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Laura Richard, County Clerk
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FIRST AMENDMENT TO THE RESIDENTIAL ARCHITECTURAL GUIDELINES FOR LAKEMONT COMMUNITY ASSOCIATION

STATE OF TEXAS

§

COUNTY OF FORT BEND

WHEREAS, Lakemont Community Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Lakemont, an addition in Fort Bend County,

Texas, described specifically in Exhibit "A" attached hereto, (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the First Amended Lakemont Community

WHEREAS, the Subdivision is governed by the First Amended Lakemont Community Association Declaration of Covenants, Conditions, and Restrictions, recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2003032959, along with any amendments or supplements thereto (the "Declaration"); and

WHEREAS, The Association previously adopted a dedicatory instrument entitled "Residential Architectural Guidelines for Lakemont Community Association", recorded in the Fort Bend County Real Property Records under Document No. 2003032960, along with an supplements or amendments thereto (the "Architectural Guidelines"); and

WHEREAS, the Association's Board of Directors has determined that further clarification regarding acceptable roofing materials and colors would aid the Architectural Review Committee ("ARC") in efficiently reviewing and approving exterior modification requests, thereby benefitting Owners generally; and

NOW THEREFORE, pursuant to the above and as evidenced by the certification hereto, the Association adopts the following "First Amendment to the Residential Architectural Guidelines for Lakemont Community Association":

Article F, Section 2, Sub-section c., paragraph (iii) of the Architectural Guidelines, which previously read:

(iii) The color of each roofing material must not only be an earthtone, but an acceptable shade of an earthtone color.

Is hereby amended to read as follows:

- (iii) All roofing materials, regardless of type, shall be an acceptable "earth tone" color. Most acceptable shingles are composed exclusively of "earth tone" colors, whether one or more. Generally acceptable shingle colors include (but are not limited to):
 - "Weatherwood"
 - "Driftwood"
 - "Estate Grey"
 - "Granite"
 - "Shenandoah"

Black, red, green, blue, and tan roofing materials are generally prohibited. Consequently, the following colors are generally not acceptable or approvable:

- "Onyx Black"
- "Rustic Black"
- "Shadow Gray "
- "Charcoal"
- "Moire Black"
- "Cottage Red"
- "Hunter Green"
- · "Chateau Green"
- "Silver Birch"
- "Sierra Bluff"
- "Resawn Shake"
- "Pacific Wave"
- "harbor Blue"
- "Merlot"

The above lists are intended only as general guidance and are not determinative of a specific shingle color's approval or disapproval.

Article F, Section 2, Sub-section c., shall have a paragraph (iv) reading as follows:

(iv) Extension or modification to an existing roof does not guarantee approval for additional use of previously used roofing materials on new portions of the roof. To ensure uniformity, roofing materials that have become weathered or faded over time may require replacement in such circumstances.

Article F, Section 2, Sub-section c., shall have a paragraph (v) reading as follows:

(v) That a chosen shingle color is similar or the same to colors used elsewhere in the Subdivision does not guarantee approval. Consequently, Owners must submit an ARC application for all exterior roofing modifications. Because of the wide variety in appearance of similarly named roofing materials, homeowners making roofing modifications should include in their ARC applications specific identifying information for their proposed roofing material (i.e. manufacturer, product name, product number, etc.).

[CERTIFICATION FOLLOWS]

CERTIFICATION

"I, the undersigned, being Community Association, Inc., hereby a majority of the Association's E was given,"—Oocusigned by:	certify that the foregoing	Board of Directors for Lakemong was property adopted and ratified pen meeting for which proper notice.	d
Bk: Mirna Bonilla-Odum			
Mirna Bonilla- Print Name	odums		
STATE OF TEXAS	§		
	§		
COUNTY OF FORT BEND	§		
BEFORE ME, the undersig 2022, personally appeared the personal acknowledged to me that they signe	n whose name is subscrib	bed to the foregoing instrument and	d"

EXHIBIT "A"

Lakemont, Section 1, under Slide No. 2561/B; Lakemont, Section 2, under Slide No. 2387/A-B; Lakemont, Section 3, under Slide No. 2374/A-B; Lakemont, Section 4, under Slide No. 2375/A-B Lakemont, Section 5, under Slide No. 2467B; Lakemont, Section 6, under Slide No. 2468B; Lakemont, Section 7, under Slide No. 2554/A; Lakemont, Section 8, under Slide No. 2565/B; Lakemont, Section 9, under Slide No. 2566/A; Lakemont, Section 10, under Instrument No. 20040043; Lakemont, Section 11, under Instrument No. 20040135; Lakemont, Section 12, under Instrument No. 20040032; Lakemont, Section 13, under Instrument No. 20040031; Lakemont, Section 14, under Instrument No. 20040086; Lakemont Ridge, Section 1, under Instrument No. 20060207; Lakemont Ridge, Section 2, under Instrument No. 20070045; Lakemont Meadows, Section 1, under Instrument No. 20040228; Lakemont Meadows, Section 2, under Instrument No. 20050022; Lakemont Meadows, Section 3, under Instrument No. 20050237; Lakemont Terrace, Section 1, under Instrument No. 20050025; Lakemont Terrace, Section 2, under Instrument No. 20050029; Lakemont Terrace, Section 3, under Instrument No. 20050229;

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Lakemont Manor, Section 1, under Instrument No. 20060173;
Lakemont Manor, Section 2, under Instrument No. 20070019;
Lakemont Manor, Section 3, under Instrument No. 20070020;
Lakemont Trace, Section 1, under Instrument No. 20050024;
Lakemont Shores, Section 1, under Instrument No. 20070091;
Lakemont Shores, Section 2, under Instrument No. 20090103 and 20100033;
Lakemont Shores, Section 3, under Instrument No. 20110018;
Lakemont Court, Section 1, under Instrument No. 20050186;
Lakemont Cove, Section 1, under Instrument No. 20050023 and 20090113;
Lakemont Cove, Section 2, under Instrument No. 20050228;
Lakemont Cove, Section 3, under Instrument No. 20060169;
Lakemont Grove, Section 1, under Instrument No. 20050119;
Lakemont West Ridge, Section 1, under Instrument No. 20100147;
Lakemont West Ridge, Section 2, under Instrument No. 20120101;
Lakemont Lake Bend, Section 1, under Instrument No. 20120027
Lakemont Lake Bend, Section 2, under Instrument No. 20120183
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along with any amendments, supplements and replats thereto and any other property annexed into the jurisdiction of the Lakemont Community Association, Inc.