

Cypress Creek Lakes South Residential POA

DESIGN GUIDELINES 2026

The intent of the Architectural Design Review is to keep the community attractive for the enjoyment of residents and for the protection of property values. The Architectural Control Committee ("ACC") and Board of Directors ("Board") are establishing these rules, standards, and procedures for the orderly development of the subdivision. The Declaration of Covenants, Conditions and Restrictions for Cypress Creek Lakes South ("Declaration") requires homeowners to obtain written approval from the ACC for any building, additions, or other improvements to their property. This is to ensure the improvements comply with the provisions of the Declaration and Design Guidelines. The ACC and the Board has established these guidelines in accordance with the authority granted to them by the provisions of the Declarations and the laws of the State of Texas.

These Design Guidelines are not all inclusive, meaning, the ACC reserves the authority to review and approve EMRs for building, additions, or improvements which are not explicitly described by these Guidelines and to consider additional guidelines in the review process whether published or not. These Guidelines may be amended by the Board and ACC as deemed necessary and appropriate.

APPLICATION PROCEDURE

An Exterior Modifications Request ("EMR") must be completed in its entirety and submitted electronically or mailed to the address indicated on the EMR. All pertinent information including plans, specifications, nature, kind, shape, height, materials, and locations must be indicated on a copy of the survey. Samples of materials such as MFG name and color, roof shingle MFG and color, etc. must be included with the EMR.

EMR's are available from the management company or on the management company's website. No Board or ACC member will respond to verbal requests for EMR review. All EMR's and subsequent approvals or denials shall be made in writing.

The ACC shall have sixty (60) days from the date of receipt of the completed EMR to respond. In the event the ACC fails to approve or disapprove in writing any proposed plans and specifications within sixty (60) days after the date on which such plans and specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved, provided the proposed improvements are generally in harmony with the scheme of the Restricted Property as set forth in these Guidelines. If the EMR is incomplete and/or additional information is required by the ACC to reach a decision, Applicants will be notified and shall resubmit the information necessary to complete their EMR. The sixty (60) days does not begin until the management company receives a fully completed EMR.

If the EMR is not approved, the ACC will state on the EMR the reason(s) why such EMR was denied and what type of changes, if any, would alter that decision. If an Applicant wishes to discuss or appeal a decision made by the ACC, the Applicant shall follow the procedure outlined in Section 7 of the Declaration.

No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications.

GUIDELINES

These Guidelines must be reviewed yearly and may be amended from time to time as the needs of the community and circumstances dictate. This document will be superseded in its entirety and automatically by subsequent versions.

Each EMR is considered on its own merit, and it is emphasized that **ACC approval is required prior to installation of any exterior construction, improvement or change.** If any modifications are made without ACC approval, the Board has the legal right to enforce its removal. Additionally, homeowners may not utilize any wording contained within these Guidelines to designate or imply automatic approval of any proposed modification prior to ACC formal written approval.

Approval of any project by the ACC does not waive the necessity for the required local permits and/or inspections. ACC approval does not imply any type of guaranty or warranty as to the improvement proposed or subsequently made. Approval of plans and specifications shall not cover or include approval for any other purpose and specifically, but without limitation, shall not be construed as any representation as to or responsibility for the structural design or engineering of the improvement or the ultimate construction thereof. Receipt of a local permit does not waive the need for obtaining ACC approval. Additionally, this document is provided for general reference only to homeowners. Homeowners shall be solely responsible for carrying out the described improvements as outlined in the EMR, without material deviation. The Board or the ACC may designate a representative to periodically audit compliance with any given EMR to ensure compliance within six months of the EMR approval.

Homeowners have thirty days after approval to begin exterior changes and sixty days after approval to complete the project. If work does not begin within the thirty days, reapplication is required. Any deviations from this time frame must be clearly described and outlined in the EMR.

An EMR must be submitted with the following items addressed: plan elevation, street visibility, material type and color, construction specifications, survey, and proposed contractor. The management company is responsible for garnering and providing all required documentation to the ACC.

