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notice

**THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC.  
REGULATION OF RESIDENTIAL PICKET FENCES AND OUT-  
BUILDINGS/ACCESSORY BUILDINGS AND COVERS**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

WHEREAS, THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC. (the "Association"), is the governing entity for THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC., a subdivision in Harris County, Texas, as more particularly described in Exhibit "A", attached hereto (the "Subdivision"); and

*Handwritten initials*

WHEREAS, Chapter 202 of the Texas Property Code was amended to require the recording of restrictive covenants and amendments' or additions to same; and

WHEREAS, the Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein; and

WHEREAS, in the event of a conflict between these Regulations and any previously adopted regulations regarding this subject matter, these Regulations shall control;

NOW THEREFORE, in accordance with the foregoing, the Association hereby adopts the following Regulations:

**I. Wood Fencing Technical Specifications. Reference Section 3.15 of Builder Guidelines as amended January, 2011.**

- 1) The owner shall first apply to and receive written approval from the ARC prior to installation, alteration or modification of all wood fences.
- 2) All wood fences are to be constructed with #2 cedar 1x6 pickets, #2 treated southern yellow pine posts and rails, and #2 treated southern yellow pine 2x8 rot board.
- 3) The top rail must be placed no more or less than 6 - 8" from the top of the picket. The 2x8 treated rot board must be placed at the bottom with 6 foot pickets on top for a total fence height of 6 foot 8 inches.
- 4) Wood fences on rear lot line and side lot lines perpendicular to the fronting street shall be installed as a good neighbor fence. Alternating sections of no more than 8 feet long (preferably 7 feet in order to prevent warping) of solid pickets and exposed rail are intended to provide a uniform attractive fence to each abutting property.
- 5) The "finished" side of the fence must always be the side facing the street.
- 6) One single sided three foot (3') wide hinged gate shall be installed in the most appropriate side yard.
- 7) Fences are to be kept in good repair.

**FILED FOR RECORD  
8:00 AM**

**JAN - 5 2012**

*Stan Stewart*  
County Clerk, Harris County, Texas

RECORDED

**II. Out-Buildings/Accessory Buildings and Structures Height Restrictions. Reference CCR, Article VI, Section Q,**

- 1) The owner shall first apply to and receive written approval from the ARC prior to installation, alteration or modification of all sheds, buildings or covers.
- 2) Metal or plastic type sheds or buildings to have a maximum height of 7 feet, 6 inches.
- 3) Sheds or buildings constructed with a minimum of 2x4 framing, with either brick or hardi-plank siding, and composite asphalt shingles may have a maximum height of 8 feet, 6 inches, and be constructed with a 3x12 roof slope. (Rises 3 in. over a 12 in. span) Additionally, if this type structure is attached to or flush against a home, the roof can be single pitch, if free standing away from a home the structure must have a minimum of dual pitch.
- 4) Commercial shed products built by a contractor must be approved on a case by case basis.
- 5) Free standing gazebo's, patio covers, pavilions, palapas, pergolas, etc. must not exceed 12 foot maximum height.
- 6) No full size rollup doors to allow drive thru access to back or side yards are allowed.
- 7) Free standing carports are not allowed.

**THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC.**

CERTIFICATION

"I, the undersigned, being the President of THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors on the 19 day of December, 2011."

By: Brian Kelnar, President

Print name: Brian Kelnar

ACKNOWLEDGEMENT

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 19 day of December, 2011.

Jodi Dibala  
Notary Public, State of Texas

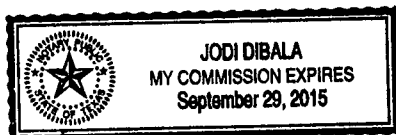


EXHIBIT "A"

The Reserve at Cypress Creek Community Association, Inc. a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Harris County Clerk's File No. V916686 and Film Code No. 516249, Plat Records of Harris County, Texas.

Recording Data for Association Declaration:

Declaration of Covenants, Conditions and Restrictions for The Reserve at Cypress Creek Community Association, Inc. recorded on or about August 21, 2002 under County Clerk's File No. W025247 Real Records of Harris County, Texas.

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

JAN - 5 2012



*Stan Stansit*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

After Recording Return to:  
The Reserve at Cypress Creek Community Association, Inc.  
15215 Springhill Bend Lane  
Cypress, Texas 77429