

**NOTICE
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CREEKS AT AUGUSTA PINES HOMEOWNERS ASSOCIATION, INC.

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
LAKES AT SHADOW CREEK SECTION 1**

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

WHEREAS, under date of September 5, 2006, SHADOW CREEK ESTATES, LTD, ("Declarant"), as the owner of certain land created that certain subdivision known as the CREEKS AT AUGUSTA PINES, by the execution and recordation of that certain Declaration of Covenants, Conditions and Restrictions for the Creeks at Augusta Pines recorded under Clerk's File No. 20060021221 of the Real Property Records of Harris County, as amended by instrument recorded under Harris County Clerk's File No. 20110143460 (the "Declaration"); Texas; and

WHEREAS, by the terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Creeks of Augusta Pines Homeowners Association, Inc. (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 which may be different for different neighborhoods; and

WHEREAS, the Declaration further calls out that Declarant may establish different neighborhoods within the Community of the Creeks at Augusta Pines, which neighborhoods may have different marketing names and may also have different guidelines for the Builders building Residences therein, which would be set forth by the execution and recordation of a Supplemental Declaration for each such neighborhood; and

WHEREAS, Declarant is in the process of establishing the neighborhood of Section 5 Augusta Creek Ridge, being approximately 33.204 acres in Harris County, Texas; the plat for which Lakes at Shadow Creek Section 1 has been recorded in the Map Records of Harris County and will contain 65 lots, 2 blocks and 4 reserves; and

WHEREAS, the real property that is platted as Lakes at Shadow Creek Section 1 is more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Lakes at Shadow Creek Section 1 Property")

WHEREAS, this is a Supplemental Declaration for the Lakes at Shadow Creek Section 1 Property and any and all Builders and Owners of Lots within such Lakes at Shadow Creek Section 1 Property must comply with the terms hereof;

ER 054 - 84 - 1565

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 Shadow Creek Section 1 Property:

1. Square Footage Requirements:

1 Story:
Minimum 2,750 sq ft
Maximum 4,700 sq ft

2 Story:
Minimum 3,100 sq ft
Maximum 4,700 sq ft

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'.

Interior sides facing a street or corner must be 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.

4. Setbacks:

Front: 25' (garages perpendicular to street can be located at 15' setback)

Front Setback on cul-de-sac lots: 20'

Rear: 15'

Side: 5'

Corner Setback: 10'

5. Garage Doors:

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

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

Driveways must be a minimum of 12' in width (20' in width for 3 car garage facing the street) and have a 12" border of integral colored concrete, exposed pebble aggregate, patterned concrete or masonry pavers when plain concrete is used.

6. Fencing:

4' tubular (wrought iron) fence along rear lot line of lake lots

6' tubular (wrought iron) fence front returns for all lots

6' solid wood, double-sided between homes

6' solid wood, double-sided, capped on side facing

7. Landscaping: Submit to ARC for approval.

Minimum of three 3" caliper native trees for front yard

Minimum of three 2 ½" caliper native trees in rear yards that back up to public views.

Minimum of two 2 ½" caliper native trees on corner or entry lots. These trees are to be planted on the side yard.

Planting beds:

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

Beds shall vary in width and shall average six feet (6").

Curvilinear beds are encouraged.

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.

Border plants such as Monkey Grass or Liriope are strongly encouraged. Stone may be laid flat as accent or edging material.

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, planted approximately twenty four inches (24") on center depending on the variety.

The number of plant species should be kept to a minimum and plant arrangement should be in layers with the larger material planted in the rear of planting beds and the smaller one gallon species placed on the front edge of the planting beds.

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.

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.

8. Exterior lighting: None required: but submit to ARC before any are installed.

9. Architectural Review Committee ("ARC"):

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

10. Approved Builders:

J. Patrick Homes
Highland 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 Shadow Creek Section 1 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 3 day of March, 2014.

Declarant:

SHADOW CREEK ESTATES, LTD, a Texas limited partnership,

By: Shadow Creek Estates GP, LLC

general partner

By: [Signature]

Name: GENERAL PARTNER

Title: J A KENT

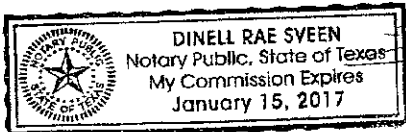
3OR

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on this 3 day of March, 2014 by J. A Kent, General Part of Shadow Creek, which is the general partner of Shadow Creek Estates, Ltd, a Texas limited partnership.



[Signature]
Notary Public, State of Texas

ER 054 - 84 - 1569

EXHIBIT "A"
(Legal Description)

Lakes at Shadow Creek Section 1, being approximately 33.204 acres in Harris County, Texas; the plat for which was recorded under Film Code 658158 of the Map Records of Harris County, Harris County Clerk's File No. 20130519627; containing 65 Lots, 2 Blocks and 4 Reserves. Such plat incorrectly reflected the name of the subdivision as Shadow Creek South Section 1.

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ER 054 - 84 - 1571

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Pages 7
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 36.00

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

NOTICE
Y

CREEKS AT AUGUSTA PINES HOMEOWNERS ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
LAKES AT SHADOW CREEK SECTION 2

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

WHEREAS, under date of September 5, 2006, SHADOW CREEK ESTATES, LTD, ("Declarant"), as the owner of certain land created that certain subdivision known as the CREEKS AT AUGUSTA PINES, by the execution and recordation of that certain Declaration of Covenants, Conditions and Restrictions for the Creeks at Augusta Pines recorded under Clerk's File No. 20060021221 of the Real Property Records of Harris County, as amended by instrument recorded under Harris County Clerk's File No. 20110143460 (the "Declaration"); Texas; and

WHEREAS, by the terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Creeks of Augusta Pines Homeowners Association, Inc. (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 which may be different for different neighborhoods; and

WHEREAS, the Declaration further calls out that Declarant may establish different neighborhoods within the Community of the Creeks at Augusta Pines, which neighborhoods may have different marketing names and may also have different guidelines for the Builders building Residences therein, which would be set forth by the execution and recordation of a Supplemental Declaration for each such neighborhood; and

WHEREAS, Declarant is in the process of establishing the neighborhood of Lakes at Shadow Creek Section 2, being approximately 23.550 acres in Harris County, Texas; the plat for which Lakes at Shadow Creek Section 2 has been recorded in the Map Records of Harris County and will contain 44 lots, 2 blocks and 6 reserves; and

WHEREAS, the real property that is platted as Lakes at Shadow Creek Section 2 is more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Lakes at Shadow Creek Section 2 Property")

WHEREAS, this is a Supplemental Declaration for the Lakes at Shadow Creek Section 2 Property and any and all Builders and Owners of Lots within such Lakes at Shadow Creek Section 2 Property must comply with the terms hereof;

ER 054 - 84 - 1572

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 Shadow Creek Section 2 Property:

1. Square Footage Requirements:

1 story:

Minimum 3250

Maximum 6000 (if on two lots no maximum)

1 ½ story:

Minimum 3800

Maximum none

2 story:

Minimum 3800

Maximum none

2. Height of Residence:

Three (3) story Maximum height restriction on all houses.

3. Elevation and Building Materials:

Elevation repeat: 3 homes between elevations

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

Exterior sides facing a street or corner must be brick, stone or stucco.

One story homes must be all brick, stone or stucco.

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

Chimneys to be masonry.

Roofs can be composition, tile or slate.

Garage doors must be wood veneer or decorative.

Driveways must be a minimum of 12' in width (20' in width for 3 car garages facing the street) and when plain concrete is used, must have a 12" border of integral colored concrete, exposed pebble aggregate, patterned concrete or masonry pavers.

4. Setbacks:

- Front setback: 15'
- Front facing garage door setback: 20'
- Rear setback: 10'
- Side setback: 5'
- Corner lot side setback: 10'

5. Fencing:

- 6' tubular fence along rear lot line of lake lots
- 6' tubular fence front returns for all lots; 6' solid wood between homes
- 6' solid wood, capped on side facing street on corner lots
- Fencing may be 7' or 8' in height determined to be desirable by Builder

6. Landscaping: Submit to ARC for approval.

Minimum of three 3" caliper native trees for front yard or two 4" caliper trees

Minimum of three 2" caliper native trees or two 3" caliper trees in rear yards that back to the public views.

Planting beds: Plants and plantings must be of a design and an amount commensurate with the home built on each lot, which is to be determined by the Builder and approved by the ARC.

Lawn: front, side and rear yards shall be solid sod. Hydro seeding of lots is prohibited.

Irrigation; a timer controller irrigation system is required for the front and back yard.

A/C and pool equipment to be screened with vegetation to minimize visibility from the street.

7. Exterior lighting: None required: but must submit to ARC before any are installed.

8. Architectural Review Committee ("ARC"):

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

9. Approved Builders:

Frankel Homes

ER 054 - 84 - 1575

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 Shadow Creek Section 2 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 this ____ day of _____, 2014.

Declarant:

SHADOW CREEK ESTATES, LTD, a Texas limited partnership,

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By: Shadow Creek Estates GP, LLC
general partner

By: [Signature]
Name: J. Alan Kent
Title: General Partner

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on this ____ day of _____, 2014 by J. Alan Kent, GP of Shadow Creek, which is the general partner of Shadow Creek Estates, Ltd, a Texas limited partnership.

[Signature]

Notary Public, State of Texas

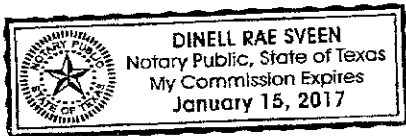


EXHIBIT "A"
(Legal Description)

Lakes at Shadow Creek Section 2, being approximately 23.550 acres in Harris County, Texas; **1EE**
the plat for which was recorded under Film Code 658161 of the Map Records of Harris
County, Harris Clerk's File No. 20130519663; containing 44 Lots, 2 Blocks and 6 Reserves.
Such plat incorrectly reflected the name of the subdivision as Shadow Creek South Section 2.

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ER 054 - 84 - 1577

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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