1.0 Basketball Goals

1.1 Permanent basketball goals should be placed on the side of the driveway opposite the front door and the pole shall be no closer to the street in front of the premises than one-half (1/2) the distance between the curb and the front of the building line of the primary residence.

1.2 Temporary basketball structures are permitted, if neatly placed in the driveway or on the grass near the driveway. Goals cannot be placed in the street and should not be placed at the edge of the lot, sidewalk, or driveway where basketball play in the street is encouraged.

1.3 Goals must always be kept in excellent condition with the backboard painted and the net intact and in place, and the pole/stand must not be rusted, unsightly or in poor condition.

1.4 Basketball goals may not be attached to the house or garage.

1.5 Only one basketball goal per lot is permitted.

2.0 Central Air Conditioning Units, Window Air Conditioners

2.1 Window units are permitted as long as they are not visible from the street.

2.2 Central air conditioning units must be behind the fence and not visible from the street.

3.0 Driveways, Curbs, and Sidewalks

3.1 Driveways and sidewalks must be kept clean, free of clutter and debris and maintained in good repair so to function as intended. Items shall not be stored on the driveway or on the sidewalk for longer than 72 hours before work is done and 72 hours after completion of the work.

3.2 Homeowners shall maintain at their expense the sidewalk and the driveway from the garage to the street. Repairs that become necessary must be made by the homeowner in a timely manner.

3.3 Driveway extensions should be no wider than 24" on either side of the driveway.

3.4 Concrete improvements and repairs must be completed with the same construction, including but not limited to thickness, strength, reinforcement, subgrade preparation, etc., and must blend with the existing concrete and done in a workmanlike manner,

3.5 Walkways in the side yard must be made of concrete, pavers, or brick tiles and must be no wider than three feet.

3.6 The cracks between cement sections (control joints and expansion joints) of curbs, sidewalks, and driveways shall be kept free of significant vegetation.

3.7 Oil, grease, rust, mildew, or debris on driveways, curbs, and/or sidewalks are not permitted and must be promptly removed.

3.8 Painting and/or staining of driveways is prohibited.

3.9 Concrete improvements and repairs must not alter drainage of the property or impact any adjacent property.

4.0 Exterior Lighting

4.1 Additional exterior lighting should not be of a wattage or lumen count, which will adversely affect neighboring homes. Any type of exterior lighting requires approval by the ACC.

4.2 Directional lights or floodlights must be aimed to avoid shining in the windows of neighboring homes.

4.3 A moderate amount of low voltage landscape lighting may be placed in the front of the house upon approval by the ACC.

4.4 Yard lights may be gas or electric, with a maximum height of seven (7) feet. Lights may be in front or back, but only one gas light is allowed in the front yard. Gas or electric lights must be black or brown depending on the color of the house.

5.0 Exterior Painting

- 5.1 If the homeowner is painting the exterior the same color, ACC approval is not required.
- 5.2 If changing colors, an EMR must be submitted with the paint manufacturer's name and color choice and a color chip of the proposed primary and trim paint colors to be used.
- 5.3 Earthtone colors were most often used when homes were constructed. In general, an earthtone color and off-white tones are preferable, but is up to the discretion of the ACC.
- 5.4 German schmear, lime washing, and painting of brick is allowed with approval of color and approval of paint specifically designed for the intended purpose.

