

**AUTUMN LAKE PROPERTY OWNERS ASSOCIATION, INC.**  
**AMENDMENT TO THE ARCHITECTURAL CONTROL**  
**COMMITTEE GUIDELINES**

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THE STATE OF TEXAS                   §  
                                                 §  
COUNTY OF BRAZORIA               §

On September ~~21~~ 2017, a majority of the Architectural Control Committee and Board of Directors of Autumn Lake Property Owners Association, Inc. (the "Association"), a Texas Non-Profit Corporation pursuant to Chapter 22 of the Texas Business Organizations Code, voted to adopt the following Amendment to the Architectural Control Committee Guidelines:

WHEREAS, on November 17, 2008, the Association caused to be recorded the Autumn Lake Property Owners Association Architectural Control Committee Guidelines under Doc. No. 2008054308, Official Public Records of Brazoria County, Texas; and

WHEREAS, on March 16, 2007, the Association adopted an Amendment to the Autumn Lake Property Owners Association Architectural Control Committee Guidelines under Doc. No. 2017018092, Official Public Records of Brazoria County, Texas, the original Guidelines, including all amendments thereto, shall be referred to as "Guidelines"; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the Association, recorded on April 7, 2000, under Doc. No. 00-014542, Official Public Records of Brazoria County, Texas, states, in part, 6.02 Committee Authority, "...The Committee shall have full authority to regulate, in accordance with the terms and provisions of this Declaration, the use and appearance of the exterior of the Units to assure harmony of external design and location in relation to surrounding buildings and topography and to protect and conserve the value and desirability of the Development as a residential community. The power to regulate shall include the power to prohibit those exterior uses or activities deemed inconsistent with the provisions of this Declaration, or contrary to the best interests of the Association in maintaining the value and desirability of the Development as a residential community, or both."; and

WHEREAS, the Association deems it necessary to clarify and update, from time-to-time, the terms of the Restrictions and Guidelines to ensure Owners are aware of the restrictions pertaining to their Lots; and

WHEREAS, it is the desire of the Architectural Control Committee and Board of Directors to further amend and clarify the definition of "commercial vehicles" prohibited from parking in the Autumn Lake Subdivision.

**NOW THEREFORE, BE IT RESOLVED THAT**, in consideration of the above factors and others, Autumn Lake Property Owners Association, Inc., acting through the Architectural Control Committee and Board of Directors, hereby adopts the following Second Amendment to the Architectural Control Committee Guidelines:

Section 28, Vehicular Parking, of the Guidelines, is hereby amended to read as follows:

## **28. Vehicular Parking**

No vehicle shall be parked on any part of the Land, except on paved streets and paved driveways. No more than three (3) vehicles (passenger cars or noncommercial trucks or vans consistent with the residential use of a Lot) may be parked on the driveway at any time. Vehicles may not block the sidewalk. Vehicles parked in a driveway must meet the restrictions of the Declaration and at all times be operable, have current license tags, state inspection stickers, and comply with then current mandatory insurance under the laws of the State of Texas. All vehicles parked within the Development shall also be maintained in a manner such that the appearance of the vehicle does not detract from the marketability, appearance, and residential nature of the Development.

No Commercial Vehicles, as defined below, except those present on business to serve a Lot may be in the Development. Parking of Commercial Vehicles and vehicles other than those which are of the size of a private passenger vehicle, on the street right-of-ways or in driveways is prohibited. No motorcycles, bicycles, tricycles, boats, boat trailers, or utility type trailers may be parked in the Development, in the driveway visible from the street or in the street, unless parked inside a Garage and concealed from public view. Motorized recreational vehicles cannot be parked inside the Development for more than five (5) consecutive days, unless parked inside a Garage and concealed from public view.


Commercial Vehicles are defined as:

- 1.) Vehicles inconsistent with the residential use of a Lot;
- 2.) Vehicles of any size with signage, advertising, or racks for holding equipment;
- 3.) Any vehicle of any size with a primary focus, purpose or appearance which is business in nature; or
- 4.) Any vehicle that is registered as a commercial vehicle.

Commercial Vehicles are permitted upon a Lot if parked or stored in a closed Garage as long as such parking violates no other Deed Restrictions. There shall be no visible evidence of the commercial use or purpose of a vehicle which may be seen from the street or a neighboring Lot.

Vehicles owned by Public Service Entities are exempt from the definition of Commercial Vehicles and are exempt from commercial vehicle restrictions. Examples include, but are not limited to, City Vehicles, Fire Department Vehicles, and Police Vehicles. These vehicles are subject to all other Deed Restrictions.

IN WITNESS WHEREOF, the undersigned, being the President of the Association and Chairman of the Architectural Control Committee hereby executed this document acknowledging that the forgoing Second Amendment to the Architectural Control Committee Guidelines was approved by a majority of a quorum of the Board of Directors and Committee present in person at a regular meeting of the Board of Directors held on September 14, 2017.

  
The undersigned has been duly authorized to execute and deliver this instrument.

Executed on this the 10<sup>th</sup> day of October ~~September~~, 2017.

AUTUMN LAKE PROPERTY OWNERS  
ASSOCIATION, INC.

David Bailey, President

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF BRAZORIA

BEFORE ME, the undersigned notary public, on this the 10<sup>th</sup> day of October, 2017, personally appeared David Bailey, President of the Board of Directors of Autumn Lake Property Owners Association, Inc., known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

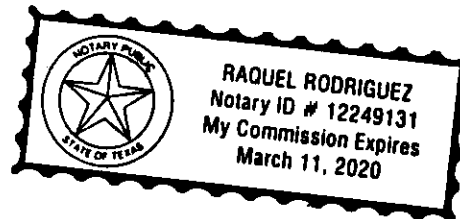
Raquel Rodriguez  
Notary Public in and for the State of Texas

E-RECORDED BY:



SEARS,  
BENNETT &  
GERDES, LLP

9700 Richmond Avenue, Suite 222  
Houston, Texas 77042



## FILED and RECORDED

Instrument Number: 2017052523

Filing and Recording Date: 10/26/2017 08:38:52 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

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cclerk-april