



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: \$ 28.00

ADDITIONAL DEDICATORY INSTRUMENT
for
GREATWOOD COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox 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/Agent **for** GREATWOOD COMMUNITY 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:

RESOLUTION REGARDING UPDATED ARCHITECTURAL CONTROL GUIDELINES FOR HOME ADDITIONS

for

GREATWOOD COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

DATED this 5th day of January, 2022.

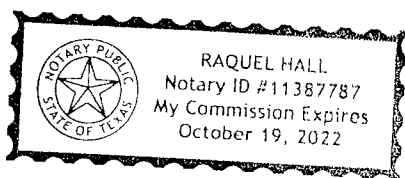
GREATWOOD COMMUNITY ASSOCIATION, INC.

BY: *Margaret R. Maddox*

Margaret R. Maddox, Attorney/Agent
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

THIS INSTRUMENT was **acknowledged** before me on this the 5th day of January, 2022 by the said Margaret R. Maddox, Attorney/Agent for GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Raquel Hall
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: MRM

GREATWOOD COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING UPDATED
ARCHITECTURAL CONTROL GUIDELINES
FOR HOME ADDITIONS

WHEREAS, the Board of Directors of Greatwood Community Association, Inc. (hereinafter the "Association"), a Texas non-profit corporation, does by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Association's Declaration of Protective Covenants and Supplemental Declaration for Greatwood subdivision are filed of record at Fort Bend County Clerk's File No.'s 2147377/8940912 and 1999048154, respectively, along with any amendments, supplements, or replats, etc., thereto (collectively referred to as the "Deed Restrictions") and the Association's Amended & Restated Architectural Control Guidelines are filed of record at Fort Bend Clerk's File No. 2020036325 (the "ACC Guidelines");

WHEREAS, the Board of Directors (hereinafter the "Board") desires to fulfill the Association's purpose set forth in the Declaration Preamble to provide a "general plan of improvement for the benefit of all owners of real property within the Properties....provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties;"

WHEREAS, Article IX, Section 3 of the Declaration provides that "[t]he Association, through its Board of Directors, may make and enforce reasonable rules and regulations...which rules and regulations shall be consistent with the rights and duties established by this Declaration;" and

WHEREAS, the Association acting through its Board of Directors, desires to update its rules in regard to home additions.

NOW, THEREFORE, BE IT RESOLVED, that the following **Guidelines Regarding Home Additions** are hereby AMENDED to read as follows and are hereby adopted:

GUIDELINES REGARDING HOME ADDITIONS

MINIMUM ACCEPTABLE STANDARDS

11.0 HOME ADDITIONS

The minimum acceptable standards for home additions are as follows:

LOCATION:

- 11.1 Home additions must ABUT the existing home structure and must be accessible from the main home structure itself.
- 11.2 Home additions may not encroach on any and all easements, setbacks, and/or building lines as set forth in the current Residential District Regulations for the "City of Sugar Land, Texas Development Code," the subdivision plat map, and/or the registered property survey.
- 11.3 For example, per the current Residential District Regulations set forth in Section 2-72 of the Sugar Land, Texas Development Code, the minimum rear yard setback for lots with at least 6600 square feet lots in Zoning District R-1 is **15 feet**, and the minimum rear yard setback for lots with at least 9500 square feet in Zoning District R-2 is **25 feet**, etc.

SIZE:

11.4 The maximum size footprint shall not exceed 40% of the *available* area of the rear yard only, within the defined building lines and easements established by a registered survey plat.

ADDITIONAL REQUIREMENTS:

- 11.5 Additions shall be an attached extension of the main body of the house and must ABUT the main house structure.
- 11.6 Additions shall be heated and cooled by central A/C.
- 11.7 Additions shall not be connected by open breezeway or covered porch.
- 11.8 All submissions require a full set of Architectural plans.
- 11.9 Additions shall meet all current city and county building codes.
- 11.10 Additions shall be constructed to be in harmony with the neighborhood.
- 11.11 Additions shall match the existing exterior style of the house.
- 11.12 Detached and attached garages shall not be converted or expanded into air-conditioned living space.

MATERIALS:

- 11.13 All materials used shall match the existing construction of the house.
- 11.14 Colors shall match the existing colors of the house.

The Board of Directors of the Association has established these Guidelines in accordance with the authority granted to them by the provisions of the Deed Restrictions. The guidelines are established to assure a uniform, fair and reasonable interpretation of Association's governing documents related to regulation of the subdivision. These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as it deems necessary and appropriate.

ADOPTED this 5th day of January, 2022

GREATWOOD COMMUNITY ASSOCIATION, INC.

BY: [Signature]
Signature

Calvin Gorriaran, President
Printed Name and Title

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 5th day of JANUARY, 2022, by CALVIN GORRIARAN, PRESIDENT of GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