6.0 Fences

- 6.1 No fence shall be taller than six feet. If a six inch or less rot board is added to the height of the fence, the total may be six and one half feet.
- 6.2 Fences between lots must be good neighbor fences. A good neighbor fence is defined as six feet high and constructed of 1"x6" vertical cedar pickets and 4x4 pressure treated vertical wood posts. Two 2x4 horizontal cross member rails are required for stability. The direction the panels face alternates in six-foot lengths.
- 6.3 All fences which face the front of the lot or the side street shall be constructed with the pickets on the outside so that no posts or rails are visible from the street.
- 6.4 Cedar fences may be stained a natural wood tone color or other earthtone that is complementary to the home. Stain must be limited to the subject property and not encroach on adjacent properties.
- 6.5 Wrought iron fencing must be black.
- 6.6 No fence may extend nearer the front lot line than the plane of the front exterior wall of the residential structure on such lot.
- 6.7 Wood and iron fences and gates must be maintained in good repair and are the sole responsibility of the homeowner. Brick fences are the responsibility of the HOA. Pickets, rails, or bars that are rusted, broken, warped, aging, or which have otherwise deteriorated must be repaired or replaced immediately. Replacement or repairs of fences and gates must be made with similar materials and construction details as used in the original fence.
- 6.8 Chain link fences are prohibited.

7.0 Fireworks

- 7.1 Fireworks should be handled safely.
- 7.2 All debris left over from fireworks should be cleaned up the next day.

8.0 Flags and Flagpoles

Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits, restricts, or has the effect of prohibiting or restricting a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces, except as otherwise provided herein. The following Guidelines shall be applicable to flagpoles and the three (3) types of flags listed in Section 202.011 of the Texas Property Code:

8.1 Flag of the United States: The flag of the United States must be displayed in accordance with applicable provisions of 4 U.S.C. Sections 5-10.

8.2 Flag of the State of Texas: The flag of the State of Texas must be displayed in accordance with applicable provisions of Chapter 3100 of the Texas Government Code.

8.3 Not more than two (2) of the permitted types of flags shall be displayed on a flagpole at any given time.

8.4 The maximum dimensions of a displayed flag on a freestanding flagpole that is less than fifteen (15) feet in height or on a flagpole attached to the residential dwelling or garage shall be three (3) feet by five (5) feet.

8.5 The maximum dimensions of a displayed flag on a freestanding flagpole that is fifteen (15) feet in height or greater is four (4) feet by six (6) feet.

8.6 A displayed flag must be maintained in good condition; a deteriorated flag must be replaced or removed.

8.7 Illumination of a flag is permitted but the lighting must be in-ground and have a maximum of 150 watts, unless otherwise approved by the ACC.

8.8 Not more than one (1) freestanding flagpole or flagpole attached to the residential dwelling or garage is permitted on a lot, which may not exceed three inches (3") in diameter, without the approval of the ACC.

8.9 A freestanding flagpole shall not exceed twenty (20) feet in height, and a flagpole attached to the residential dwelling or garage shall not exceed six (6) feet in length.

8.10 A flagpole must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in construction of the flagpole and harmonious with the residential dwelling on the lot.

8.11 A flagpole must be maintained in good condition. A deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.

8.12 If the footing and/or stand for a freestanding flagpole extends above the surface of the ground, the ACC may require installation of landscaping to screen the stand and/or footing from view.

9.0 Garage Conversions

9.1 Garage conversions are not permitted if they involve replacing the garage door with an exterior wall.

10.0 Garage Doors

10.1 Garage doors must be constructed of metal material.

10.2 Garage doors must be maintained in good working order and appearance, (i.e. color to complement the main structure).

10.3 If replacing the garage door with a different type of door, an EMR must be completed for review. If replacing with the same door, no approval is required.

11.0 Generators

11.1 Generators must not be visible from the street.

11.2 Generators placed outside the fence must be located behind a permanent screened fence located behind the plane of the front exterior wall of the residential structure on the lot. Shrubbery or any other type of vegetation are not considered a permanent screened fence,

12.0 Holiday Decorations (Including Lights)

12.1 Lawn decorations will be allowed for any Holiday. Christmas decorations, including light clips and lights must be removed by January 10th of the next year. Christmas lights may not be illuminated before November 1. Diwali lights may be illuminated ten days before the start of Diwali and must be removed ten days after the end of Diwali.

13.0 Home & Yard Maintenance

13.1 The homeowner shall be responsible for the exterior maintenance of the unit which includes, but is not limited to, paint, repair, replacement and care of roofs, gutters and downspouts, exterior building surfaces (siding, trim, shutters), windows and doors.

