



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 PAINT**

for

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

DATED this 9th day of March, 2021.

**GREATWOOD COMMUNITY
ASSOCIATION, INC.**

BY: Margaret R. Maddox

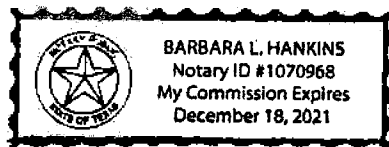
Margaret R. Maddox, Attorney/Agent
(Printed Name)

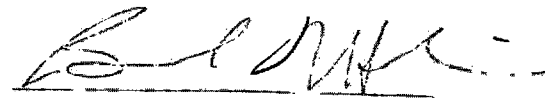
THE STATE OF TEXAS

COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on this the 9th day of MARCH, 2021 by the said Margaret R. Maddox, Attorney/Agent for GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.




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 PAINT

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 exterior paint colors and specifically, the painting of exterior brick.

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

GUIDELINES REGARDING PAINT COLORS

MINIMUM ACCEPTABLE STANDARDS

15.0 PAINT COLORS

(Revised 2/25/21)

The minimum acceptable standards for use of accent paint color on the exterior of the house are as follows:

- 15.1 All colors must be approved, item-by-item, on a case-by-case basis, and only if they meet these guidelines.
- 15.2 In addition to the predominant color of the house, a maximum of two trim colors and one accent color are allowed (natural wood-stained doors are exempt and not considered).
- 15.3 Items considered to be trim: metal trim, gutters, fascia boards, and door/window trims.

- 15.4 Items that can receive accent colors: shutters, front/back doors, and cupolas.
- 15.5 All trim and accent colors: shall be in harmony with the primary color of the house in hue and muted or dull in value. No vibrant colors are allowed. The Modifications Committee will determine what is considered vibrant.
- 15.6 Metal garage doors shall be painted the same color as the house's predominant/primary paint color or trim color.
- 15.7 Colored stains are not allowed. Naturally stained front doors and wood garage overhead doors are allowed. (Reference: Architectural Control Guidelines Section 4.0: Garage)
- 15.8 Under no circumstances shall the exterior brick of a residence be painted. All brick must remain in its original, natural, and unpainted state.

Landing Sections 1 and 2 & Lakecrest only:

- 15.8 Homes to be repainted shall match the existing color of the house and must be in harmony with the existing colors of the other houses in the neighborhood including garage door, shutters and trim color.

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 25th day of February, 2021.

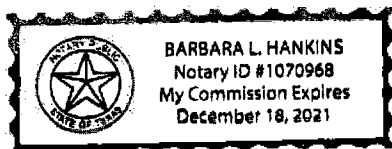
GREATWOOD COMMUNITY ASSOCIATION, INC.

BY: _____
Signature

Calvin Gorriaran
Printed Name and Title

THE STATE OF TEXAS §
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COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 25th day of February, 2021, by Calvin Gorriaran, Secretary of GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Barbara L. Hankins
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS