

ADDITIONAL DEDICATORY INSTRUMENTS
for
AUTUMN LAKE PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

219

BEFORE ME, the undersigned authority, on this day personally appeared Tony Carbone, who, being by me first duly sworn, states on oath the following:

"My name is Tony Carbone, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am a Director of AUTUMN LAKE PROPERTY OWNERS ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Architectural Control Committee Guidelines

DATED this 7 day of December, 2007.

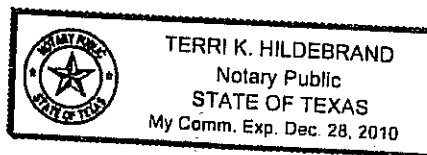
AUTUMN LAKE PROPERTY OWNERS
ASSOCIATION, INC.

BY: [Signature]
Director

SUBSCRIBED AND SWORN TO BEFORE ME by the said Tony Carbone, on this the 7th day of Dec., 2007.

Jeri Hildebrand
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:
DAUGHTRY & JORDAN, P.C.
17044 El Camino Real
Houston, Texas 77058



***Autumn Lake Property Owners Association
Architectural Control Committee Guidelines***

REVISED 12/07

These guidelines replace any previously distributed.

The following guidelines do not replace the ALPOA deed restrictions provided to you at the closing on your property. These guidelines provide direction to the Architectural Control Committee and Property Owners when implementing ALPOA deed restrictions.

***Autumn Lake Property Owners Association, Inc.
Architectural Control Committee***

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Notice

The Architectural Control Committee hereinafter referred to as the "ACC" reserves the right to modify these Guidelines at any time without notice, as circumstances, conditions, or the opinions of the ACC dictate. Each request will be considered on its own merit and approval will be decided on an individual basis. The ACC retains the right to deviate from approvals given for similar improvements, basing possible deviations on the proximity, location, and visibility relative to the community's over all development. Because these guidelines may change, it is highly recommended that the property owners contact Houston

Community Management for an updated copy of the guidelines prior to submitting a request.²

Revision: December 4, 2007

Architectural Committee Operating Procedures³

Step 1: Introduction- A Property Owner must submit a formal request to the Architectural Control Committee (ACC) on the official ACC form provided to the Property Owner by Houston Community Management Services (HCMS) or the management company hired by ALPOA. The ACC request form will be presented to and reviewed by the ACC. The ACC will review all requests and respond to the Property Owner as to the approval or disapproval of such request. If approved the Property Owner will be notified, and the Property Owner may commence with improvements. If a request is denied, a notification letter with reasons for denial will be provided to the Property Owner.

Step 2: Responses: Responses shall be given no later than thirty (30) days from when the letter was received by the ACC. The ACC shall act on and respond to requests before the end of the thirty (30) day period. If approval is given, the work process shall begin no later than thirty (30) days after approval notice, and the Property Owner will provide a schedule stating the duration of the project. If the project is not started within the (30) day period, a new ACC request form must to be submitted for approval. In addition, if the schedule and the duration of time as outlined in the original ACC request is not met by the Property Owner, the ACC has the right to evaluate the situation on a case by case basis and take whatever action, legal or non-legal, that is appropriate for the situation.

Step 3: Formal Review: The ACC will review all items, and the review process will proceed as follows:

- a) The ACC shall review and, if necessary, discuss submitted ACC request forms. If there are questions, the ACC request form requesting further information will be returned to the Property Owner.
- b) An evaluation of the ACC request form will be based on:
 - Its compliance with, or violation of, the Deed Restrictions.
 - The most current criteria for evaluating unusual or unique requests.
 - Input, if any, from other Property Owners that might be directly affected.
 - Guidelines established by the ACC that may be revised or amended from time to time.

³ Revision: December 4, 2007

- The Property Owner will be informed in writing as to the ACC's decision regarding the request. The ACC will provide in writing the reasons for any denial of a request, and where appropriate, references to these Guidelines and/or the Deed Restrictions will be cited.⁴
- If the application is approved, the ACC chairperson or his/her designee will sign the application and return it to the Property Owner.

Plans and Specifications

A request for plans and specifications for improvements shall be delivered to the ACC prior to the commencement of construction or purchase of materials. The ACC is not obligated to consider any request for changes to the originally approved ACC request after the work has commenced or is completed, and the ACC reserves the right to deny any such request. No special considerations will be given to Property Owners who do not follow the guidelines set forth in the ACC guidelines. If construction is completed without authorization, the ACC may seek any remedies as outlined in the Autumn Lake POA Deed Restrictions.

- **Plans and specifications should include:**
 - The nature of the change
 - Specifications
 - Shape
 - Measurements
 - Materials
 - Color
 - Plat Plan (Location on the property in relation to existing structures)
 - Elevation Drawing (appearance from front and back)
 - Design Criteria
 - Location in relation to Topography
 - Location of Utility Easements
 - Schedule (Timing of Completion)
 - Signature of Owner(s)
 - Additional information as requested by the ACC

⁴ Revision: December 4, 2007

Guidelines⁵

1.0 General Information

- Throughout this document, no distinction will be made between "Permanent" and "Temporary" Structures. Unless otherwise specified, they will be considered the same.
- It is essential that all ACC request forms for improvements be filled out completely. An incomplete ACC form will be returned to the Property Owner. The request for additional information not included in the initial ACC request could delay the approval process.

Application for improvement must include details of:

- colors,
 - height,
 - size,
 - materials used,
 - location on a scaled plat plan,
 - and a picture or elevation drawing of the structure.
- On any type of structural upgrade, including separate structures from the home, the guidelines for color and roofing materials must be met.
 - Structures cannot be installed on an easement boundary.
 - Backyard structures, i.e. Play Structures, Storage Buildings, and Spa Coverings should be located where visibility is limited from the front yard or roadway. Play structures that extend above the upper fence line may require approval from not only the ACC, but also from any neighbor who might be affected.
 - Painting of wooden structures, other than play structures, must be painted the same color as the residence, unless permission is given by the ACC to do otherwise. All structures must be maintained in a state of good repair.
 - In some instances, the ACC may require plants, trees, or some other type of landscaping to be installed to screen the view of the improvement.
 - These guidelines are in addition to any rules stated in the Autumn Lake POA Deed Restrictions.

⁵ Revision: December 4, 2007

- All projects must be completed within 180 days.

2.0 Landscaping⁶

- Installation of landscaping beds and trees, in front of the residence or outside the fence perimeter, in addition to those provided with the original home construction requires prior ACC approval. However, the installation of seasonal flowers in existing beds and around tree wells does not require prior ACC approval.
- Proposed landscaping timbers, bricks, stones, flowerbed borders, landscaping lights, trellises, underground sprinkler systems and similar improvements require ACC approval on major projects.
- Property Owners will be responsible for the removal and replacement of dead tree(s) with the same size tree or a variety of tree. All trees must be replaced with another tree no smaller than 2 to 3 inches in trunk diameter. Our subdivision is composed of mostly and oaks and pines, so the Property Owner must replace the tree with the exact type of tree that was removed, or use another preferred tree that is in accordance with the ACC Guidelines and Deed Restrictions.
- Notice: If a Property Owner removes a tree, that Property Owner should be prepared to replace the tree unless instructed otherwise.
- Front yard gardening of fruits and/or vegetables is categorically denied. Artificial plants in the front yard are not permitted except in pots on the front porch.
- Trees may not be located on a utility easement.

3.0 Swimming Pools/ Pool Coverings/ Spas

- Pool contractors will be required to submit a written statement describing the location of the intended ingress and egress to the subject property and the location of the intended site for disposal of excavated materials. The ACC will not permit access across common areas or private property, nor will it approve of the dumping of excavated materials within the planned community of Autumn Lake.
- Pools must be located in the backyard and the view obscured by fences (except on lakefront lots).

⁶ Revision: December 4, 2007

- Landscaping in public view, which was damaged during the construction of the pool must be replaced upon the completion of the pool.⁷
- The Property Owner will be responsible for the repair or replacement of damaged sidewalks, curbing, and driveways upon completion of the pool.
- Pool enclosures may be permitted subject to ACC approval.

4.0 Patio Covers (Including Pergolas, Loggias & Screened- In Porches)

NOTE: As per the Building Codes and Inspection Division of the City of Pearland, "No person, Firm or Corporation shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure within the City of Pearland Jurisdiction or cause the same to be done without first obtaining a permit which shall be considered a license to proceed with work".

- Exterior alterations to the Property Owner's house plan/elevation such as porches, screened-in porches, and patio covers must be professionally designed, fabricated, and constructed subject to the ACC review and approval process. All such structures must comply with Tier 2 Coastal Area (TDI) Windstorm standards.
- All covers must be shingled roof patio covers and must integrate with the existing roofing, including pitch, eaves, soffits, materials, and colors. Supports must be painted if they are wood and brick must match that of the existing home.
- Wooden pergolas or loggias will be considered, but must be presented for ACC approval.
- Patio covers may not encroach into any Utility Easement.
- Patio covers must be situated on the lot so that storm water initially drains solely onto the Property Owner's lot. If a proposed solid covered patio cover location is less than six feet (6') feet away from a side or back lot line, the ACC may require guttering with downspouts to be installed.
- All metal must be painted with a color that matches or compliments the main structure. Structures using wood frames consisting of cedar, redwood or CCA treated pine may be allowed to go unpainted.

⁷ Revision: December 4, 2007

- All structures must comply with the current building codes of the City of Pearland.
- All structures must comply with, and be constructed under the rules for Tier 2 Coastal (TDI) Area Wind Storm.
- Patio covers or gazebos may be denied for cause (i.e. structural integrity, architectural suitability, etc.).

5.0 Room Additions

- Additions will be reviewed on an individual basis. Size and shape will depend on architectural style and layout of the home, size of the Lot, and how well the room addition integrates with the existing home. Plans for room additions must show a room of reasonable size to constitute a legitimate requirement for a room addition. Roof additions must integrate with existing roofline so as to appear to have been part of the original home. Room additions may be denied for reason (i.e. structural integrity, architectural suitability, etc.).
- Exterior materials must match existing structure, or architecturally complement the existing structure.
- Detailed architectural plans must be submitted to the ACC.
- Room additions may not encroach into any Utility Easement.
- ACC acceptance, if granted, will come with the provision that a copy of the City Permit and schedule must be received by the ACC before construction commences.
- Conversion of attached or detached garage space to living space is prohibited.

6.0 Bird Houses

- Must be positioned so as not to be seen from the front street, by neighbors or any side street. A variance may be granted upon the Property Owner's request to the ACC.
- Must be placed in the back yard only.

7.0 Decks and Patios⁸

⁸ Revision: December 4, 2007

- Decks and Patios may not encroach into any easement unless the utility companies or other parties with rights to the easement have granted their written consent to the encroachment.
- Should not be situated on the lot so that they may pose a problem to the effective drainage of the Property Owner's lot or neighboring lot.
- Height above grade must be presented to the ACC for approval.
- May be constructed materials approved by the ACC.

8.0 Fences and Gates

- All fences must be approved by the ACC. Once approved, construction can begin. Fences shall meet wooden fences on side lot lines at points on the side lot lines as determined by the ACC.
- The height of the fence will relate directly with what is documented in the sections of the Autumn Lake POA Deed Restrictions.
- Fences shall not exceed or be less than (6) feet in height.
- Fences will not be painted: however, clear wood sealants may be used.
- Fences shall not extend beyond the front building line, and may be subject to further set back from the street as the ACC may determine or as stated in the Autumn Lake POA Deed Restrictions.
- Any Property Owner who desires to replace a wooden fence must follow the guidelines as set out in the Autumn Lake POA Deed Restrictions.
- Fencing on lakefront lots must comply with rules set out in the Autumn Lake POA Deed Restrictions.

9.0 Decorative Driveway Gates

- No type of decorative driveway gate is allowed in the Autumn Lake Subdivision.

10.0 Exterior Lighting⁹

⁹ Revision: December 4, 2007

- Additional exterior lighting should not be of a wattage or lumen count that would adversely affect neighboring homes.
- Directional lights or floodlighting must be aimed so as not to shine in windows of neighboring homes.
- Low voltage landscape lighting is acceptable. All low voltage lighting must be kept in working order, and the appearance of the lighting fixtures must be maintained.
- A single gas or electric yard light may be placed in front and/or back of the home subject to ACC approval. Maximum height allowed is (6) feet. Gas or electric lights must be black; if another color is preferred it must go through ACC approval.

11.0 Exterior Painting

- Paint/brick colors of houses near the home to be painted will be evaluated to ensure all the homes in an area are in harmony with one another.
- Colors other than earth-toned colors are not allowed.
- The main color of the house (and/or brick color) and the trim color must be submitted at the same time for ACC approval. Example: A Property Owner that requests a change from the original trim color must submit a sample of the existing brick color along with a sample of the paint color requested.
- Once the painting of the house is started, the work must be completed within thirty (30) days unless the Property Owner applies for an extension and accepted by the ACC.

12.0 Play Equipment, Structures and Trampolines¹⁰

¹⁰ Revision: December 4, 2007

The Building Code, the Neighborhood Criteria, Local Ordinances, and Easements Have Further Requirements Applicable to All Improvements. It is the Property Owner's Responsibility to Ensure Compliance. These guidelines do not apply to lots adjoining to the Lake.

Play Structures/Trampolines

1. BASKETBALL GOALS

a. One Per Lot

Only one basketball goal is permitted on any lot.

b. Mounting

Basketball goals in the front or side Yard must be mounted on a portable and/or freestanding pole. No basketball goal may be mounted on the Dwelling.

c. Color

Basketball goals in the front or Side yard must be white, gray, black, clear or any inconspicuous color. Posts may not be white, but must be an inconspicuous color in character with the neighborhood.

d. Location

Freestanding basketball goals, including portable goals, must be located at least 20 feet from the street pavement edge and may not be placed on the side yard easement. If you are unsure whether your chosen type of goal meets the guidelines, contact the ACC for clarification via the property management company.

2. PORTABLE EQUIPMENT

Portable toys or play equipment (bicycles, wading pools, yard game equipment, sand boxes, hockey goals, portable skateboard ramps, etc.) must be stored so they cannot be seen from the street and adjacent property at ground level when not in use.

3. PLAY STRUCTURES

a. Defined

Play structures include play forts, trampolines, swing sets, climbing apparatus, batting cages, fixed skateboard ramps and other non-portable play structures or equipment, whether permanent or temporary.

b. Quantity¹¹

¹¹ Revision: December 4, 2007

The number of play structures allowed on any lot is dependent upon the lot size and impact on adjacent properties. Not more than one of each type of play structure will be permitted on any lot.

c. Location

1. All play structures must respect platted building lines.
2. Play structures must be located or screened so they do not cause an unreasonable or disproportionate visual impact on neighboring properties.

d. Materials

Play equipment should utilize natural materials and muted earth tone colors wherever possible. Wooden play structures must be left natural, stained, or painted to match the existing dwelling. If roofing material is used it must be the same as the existing dwelling.

e. Size

1. Play structures may not be more than 12 feet in height above natural grade (including awning or cover).
 2. Contain less than 100 square feet of floored area.
 3. Contains less than 75 square feet of elevated floor area (More than 54 inches above natural grade), and no elevated floor larger than 36 square feet.
 4. Trampolines may not exceed 15 feet in diameter.
- Play structures must be approved by the ACC before the construction process is started. The structure's design, plot plan, material, color, and height must comply with ACC Guidelines, and be presented to the ACC for approval. If the design criteria passed and the project is erected, the Property Owner has the responsibility to maintain the all parts of the structure including any covers or canopies.
 - No play structure may be placed nearer than eight feet (8') to the side or rear property lines.
 - Canvas or plastic tarps used as canopies on the structure that are brightly colored such as blue, orange, rainbow, etc. are not permitted. Hunter green or earth tones are acceptable. Fixed roofing shall match the color, style and specifications of the shingles on the home.
 - Play structures are permitted in the backyard only.
 - Swing sets will be permitted in the backyard only.
 - Swinging family chairs are to be placed in the backyard only.

13.0 Gazebos¹²

- Must be approved by the ACC.
- Must be placed in the back yard.
- Details of height, material, and location on a plot plan and a picture or drawing of the structure must be submitted with the request to the ACC prior to construction.
- If the gazebo is to have shingles, the shingles must match the color and specification of the existing shingles on the home.
- May not encroach into any Utility Easement lines.
- Will be reviewed and accepted/ denied on an individual basis. Size and shape will depend on architectural style, layout of home, and size of lot.

14.0 Decorative Appurtenances

- Seasonal decorations may be placed on the exterior of the home no earlier than four (4) weeks prior to the holiday, and must be taken down within two (2) weeks after the holiday. Seasonal decorations do not require ACC acceptance if displayed in accordance with lighting guidelines.

15.0 Satellite Dishes and Antennas

- Satellite Dishes such as DSS satellite systems are accepted. Any dish larger than 24" in diameter is prohibited.
- Placement is to be below the fence line, or behind the roofline so as to not be visible from streets and common areas.
- Dish placement is to be on the rear of the roof deck only so as not to be visible from the front of the home.
- Wiring/ cable must be secured to the home and painted to match the trim of the home.
- Placement of antennas (example: TV, CB, FM/AM or other) must be in the attic.

¹² Revision: December 4, 2007

16.0 Storm Windows, Storm Doors, & Solar Screens¹³

- Addition of Storm Windows & Storm Doors must be presented to the ACC for approval. A picture or a brochure showing the style of the window or door and the color of screens will be required for submittal with the ACC form.
- Storm doors will not be considered on the front on the home, unless approved by the ACC. Examples of acceptable doors may include, but not be limited to, full length single pane doors, etched or plain, but without stained glass, metal scrolling, bars or screens.
- Solar screens will be allowed on windows provided the screen material and color are complimentary to the color of the house.
- Solar film (window tinting) must be a non-reflective type.
- Colors and manufacturers must be accepted by the ACC for both the solar screening and solar film, and must be professionally installed.

17.0 Air Vents and Wind Turbines

- Air Vents (Static or Powered) must be mounted in the rear portion of the roof so they are not visible from the front or above the roofline.
- The addition of visibly rotating air vents will not be permitted without prior ACC approval.
- Air vents must either be a color that will blend with the shingle color or painted to match the shingle color. Unfinished aluminum is not permitted.
- The exterior of the air vents or wind turbines may be covered or wrapped with materials specifically designed for this use for the duration of the winter season. All covering materials must be maintained in good condition.

18.0 Sign Guidelines

- No sign or poster shall be placed in any front yard of the home.
- No sign or poster of any size shall be placed on any mailbox cluster unit.

¹³ Revision: December 4, 2007

- A single Garage sale sign may be placed at each entrance to the subdivision on the days the garage sale is open. Signs must be removed by dusk of the last day of the garage sale. All signs must be presented by, and comply with, the rules set forth by the City of Pearland. No other signs are acceptable.
- Alarm/ Security signs must not exceed size of 8"x10" and must be placed within five feet (5') of the home.
- The neighborhood park is off limits to the general public's posting of signs. The only signs that may be displayed in the park are those placed by the Autumn Lake POA for neighborhood functions and events.

19.0 Storage Buildings¹⁴

- Storage buildings must be approved by the ACC, and must meet the criteria set forth herein.
- The Property Owner must present design criteria along with a building material list, color choice, and sited plot plan detailing the proposed location of the storage unit. If the Property Owner is installing a retail-purchased pre-fabricated wooden or plastic storage unit, a brochure showing the style, size, and color of the unit must be provided with the ACC application.
- Metal prefabricated or to-be-assembled metal units are NOT allowed.
- Visibility issues concern the ACC, and each application for a storage unit will be evaluated on a case-by-case basis.
- Lakeside property owners should consult the Autumn Lake POA Deed Restrictions regarding special conditions regarding storage units on their lots.
- All Property Owners are advised to consult the City of Pearland Building Codes regarding the placement and securing of storage units. Remember that high winds can render a storage unit a flying object that destroys surrounding property.

20.0 Window Air-Conditioning Units

- Window air-conditioning units are not permitted for use.

21.0 Roofing¹⁵

¹⁴ Revision: December 4, 2007

¹⁵ Revision: December 4, 2007

- Roofing additions and/or re-roofing shall exactly match the shingles originally installed on the home/garage in color, style, and specifications.

22.0 Garage/Carports

- Carports are prohibited and will not be considered by the ACC.
- Garage: Turning your garage into living accommodations is prohibited.

23.0 Burglar Bars

- Burglar bars are not permitted.
-

24.0 Driveway Extensions/ Sidewalk

- All driveway extensions and sidewalk construction must be presented to the ACC for pre-approval.
- A plat plan, schedule, and material list must to be provided before construction can proceed.
- In most cases, the Property Owner must have the approval of the City of Pearland along with ACC approval.

27.0 Window Coverings

- All windows, with the exception of the upper panels of a palladium window, shall have installed on the interior of said Unit, blinds, shades, drapes, or other appropriate window coverings and shall not be covered with sheets, bedspreads, newspaper or foil. All garage doors of Units shall be closed except when opened temporarily for ingress or egress.

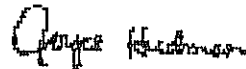
28.0 Vehicular Parking

- No vehicle shall be parked on any part of the Land, except on paved streets and paved driveways. No commercial vehicles, except those present on business to serve a Unit may be in the development. No motorcycles, bicycles, tricycles, boats, boat trailers, or utility type trailers may be parked in the development unless parked inside Garages and concealed from public view. Motorized recreational vehicles cannot be parked inside the Development for more than five (5) consecutive days, unless parked inside Garages and concealed from public view.

Legal Disclaimer¹⁶

The approval or disapproval by the Architectural Control Committee will not be deemed to constitute any warranty or representation by the ACC including, without limitation, any warranty relating to fitness, design or adequacy of proposed construction or compliance with the applicable statutes, codes, and regulations. The purpose of the committee is to enforce the deed restrictions that are set into place. The ACC is not responsible for anything other than approval or compliance with a Property Owner's present request for an upgrade or addition.

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BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$88.00



¹⁶ Revision: December 4, 2007