

TERRACE BROOK HOMEOWNER ASSOCIATION, INC.  
GUIDELINES FOR STORAGE BUILDINGS

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

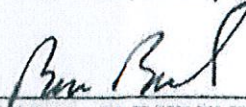
WHEREAS, chapter 204.010(6) of the Texas Property Code provides the Association with the power to "regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

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 storage buildings therein, it is appropriate for the Association to adopt guidelines regarding storage buildings within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Storage Buildings* within the community.

1. Storage buildings may only be installed with advance written approval of the Architectural Review Committee subject to these guidelines. Application for approval should include a dimensioned drawing of the proposed structure and indicate building materials.
2. Any such storage building must be installed on land owned by the property owner. No portion of the storage building may encroach on adjacent properties or common areas.
3. All storage buildings must meet the following minimum specifications:
  - a. The plate line may not be taller than the fence (typically 6 feet tall);
  - b. The roof pitch must be 4:12 or greater;
  - c. Shingles must be 25 year architectural dimensional shingles, and must be the same color as those on the home;
  - d. All exterior sheathing must be painted to match the color of the trim on the home;
  - 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 094-34-1963

RECORDER'S MEMORANDUM:

At the time of reproduction, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored pages, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.