13.2 The finish on front doors must be maintained in good condition with no peeling, cracking or fading. If changing the front door stain color or painting the front door, ACC approval is required.

13.3 Homes must be kept free of mildew (mold, algae, etc.) on outside structures.

13.4 The open burning of leaves, trash, underbrush, or similar material is prohibited on lots and communal areas within Cypress Creek Lakes South.

13.5 Homeowners may use fire pits in the back yard of their lots for recreational purposes and/or cooking if safety measures are employed.

13.6 Yards must be well maintained with the grass mowed, the beds mulched and free of weeds, leaves removed, and the curb, sidewalks, and driveway edged. Trees should be trimmed so that the lowest branch is at least eight feet above the ground.

13.7 Homes should have adequate drains to ensure that water drains from the lot and not onto a neighboring lot. Curb cuts are not allowed.

13.8 Homeowners and their visitors are responsible to clean the street in the front/side of their home when leaves, grass clippings, motor oil, trash or other items have washed blown or dropped on the street.

14.0 Landscaping

14.1 The front, rear and side yards (excluding flower beds) visible within view of the public shall be completely sodded with St. Augustine Grass, Bermuda Grass, Zoysia Grass, or other drought tolerant grass may be permitted with written consent from all adjoining neighbors and approval by the ACC.

14.2 No hedge shall be erected or maintained nearer to the front lot line than the plane of the front exterior wall of the residential structure on such lot.

14.3 No hedge shall be more than six feet high in the back yard.

14.4 Dead trees and dead shrubs shall be removed. If tree roots are causing damage to foundations, sidewalks or driveways, they may be removed, Replacement of trees is at the discretion of the owner. There is no longer a two-tree rule.

14.5 Shrubs are to be planted in a pleasing, organized design. The number of plants utilized shall be appropriate for the size of the planting bed. Shrubs must be kept neatly trimmed.

14.6 Plants in the front yard must be put in the ground or in decorative containers located in flower beds.

14.7 Bed edging is encouraged but not required. The edging assists in maintaining the shape of the planting beds. Acceptable edging includes stacked flagstone, stacked stone, steel edging, concrete mow bands, and paverstone. Prohibited edging includes plastic, concrete scallops, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc.

14.9 Ponds are not allowed in the front yard.

15.0 Outbuildings

15.1 No structure of a temporary nature, whether recreational vehicle, tent, shack, garage barn, large shed, or other outbuilding shall be maintained or used on any lot at any time as a residence or for any other purpose except approved lawn storage or children's playhouses.

15.2 Outbuildings may not be built in a side or rear easement.

15.3 The outbuilding must be located in the rear, behind the fence, of the home and may have a peaked or sloped roof no higher than ten feet from the ground at the highest point. Sheds should have a maximum floor space of 120 square feet. The door cannot exceed six feet in width. The location of the outbuilding must be located so as to minimize visibility from the street and also be far enough away from the fence to allow for drainage to occur entirely on the owner's lot. Detailed plans must be submitted with the EMR. When outbuildings are being built up against any side or rear wall of the home the maximum height must be less than six and one half feet and must not be visible above the fence. The outbuilding must also comply with all the other requirements for proper construction, size and location as contained in the Declaration. All outbuildings must be properly anchored to the ground to resist wind and storm.

15.4 Materials must complement those of the main residence in both size and color. The ACC may consider small, prefabricated metal storage buildings providing the color blends with the main residence and other height, width, floor space and visibility requirements are met.

15.5 Treehouses are not permitted.

16.0 Patio Covers and Gazebos

16.1 Installation of a patio cover requires submission of plans and specifications together with a plat/survey.

16.2 Materials and finished paint should be compatible with the main structure.

16.3 Patio covers which will be attached to the house must be integrated into existing roofline (flush with eaves), and shingles must match the existing shingles on house. The entire patio cover and supports must be painted to be compatible with the house. Unfinished edges of the roof material must be framed to create a finished border. Patio covers shall not encroach into any utility easement.

