

CERTIFICATE OF CORPORATE RESOLUTION  
ALBURY TRAILS ESTATES COMMUNITY ASSOCIATION, INC.

(ADOPTING ARCHITECTURAL GUIDELINES REGARDING STORAGE BUILDINGS)

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Albury Trails Estates, Section One, is filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20070116492, along with the First, Second and Third Supplemental Declaration of Covenants, Conditions and Restrictions Albury Trails Estates filed of record under Clerk's File Nos. 20070756038, 20140385192 and 20150460881 respectively (collectively referred to as the "Declaration"); and

WHEREAS, the Declaration controls the land located in Albury Trails Estates, Sections One, Two, Three and Four as set forth in their plats filed of record in the Map Records of Harris County under Clerk's File Nos. 20060186883, 20060186886, 20140383869, and 20150420516 respectively (the "Subdivision"); and

WHEREAS, the Architectural Guidelines provided for herein are applicable to the Subdivision; and

WHEREAS, pursuant to Article XI of the Declaration and Chapter 204.010 of the Texas Property Code, the Architectural Review Committee, on behalf of the Board of Directors is authorized to enact and apply the Guidelines provided for herein; and

WHEREAS, the Architectural Review Committee has created, and a majority of the Board has adopted the Guidelines contained herein; and

WHEREAS, the Board of Directors held a meeting on June 13, 2016, at which a majority of the Directors were present and duly passed the Resolution; and

NOW THEREFORE, pursuant to the above recitals and as evidenced by the signature of the Board President, the attached shall be Guidelines of the Association, governing all of the Subdivision:

RESOLVED: That the Board of Directors, on behalf of the Association, duly adopts the Architectural Guidelines Regarding Storage Buildings attached hereto and incorporated herein for all purposes, to be effective on August 2, 2016.

**CERTIFICATION**

The undersigned hereby certifies that the Guideline for Storage Buildings was properly adopted by a majority of the Board of Directors and that the information and authority contained herein is true and correct.

Albury Trails Estates Community  
Association, Inc.

  
\_\_\_\_\_  
J. Kenneth Streeter, III, President

  
\_\_\_\_\_  
Gretchen Stowell, Secretary

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared J. Kenneth Streeter, President of Albury Trails Estates Community Association, Inc., and acknowledged to me that this instrument was executed for the purposes and in the capacity therein stated, and as the act and deed of said corporation. 102

Given under my hand and seal of office this 9<sup>th</sup> day of August, 2016.

[SEAL]



  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared Gretchen Stowell, Secretary of Albury Trails Estates Community Association, Inc., and acknowledged to me that this instrument was executed for the purposes and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 9<sup>th</sup> day of August, 2016.

[SEAL]



  
\_\_\_\_\_  
Notary Public, State of Texas

ALBURY TRAILS ESTATES COMMUNITY ASSOCIATION  
ARCHITECTURAL GUIDELINES REGARDING STORAGE BUILDINGS

ALL IMPROVEMENTS CONSTRUCTED, INSTALLED OR PLACED UPON A LOT MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION, INSTALLATION OR PLACEMENT.

**STORAGE BUILDINGS**

1. Maximum size shall be 6' wide by 8' long.
2. Prefabricated storage buildings are acceptable provided it has a minimum 5-year warranty. No metal storage buildings allowed.
3. Site built storage buildings must be constructed of 2"x4" wood framing on 16" centers. All siding and trim must be fiber cement material, being James Hardie or LP SmartSide, matching the applicant's house siding.
4. All storage buildings must be securely anchored to the ground.
5. The color of all storage buildings shall match the color of the siding on the applicants house
6. The storage building must have a minimum of 25 year composite roof shingle to match the applicant's house shingles. Shingle must be "Weathered Wood" in color.
7. Storage buildings must have a gabled roof.
8. The maximum height of a storage building is seven feet (7') at the peak of the roof. One foot (1') of the storage building may be visible above a 6' fence.
9. The storage building must not interfere with drainage of the lot on which it is constructed, or the adjacent lot or lots.
10. The storage building cannot be constructed upon any rear or side lot utility easements.
11. The storage building must be placed a minimum of 3' from the nearest fence line.
12. Construction access is limited to the homeowner's property.
13. Adherence to property lines, setback and surface easements is necessary. Please understand, encroachment of an easement could result in the storage building being removed at the homeowner's expense should utility work become necessary.
14. It is highly recommended that you have a utility survey performed in order to avoid cutting/damaging utility lines that may be in the area of the project.
15. Construction activity is limited between 8:00 a.m. and 7:00 p.m. No activity may take place outside of these hours.
16. Construction activity is limited to a maximum period of 60 days. If additional time is needed, a homeowner must make a request to the HOA indicating timeframe and the reason.

FILED FOR RECORD  
8:00 AM

AUG 19 2016

*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.

AUG 19 2016



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS