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

(ADOPTING ARCHITECTURAL GUIDELINES REGARDING IMPROVEMENTS)

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 lee

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 Board of Directors has created, and a majority of the Board Members has adopted the Guidelines contained herein; and

WHEREAS, the Board of Directors held a meeting on November 6, 2017, 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:

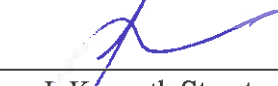
RESOLVED: That the Board of Directors, on behalf of the Association, duly adopts the Architectural Guidelines Regarding Improvements attached hereto and incorporated herein for all purposes, to be effective on November 6, 2017.

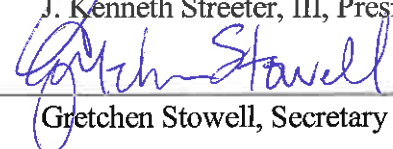
CERTIFICATION

The undersigned hereby certifies that the Architectural Guidelines and Community Standards for Improvements 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.

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J. Kenneth Streeter, III, President


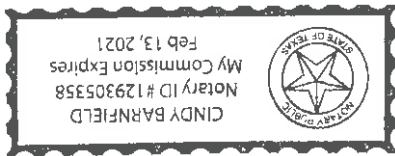
Gretchen Stowell, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Kenneth Streeter, III, 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.

Given under my hand and seal of office this 20 day of November, 2017.

[SEAL]





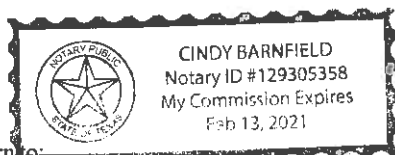
Notary Public, State of Texas


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 20 day of November, 2017.

[SEAL]





Notary Public, State of Texas

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After recording return to:
ATECA
400 Randal Way, Suite 106
Spring, Texas 77388

**ALBURY TRAILS ESTATES COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES AND COMMUNITY STANDARDS
REGARDING SWIMMING POOLS/SPAS, PROPERTY FENCING, PLAY EQUIPMENT,
BASKETBALL GOALS, AND
PATIO ADDITIONS, COVERS, AND OUTDOOR KITCHENS**

ALL IMPROVEMENTS CONSTRUCTED, INSTALLED OR PLACED UPON A LOT MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION, INSTALLATION OR PLACEMENT. **Beginning or completing any improvement prior to application approval will result in a fine of \$15.00 per day.**

Construction activity is limited between 7:00a.m. and 7:00p.m. No activity may take place outside of these hours. A maximum of 60 days is allowed to complete a project. If additional time is needed, a homeowner must make a request to the Association indicating time frame and reason for extension.

SWIMMING POOLS/SPAS

1. Pool and spa drain/backwash system must be connected to the homeowner's sanitary sewer system and not be allowed to drain to the street or to the rear of the property.
2. Adequate yard and/or deck drains must be installed to handle storm water runoff resulting from the installation of pool, decking, pavers, concrete, flagstone, etc., and directed to the street. Installation of the pool must not interfere with drainage of the lot on which it is constructed, or the adjacent lot or lots. Drainage plan must be submitted with the application.
3. Pool overflow and deck drains must drain to the street and cannot be directed to adjacent properties.
4. If changes to the home's existing fence is part of the proposed project, such changes must be included in the request for approval by the ARC, unless such change has previously been submitted and indicated on the survey.
5. Rear yard & side yard must be re-sodded following completion of pool construction.
6. No other structures other than what has been submitted in writing and specifically approved in writing are approved. Additional structures and features must be submitted for approval.
7. Adherence to property lines, setbacks, and surface easements is necessary. Please understand, encroachment of an easement could result in the material being removed at the homeowner's expense should utility work become necessary.
8. 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.
9. Construction access is limited to the homeowner's property.
10. Construction area must be kept clean, including streets.
11. Barricade fencing must be installed for safety and to discourage unauthorized access.

PROPERTY FENCING

1. Wood fencing on interior lots, and between lots, must be 6 feet in height. In the following locations only, the property fence can be up to 8 feet in height: fences on the perimeter of Albury Trails Estates and property outside of Albury Trails Estates, and fences that are adjacent to Champions Forest Drive.
2. A rot or kick board may be used at the bottom, but must be included in the final height of the fence.
3. Fence stain must be of a neutral earth tone color to compliment the home.
4. Black wrought iron fencing is allowed only on the rear property lines of lots that back to a detention pond, utility easement, or a property not part of Albury Trails Estates.

PLAY EQUIPMENT

1. Play equipment, color, and material must be approved by the committee. Color must be of earth/neutral tones to compliment the colors of the subject property and neighboring homes.
2. If the structure will have a roof/cover it must be wood, or shingles that match the home's shingles. Colored canvas rooftops are not permitted.
3. Play equipment may not be placed closer than 5 feet of a build line.
4. Structure must be properly maintained by the homeowner.
5. No other structures other than what has been submitted in writing and specifically approved in writing are approved. Additional structures and features must be submitted for approval.

PERMANENT BASKETBALL GOALS

1. Permanent goals cannot be installed closer to the street than 15' from the inside edge of the sidewalk on lots with a 25' Build Line, or no closer to the street than 10' on lots with a 20' Build Line.
2. Structure must be properly maintained by the homeowner. Torn or worn out nets must be replaced timely.

PATIO ADDITIONS, COVERS, SHADE ARBORS, OUTDOOR KITCHENS

Material for outdoor kitchens and/or patio covers and patio decking must be neutral earth tone colors and blend with current home color scheme. Color samples and material samples must be included in the application for construction unless they are the same material currently used on the home. This should be indicated in the application.

1. If an outdoor kitchen installation will result in additional brick, stone, pavers or stucco that is not the same as what was used in the construction of the home, samples of the materials to be used must be submitted with the application for approval.
2. Drainage from an outdoor kitchen sink must be connected to the homeowner's main home drain and is not allowed to drain to the street.
3. The eave height of an arbor/patio cover may not exceed the first floor eave height of the home and may not be placed within 5 feet of the Build Line or within an easement. Any shingled roof must have shingles that match those on the home.
4. Adequate yard or deck drains must be installed to handle water runoff resulting from the installation of pavers, concrete, flagstone or any new decking material. The slope must be directed to drain to the street.
5. No other structures other than what has been submitted in writing and specifically approved in writing are approved. Additional structures and features must be submitted for approval.
6. Adherence to property lines, setbacks, and surface easements is necessary. Please understand, encroachment of an easement could result in the material being removed at the homeowner's expense should utility work become necessary.
7. 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.
8. Construction access is limited to the homeowner's property.
9. Construction area must be kept clean, including streets.
10. Barricade fencing must be installed for safety and to discourage unauthorized access.

FILED FOR RECORD

8:00:00 AM

Wednesday, December 6, 2017

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

Wednesday, December 6, 2017



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS