



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. **COLLECTION POLICY**
2. **RESOLUTION REGARDING COVERED PATIOS**
3. **RESOLUTION REGARDING AMENDED ARCHITECTURAL CONTROL GUIDELINES FOR LIGHTING**
4. **RESOLUTION REGARDING AMENDED ARCHITECTURAL CONTROL GUIDELINES FOR FENCES**

for

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

DATED this 8th day of November, 2023.

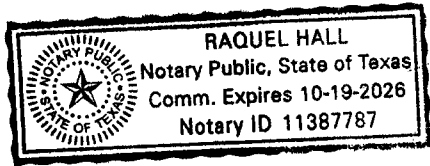
GREATWOOD COMMUNITY ASSOCIATION, INC.

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 8th day of November, 2023 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 AMENDED
ARCHITECTURAL CONTROL GUIDELINES
FOR LIGHTING

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, 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”) along with any amendments thereto;

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 lighting.

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

GUIDELINES REGARDING LIGHTING
MINIMUM ACCEPTABLE STANDARDS
(Updated September 2023)

13.0 LIGHTING

The minimum acceptable standards for lighting are as follows: (All guidelines below are intended to comply with current Texas statutes. If there are any conflicts between the two, state law shall prevail.)

LAMPPOST

The minimum acceptable standards for lampposts are as follows:

- 13.1 A maximum of two freestanding lampposts are allowed in the front yard or side yard. They shall not be placed in the street right-of-way.
- 13.2 Lampposts shall not exceed seven (7) feet in height, including the globe and any decorative components.

- 13.3 Lampposts may have the following types of fixtures:
- a. Incandescent, not exceeding 100 watts.
 - b. LED, not exceeding the equivalent amount of light produced by a 100-watt incandescent fixture, and must have a color rating of 2700K or less.
 - b. Gas, not exceeding the equivalent amount of light produced by a 100 watt incandescent fixture.
 - c. Mercury vapor or sodium vapor are not acceptable.
- 13.4 The fixture shall be Underwriter Laboratories (UL) approved.
- 13.5 The lamppost shall be constructed of metal.
- 13.6 The lamppost shall be one of the following colors: black, brass, neutral or earth tones.
- 13.7 The lamppost shall be well maintained and in harmony with the neighborhood.

SECURITY LIGHTS

The minimum acceptable standards for installation of security lights are as follows:

- 13.8 Security lighting may be mounted on the side and rear of a Residence [and/or garage – please confirm] provided that the lighting is connected to a motion sensor and is not connected to a photocell, switch, or otherwise left on for a continuous period of time. In addition, recessed lights may not be installed on the side of a home.
- 13.9 Security lighting may not be located higher than the eaves of the residence.
- 13.10 Any security lighting mounted higher than 6 feet off the ground must be pointed downward and away from neighboring residences and the Golf Course
- 13.11 Security lighting must be bullet-style, and the housing must be black or painted to match the residence.
- 13.12 In all such cases, all security lighting shall be located, directed, and shielded so that light rays, and glare, to the greatest extent possible, do not extend beyond lot boundaries. No lighting may cause glare, discomfort, or disruption to any visual environment of neighboring residences.
- 13.13 Mercury vapor or sodium is not acceptable.
- 13.14 Flood lights are acceptable up to 100 watts.
- 13.15 Solar lights are acceptable.
- 13.16 LED lights are acceptable (not exceeding the equivalent amount of light produced by a 100-watt incandescent fixture and must have a color rating of 2700K or less).

Under no conditions shall light be a nuisance to any residents. The ACC and/or the Board of Directors shall have the sole and exclusive authority to determine what constitutes a “nuisance” under this provision.

Exterior Lights

- 13.17 Exterior lights must be a natural white/soft white.
- 13.18 Should the homeowner wish to display/support a cause by displaying red, blue, or any other color lighting, outside of a commonly recognized holiday, the colored lights cannot be displayed for more than 30 days out of a calendar year.
- 13.19 Recessed lights may not be installed on the side of a home.

ADOPTED this 20 day of OCTOBER, 2023.

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 20 day of OCTOBER, 2023, by JIM KRUPA, BOARD SECRETARY 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

