



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:

- 1. RESOLUTION REGARDING ACC APPLICATIONS IN GENERAL AND APPLICATIONS FOR CERTAIN IDENTICAL REPLACEMENT ITEMS
- 2. RESOLUTION REGARDING COVERED PATIOS

for

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

DATED this 14th day of December 2022.

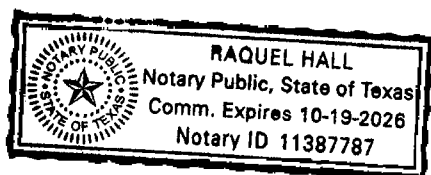
GREATWOOD COMMUNITY ASSOCIATION, INC.

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 14th day of December, 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 ACC APPLICATIONS IN GENERAL
AND APPLICATIONS FOR CERTAIN IDENTICAL REPLACEMENT ITEMS

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 set rules regarding submission of certain Architectural Control Committee ("ACC") Applications in general and those involving changes to certain identical replacement items such as roofs, fences, and exterior paint color in order to streamline the administrative process and expedite such ACC Applications;

NOW, THEREFORE, BE IT RESOLVED, that the following Guidelines Regarding Submission of ACC Applications in General and Applications Involving Changes to Certain Identical Replacement Items are hereby adopted:

GUIDELINES REGARDING SUBMISSION OF ACC APPLICATIONS IN
GENERAL AND THOSE INVOLVING CHANGES TO CERTAIN
IDENTICAL REPLACEMENT ITEMS

(Updated December 2022)

All homeowners are REQUIRED to submit an ACC application for ANY and ALL exterior modifications. Approvals/denials are at the discretion of the ACC Committee. While the Guidelines set forth specific information regarding certain enumerated items, please note that ALL exterior modifications require prior ACC approval, whether or not they are specifically listed in the Guidelines.

After an ACC Application is received, under the following circumstances Greatwood's Association Manager may approve an ACC Application directly without the necessity of submission to the ACC Committee:

1. The Homeowner must be submitting an ACC Application to **identically replace** one of the following four (4) items:

- a) roof,
 - b) fence,
 - c) windows, or
 - d) exterior house paint color (collectively, the "Identical Replacement Items").
2. Homeowner must be making **NO CHANGES** to the color, materials, or footprint of the Identical Replacement Items. If there are **ANY** changes to be made to the color, materials or footprint of such items, an ACC Application must be submitted to the ACC Committee for approval.
 3. Homeowner must use the SAME approved color, materials, and/or footprint for the Identical Replacement Items as the existing materials/color (i.e., they should be like for like, etc.).
 4. Submission of surveys will NOT be required for the above four (4) Identical Replacement Items only.

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 1ST day of December, 2022.

GREATWOOD COMMUNITY ASSOCIATION, INC.

BY: [Signature]
 Signature
JIM KRUPA SECRETARY
 Printed Name and Title

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 1ST day of December 2022, by JIM KRUPA, the Secretary for GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

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