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LAKES AT CREEKSIDE

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SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
(ARC GUIDELINES)

SECTION 2

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF HARRIS §

WHEREAS, under date of June 26, 2015, Lakes at Creekside, LLC, ("Declarant"), as the owner of certain land created that certain subdivision known as the LAKES AT CREEKSIDE, by the execution and recordation of that certain Declaration of Covenants, Conditions and Restrictions for the Lakes at Creekside recorded under Clerk's File No. 20150278839 of the Real Property Records of Harris County (the "Declaration"); Texas; and

WHEREAS, by the terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Lakes at Creekside Homeowners Association (the "Association"); and

WHEREAS, by the terms of said Declaration, the Declarant may establish Rules that among other matters, will govern as design/architectural guidelines, and which may, as part of such design/architectural guidelines, establish a list of approved Builders (custom or production Builders) that may be revised from time to time as circumstances warrant; and

WHEREAS, this is a Supplemental Declaration for the Lakes at Creekside Property and any and all Builders and Owners of Lots within such Lakes at Creekside Property must comply with the terms hereof;

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that the following must be complied with for any and all improvements to any Lots within Lakes at Creekside Property:

1. Square Footage Requirements:

- Minimum 3400 sq ft
- Minimum 5500 sq ft

ER 071-01-1888

2. Height of Residence:

Two (2) story Maximum height restriction on all houses.

3. Elevations and Elevation Related Materials:

Elevation repeat: 3 homes between elevations.

The same floor plan cannot be repeated next to each other regardless of elevation.

Masonry or stone on front elevations should return around a corner a minimum of 2'.

Corner Homes must be must be 100% brick, stone or stucco.

One story homes must be all brick, stucco or a combination of these materials with stone.

Rear elevations facing the lake must be brick or stucco on the first floor and either brick, stucco or stucco board on the second floor.

Chimneys must be masonry (or stucco board in not on an exterior wall); chimney caps required.

No rear balconies on interior lots

4. Setbacks:

Front: 25' (per plat)
Rear: Utility Easement
Rear Set Back on Lake lots: 10' or U.E.
Side: 5'

5. Garage Doors:

Garage doors can be cedar wood, wood veneer or decorative.

The 3rd bay of a 3 car garage must be set back 2' from the other two doors.

Driveways must be a minimum of 12' in width (20' in width for 3 car garage facing the street).

6. Fencing:

Lake Lots:
4' tubular (steel) fence along rear lot line of lake lots (Ameristar or equal)
6' solid wood, capped 2X6 rot board front returns for all lots

6' solid wood, good neighbor fence, tiered down at 28 feet
4' tubular (steel) fence in-between homes on lake lots (Ameristar or equal)

Wooded Lots:

6' solid wood, good neighbor between homes
6' solid wood, capped with 2X6 rot board on side facing corner lots
6' solid wood, capped with 2X6 rot board on front returns and rear lot lines that are visible from the street.

7. Landscaping: Submit to ARC for approval.

Each builder shall provide a Master landscape plan in which the below items are approved. As such, the varieties of plants, shrubs and trees can vary from home to home with final approval by ARC.

The requirements below are therefore mandatory for each home.

Minimum of two (2) 3" oak trees of any varieties in the front yard.

Minimum of three (3) 3" caliper native trees in rear yards of lake lots. This requirement will be waived when the HOA is provided with pool plans for the lot.

Minimum of three (3) 3" caliper native trees on corner or entry lots. These trees are to be planted on the side yard as needed.

Planting beds:

Planting beds should complement the architecture and shall completely wrap the front and around each corner of a home, with a minimum radius of four feet (4').

All planting will be mulched with two inches (2") of mulch. Rock or gravel of any size or color is not recommended for use as mulch, unless specifically approved by the ARC committee.

Edging: edging is strongly encouraged for maintenance purposes and to define the shape of planting beds.

Unacceptable edging includes plastic, wire, railroad ties, pre-cast concrete borders and other materials not in character with the desired landscape effect.

Shrub/Ground Cover:

Shrubs shall be deer resistant one (1), five (5) and fifteen (15) gallon container grown stock.

ER 071-01-1890

A minimum of thirty (30) one (1) gallon, thirty five (35) five (5) gallon and three (3) fifteen (15) gallon shrubs are required for front yards.

Lots backing up to the lake shall have foundation planting consisting of a minimum of fifteen (15) one (1) gallon shrubs.

Lawn:

Front, side and rear yards shall be solid sod

Bermuda is the only accepted and permitted sod.

Hydro seeding of lawns is prohibited.

Irrigation: a timer controlled irrigation system is required for the front and back yard. A/C and pool equipment to be screened with vegetation so as not to be visible from the street, lake or public view.

8. Exterior lighting, excluding exterior home lighting (sconces, gas lighting fixtures) must be submitted to ARC before installation.

9. Architectural Review Committee ("ARC"):

J. Alan Kent, Duane Islet and Vanessa Kent Stroberg (Maison Property Management, LLC)

10. Approved Builders:

MI Homes
Trendmaker Homes

The Requirements set forth herein do not replace or amend the architectural approval process set forth in the Declaration; any improvement constructed or modified must obtain the architectural approval as set forth therein.

Nothing herein contained is intended or shall be construed to amend the Declaration other than to specify terms and provisions of the Declaration which are applicable to specific lots and land within the Lakes at Creekside Property.

This Supplementary Declaration may be amended from time to time in the same fashion and manner as the Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 29th day of JUNE, 2015.

Declarant:

Lakes at Creekside, LLC, a Texas limited liability company.

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By:  _____

Name: J. Alan Kent

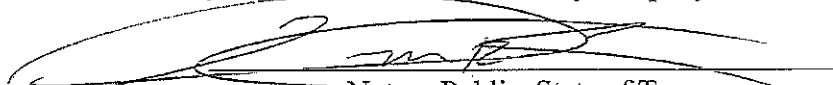
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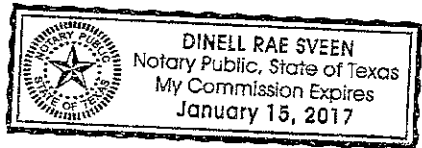
STATE OF TEXAS §

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COUNTY OF HARRIS §

This instrument was acknowledged before me on this 29 day of June, 2015
by J. Alan Kent, member Lakes at Creekside, LLC, a Texas limited liability company.


Notary Public, State of Texas



ER 071-01-1892

ER 071-01-1893

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06/30/2015 09:12 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS