

TERRACE BROOK HOMEOWNER ASSOCIATION, INC.
GUIDELINES FOR PATIO COVERS

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, the TERRACE BROOK HOMEOWNER ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

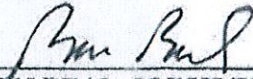
WHEREAS, chapter 204.010(6) of the Texas Property Code provides the Association with the power to "regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding patio covers therein, it is appropriate for the Association to adopt guidelines regarding patio covers within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Patio Covers* within the community.

1. Patio covers may only be installed with advance written approval of the Architectural Review Committee subject to these guidelines. Application for approval should include a plot plan showing the proposed location of the improvement, and must include dimensioned drawing of the proposed structure, indicate building materials and show the proposed relationship to the existing structure.
2. Any such patio cover must be installed on land owned by the property owner. No portion of the patio cover may encroach on adjacent properties or common areas.
3. All patio covers must meet the following minimum specifications:
 - a. The roof pitch must be 4:12 or greater;
 - b. Shingles must be 25 year architectural dimensional shingles, and must be the same color as those on the home;
 - c. All framing and trim materials must be painted to match the trim color on the home;
 - d. The completed patio cover must have a finished ceiling, cannot have any exposed framing lumber, and must have a concrete or brick floor;
 - e. The finished product should appear as if it were constructed when the home was constructed.

Approved and adopted by the Board on this 21 day of January, 2015.



BEN BEAL, PRESIDENT
TERRACE BROOK HOMEOWNER
ASSOCIATION, INC.

RP 094-34-1961