



GREATWOOD COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING
COVERED PATIOS

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 along with various other amended Guidelines (collectively, 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 amend **Section 16 in regard to Covered Patios** of the ACC Guidelines to clarify its rules pertaining to Covered Patios.

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

GUIDELINES REGARDING COVERED PATIOS
MINIMUM ACCEPTABLE STANDARDS
(Updated February 2023)

16.0 COVERED PATIOS

The minimum acceptable standards for covered patios are as follows:

LOCATION

16.1 Covered Patios are allowed in back yard only and shall not encroach on any easements or building lines.

SIZE

- 16.2 Maximum height of free-standing cover (including pergolas and gazebos) shall be twelve (12) feet above natural ground.
- 16.3 The maximum size footprint of concrete flatwork for covered patios 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.
- 16.4 Covers attached to the house shall be in harmony with the existing structure of the house.

MATERIALS

- 16.5 Materials used shall be or shall emulate treated wood, cedar, or redwood, painted to be in harmony with the existing home. Creosoted wood is not acceptable. Stone/brick may also be used for covered patios.
- 16.6 Solid decked covers shall be shingled to match the house.

MISCELLANEOUS

- 16.7 Covered patio must be landscaped if not screened from view by a fenced yard.
- 16.8 No high intensity spotlights/vapor lights shall be attached to the structure.
- 16.9 Patio shall be maintained in good condition.
- 16.10 Freestanding covered patios shall not be enclosed by any walls.

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 23rd day of February, 2023

GREATWOOD COMMUNITY
ASSOCIATION, INC.

BY: _____

Signature

JAMES KRUPA SECRETARY
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 23rd day of February

2023, by JIM KRUPA, SECRETARY of GREATWOOD
COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said
corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

