbledon Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") acting as the Architectural Control Committee ("ACC") duly called and held on the 9th day of March, 2017, with at least a quorum of the Board being present and remaining throughout do by this writing approve the following resolution:

RECITALS:

1. The Board of the Association previously adopted Architectural Guidelines for the Association, which guidelines are set forth in that certain document entitled "Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc." attached to the "Notice of Dedicatory Instruments for Wimbledon Estates Homeowners Association, Inc." filed in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. X047626 ("Architectural Guidelines").

2. The Architectural Guidelines were amended by that certain instrument entitled "Certificate of Secretary of Wimbledon Estates Homeowners Association, Inc. regarding Amendment to Architectural Guidelines" filed in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20100352118 (the Architectural Guidelines as amended are still referred to as "Architectural Guidelines").

3. The Board has heretofore assumed all of the responsibilities of the ACC.

WITNESSETH:

The Board of the Association, acting as the ACC, hereby amends the Architectural Guidelines as set forth below:

1. Section 4.1 of the Architectural Guidelines entitled "**Swimming Pools/Spas**" is amended to add a new subsection 4.1.9 to read as follows:

4.1.9 Above ground pools are strictly prohibited. This provision does not prohibit baby pools that are no more than fifteen inches (15") in height.

2. Subsections 4.4.6 and 4.4.7 of Section 4.4 entitled **"Fences/Perimeter/Hike & Bike Trail/Interior"** of the Architectural Guidelines are amended and restated to read as follows:

4.4.6 All fences must be constructed of cedar pickets, cedar rot board and cedar top rail cap or wrought iron. Any deviation from this requirement must be approved in writing by the ACC. Any deviation from the required fence materials is at the sole and absolute discretion of the ACC. In no event will the ACC approve any deviation in fence materials that are not dark brown, dark grey or dark green in color.

4.4.7 No painting, colored staining or colored varnishing of fences is allowed. Upon written approval of the ACC, a clear transparent stain may be applied to preserve and protect the integrity of the fence. Any fence that is currently painted, stained or varnished as of the date this provision becomes effective may not be painted, stained or varnished when it is replaced.

3. Subsection 4.8.1 of Section 4.8 entitled **"Outdoor Carpeting"** of the Architectural Guidelines is amended and restated to read as follows:

4.8.1 Outdoor Carpeting can only be installed in the back yard of a lot that is completely enclosed by fencing. Outdoor Carpeting may not be installed, placed or kept on a lot in public view nor can it be visible from any street. "Outdoor Carpeting" as used herein includes, but is not limited to, artificial turf or grass, synthetic turf or grass, the product commonly referred to as "astro turf," field turf or grass, grass rugs, carpet of any material made for outdoor use, and carpet of any material made for indoor use.

4. Section 4.13 of the Architectural Guidelines entitled **"Driveways and Sidewalks"** is amended to add new subsections 4.13.3 and 4.13.4 to read as follows:

4.13.3 Patterned or colored driveways and/or sidewalks shall not be allowed without first submitting an application with a color sample or paint chip to the ACC and receiving prior written approval. The approval of a proposed patterned or colored driveway shall be at the sole and absolute discretion of the ACC. Generally, primary colors as defined in 4.17.2 of these Guidelines will not be approved. The ACC recommends that proposed patterned or colored driveways or sidewalks be muted earth tone colors such as tan, rust or grey tones.

4.13.4 The removal of the sidewalk from the street and/or driveway to the front door of the residence on the property is prohibited. In the event a sidewalk contemplated by this provision is removed, the owner(s) of the property will replace the sidewalk in its original location and in its original condition.

5. Section 4.14 of the Architectural Guidelines entitled “**Outbuildings/Storage Sheds/Gazebos/Decks/Patios**” is amended to add a new subsection 4.14.7 to read as follows:

4.14.7 No outbuilding or storage shed (excluding gazebos) shall be higher than eight feet (8') from the ground to its highest point. No outbuilding or storage shed (excluding gazebos) shall be larger than forty-eight square feet.

6. Section 4.17 of the Architectural Guidelines entitled “**Exterior Paint**” is amended to add a new subsection 4.17.4 to read as follows:

4.17.4 The exterior brick of a residence, garage or other improvement may not be painted without first submitting an application with a color sample or paint chip to the ACC and receiving prior written approval. Exterior brick may not be painted with primary colors as defined in 4.17.2. The ACC will only consider white, tan or light grey tones, however, the ACC reserves the right to deny a color within these color groups in its sole and absolute discretion. Notwithstanding this provision, exterior brick may not be painted if prohibited by the applicable Declaration of Reservations, Restrictions, Covenants and Conditions (or similarly named document), as amended.

7. Section 4.26 is added to the Architectural Guidelines to read as follows:

4.26 *Outdoor/Summer Kitchens.*

4.26.1 An outdoor/summer kitchen may not be installed or maintained on a property without first submitting an application to the ACC and receiving prior written approval. An outdoor/summer kitchen may not exceed 350 square feet in area coverage and may not be more than fifteen feet (15') in height from the ground to its highest point. An outdoor/summer kitchen must be in harmony with the main residential dwelling in terms of material, construction, roofing and color. The ACC has the sole and absolute discretion to determine if an outdoor/summer kitchen is in harmony with the main residential structure. The structure must comply with all building setback lines and may not encroach in any utility easement.

8. Section 4.27 is added to the Architectural Guidelines to read as follows:

4.27 *Yard Art/Decorations.*

4.27.1 Yard art/decorations will be considered anything that is decorative in purpose and that can be viewed from the

street that is not vegetation. The ACC will have the sole and absolute discretion to determine if a specific item constitutes a piece of yard art/decoration. Yard art/decorations include, but are not limited to, benches, trellises, statues, sculptures, architectural embellishments, decorative flags, spirit flags and signs, school flags and signs, sport team flags and signs, water features, and water fountains. No flag restricted by this provision may be larger than three (3) square feet. The flags covered by this provision do not include the flags contemplated by Texas Property Code Section 202.012 (or its successor statute) and restricted by the Association's Guidelines Related to Flags which are filed in the Official Public Records of Real Property of Harris County, Texas.

9. Section 4.28 is added to the Architectural Guidelines to read as follows:

4.28 Surveillance/CCTV Cameras.

4.28.1 An application must be submitted for review by the ACC and formal written approval from the ACC shall be required before installation of exterior home video surveillance cameras or closed circuit television cameras may begin.

4.28.2 The ACC submittal must be accompanied by:

- a. A plot plan of the property marked to show the proposed horizontal location of each camera;
- b. Photos and/or builder drawings of the elevation(s) of the home which are marked to show the desired vertical placement of each camera; and
- c. Specifications on the make and model of the equipment proposed.

4.28.3 Camera number and placement is limited to only those areas and number of cameras necessary to cover each entrance into the home and the driveway. In most cases this will require up to three (3) cameras. An ACC request for a number of cameras in excess of three (3) must be accompanied by a plan and recommendation prepared by home surveillance professional, with an explanation supporting the plan.

4.28.4 Approvable cameras must be direct soffit mounted mini-dome style, compact in size and made to be as obscure

from public view as possible so as not to distract from the appearance of the home.

- 4.28.5 The placement of each camera shall be in a manner that such camera does not observe the properties of others beyond the perimeter of the property owner.
- 4.28.6 Approval of the placement of exterior home video surveillance cameras by the ACC does not constitute a license to the property owner to intrude on the privacy of neighboring properties. The property owner is advised to seek the advice of a home surveillance professional prior to installing exterior video cameras and to become familiar with any statutes that may exist that would govern video surveillance.
- 4.28.7 Approval of the placement of exterior home video surveillance cameras by the ACC in no way constitutes a warranty or representation that such cameras will in all cases provide the detection or protection for which the system is designed or intended, or that a loss will be prevented by same. Neither the ACC, Association, its directors, officers, managers, agents, attorneys or employees shall in any way be considered an insurer or guarantor of security within any of the property located within the subdivision. The ACC, Association, its directors, officers, managers, agents, attorneys or employees shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Each owner and occupant of any lot and each tenant, guest and invitee of an owner, as applicable, acknowledges and understands that the Association, its directors, officers, managers, agents, attorneys or employees are not insurers and that each owner and occupant of any dwelling, or owner or user of an improvement, and each tenant, guest and invitee of any owner assumes all risks for loss or damage to persons, to dwellings and improvements and to the contents of dwellings and improvements and further acknowledges that the association, its directors, officers, managers, agents, attorneys or employees have made no representations or warranties nor has any owner, occupant, tenant, guest or invitee relied upon any representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any surveillance camera system approved by the ACC.

- 4.28.8 Any claims or allegations made by a property owner

against another property owner regarding privacy disputes in connection with the use or installation of cameras under this Policy are and shall be dealt with and resolved between and amongst the property owners in question. Neither the ACC, Association, its directors, officers, managers, agents, or employees shall in any way be liable, responsible or involved in such disputes.

All other provisions of the Architectural Guidelines of the Association shall remain in full force and effect.

This Amendment to the Architectural Guidelines shall be effective as of the date it is filed in the Official Public Records of Real Property of Harris County, Texas.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY, which witness my hand this 3rd day of August 2017.

WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION, INC.

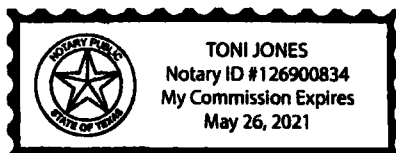
By: [Signature]

Printed: KURT SCHWENKEL

Its: Secretary

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3rd day of August, 2017, by Kurt Schwenkel, as the Secretary of Wimbledon Estates Homeowners Association, Inc., for the consideration and in the capacities stated therein.



[Signature]
Notary Public in and for the State of Texas

RP-2017-356496
Pages 9
08/08/2017 01:30 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$44.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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