

NOTICE

CERTIFICATION

STATE OF TEXAS

§

K

COUNTY OF HARRIS

§

§

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an Agent for Atascocita Community Improvement Association, Inc. a Texas non-profit corporation;

(2) An Instrument titled: "Accessory Building Policy Guidelines", is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

Pinehurst of Atascocita Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11; Pines of Atascocita Sections 1, 2, 3 and 4; Atascocita Shores Sections 1, 2, 3, 4, 5 and 6; Golf Villas at Atascocita; Club Point; and Estates of Pinehurst; additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Volume 206 Page 55, Volume 212 Page 77, Volume 216 Page 36, Volume 238 Page 92, Volume 247 Page 102, Volume 250 Page 132, Volume 286 Page 73, Volume 331 Page 140, Volume 260 Page 120, Volume 276 Page 054, Volume 316 Page 14; Volume 224 Page 86, Volume 286 Page 93, Volume 334 Page 13, Volume 377 Page 140; Volume 205 Page 127, Volume 212 Page 57, Volume 212 Page 66, Volume 255 Page 59, Volume 284 Page 107, Volume 316 Page 144; Volume 284 Page 126; Volume 346 Page 24; and Volume 360, Page 98; respectively, along with any supplements, amendments, replats and annexations thereto

24EE

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this 4th day of September, 2014.

By:

[Signature]
Luke P. Tollett, Attorney for Atascocita Community Improvement Association, Inc.

20R

STATE OF TEXAS

§

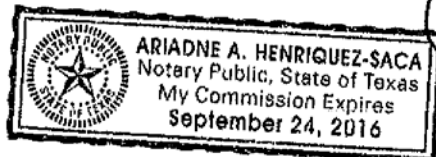
COUNTY OF HARRIS

§

§

BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Attorney for the Atascocita Community Improvement Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 4th day of September, 2014.



[Signature]
Notary Public, State of Texas

After recording return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

ER 060 - 89 - 1678

ACCESSORY BUILDING POLICY GUIDELINES

Accessory Buildings: Accessory buildings (storage, outbuildings) are to have an exterior that architecturally compliments the exterior of the main dwelling. The roof of an accessory building shall conform to the provisions relating to roofing materials as set forth in the Declaration, Covenants and the ACC Guidelines. The placement of said structure shall conform to Declarations, Covenants and the ACC Guidelines. No used accessory buildings may be moved onto the property, the building material used in the accessory building shall conform to the building materials acceptable for use in construction of a main dwelling in conformance with the Declarations, Covenants and ACC Guidelines. ***In no case will more than one accessory building be approved per deeded lot.***

Note: Accessory buildings may not be permissible in some sections of the ACIA. Please consult the specific deed restrictions for your section.

- a. **Location:** Accessory buildings shall be located in the rear yard so they are screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage or wood fences) Building locations must conform to building location restrictions of the Declarations and ACC Guidelines for main residences. When the rear or side lot lines of a lot is adjacent to a street no accessory buildings shall be permitted on that side of the lot or may impede the drainage on the lot or cause water to flow to an adjacent lot.
- b. **Size:** Accessory Buildings shall not exceed 8'x12' and they must conform to the height of the fences allowed in that section and must not exceed one hundred (100) square feet in size.
- c. **Material:** The standard type, quality and color of the materials used in the construction of the accessory building must be harmonious with the standard type, quality and color of the materials used in the construction of the main residence. No plastic or metal exteriors. Also no plastic, metal roofs shall be permitted under any circumstances
- d. **Approval:** The Architectural Control Committee must approve accessory buildings in writing. Variations may be allowed with consent of the ACC and or BOT.
- e. **Permits:** Any city or county permits required to construct the accessory building must accompany the ACC request.
- f. **Easements:** Any accessory building placed on a concrete slab on top of a utility easement will require a letter of Consent to Encroach, as it will not be considered portable. If an accessory building is on a utility easement, but is not on a concrete slab and can be moved, the ACC will consider it as portable.
- g. **Restrictions:** Accessory buildings will not be allowed on designated golf course lots or designated waterfront lots.

ER 060 - 89 - 1680

20140403148
Pages 3
09/09/2014 09:12:40 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 20.00

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