16.4 Patio covers must drain solely into the owner's lot.

16.5 Patio covers must be maintained for both proper structure and appearance.

16.6 Gazebos should not be situated on a lot to cause a drainage issue for neighboring lots. Gazebos will be considered on a case-by-case basis as to lot size, structure, visibility issues and overall harmony of the structure in relation to the community.

17.0 Pets

17.1 No livestock or poultry of any kind shall be raised, bred, kept or maintained on any lot at any time. Dogs, cats or other usual household pets may be kept provided they are not kept, bred or maintained for commercial purposes. No animals shall be kept that create a noise or smell issue for nearby properties.

17.2 No animal shall be tethered outdoors unless the owner is present and then for no more than one hour.

17.3 Pet doors may not be visible from the street.

18.0 Rain Barrel and Rain Harvesting Systems

18.1 Rain Barrels must be located in the fenced area and not visible from the street.

19.0 Religious Items

19.1 Religious items are allowed with approval of the ACC.

20.0 Roofs

20.1 Roofs shall be maintained in good condition and all repairs to such are to be made with materials similar to original materials. Excessive staining should be removed. New roofs and all alternative materials, dissimilar from the roof being replaced, will require ACC approval. An EMR must be submitted with a color sample of proposed roofing material.

20.2 Roofs and gutters shall be kept free of accumulation of leaves, pine needles, and other debris.

20.3 Traditional asphalt shingles must be minimum 240 lb. per square 20-year warranty and have a Class A fire rating. There is no maximum.

20.4 Metal shingles and Spanish roof tiles may be used with ACC approval.

21.0 Room Additions

21.1 A building permit is required by Harris County, but the building permit does not negate the need for ACC approval. Building permits and inspections are the sole responsibility of the Homeowner.

21.2 Detailed plan and specifications, including lot survey, for room additions must be submitted to the ACC.

21.3 The style and layout of the room addition must be compatible with the basic house structure and lot. The roof of the addition must integrate with the existing roofline. Additions must meet the side and back yard setbacks of the Declaration.

21.4 Exterior materials and colors must conform to those already on the home.

22.0 Satellite Dishes

22.1 Satellite dishes must be placed on the side or rear of the home in order to minimize visibility from the street.

22.2 Broadcast antennas must receive ACC approval.

22.3 No more than two satellite dishes are allowed per lot.

22.4 Satellite dishes must be properly installed and secured to the home.

23.0 Security Concerns

23.1 Security cameras may be installed using state regulations and ACC approval.

23.2 Security lighting is allowed but must be installed by state regulations and approved by the ACC. Any such lighting shall not encroach on adjacent lots.

23.3 Security fencing is allowed by state regulation but must be approved by the ACC.

24.0 Signs

24.1 Any signs that are permitted by the Declaration and the Design Standards discussed below must be in the front of and within 20 feet of the house. They may not be posted between the sidewalk and the street.

- A. Real estate signs
- B. City, county, state or federal informational signs (i.e. permits, notices, etc.)
- C. One- or two-day use signs (i.e. garage sale, contractor signs)
- D. Garage sale signs may be placed in the homeowner's yard, corner houses by street signs, or the front neighborhood entrance for not more than two days.
- E. Signs noting a security system is maintained on the property.
- F. High school sports/activity signs.
- G. Political signs (must be taken down the day after the election.)

25.0 Solar Energy Devices

25.1 Solar panels are allowed with ACC approval. EMR to include detailed plans and specifications specific to the property and sealed by a licensed professional engineer.

25.2 Solar panels must be located on the roof of the home or other structure or in a fenced yard or patio.

25.3 Solar panels located on the roof must not extend higher than or beyond the roofline, and, if located in the yard, must not be taller than the fence line.

25.4 Solar panels located on the roof must conform to the slope of the roof and have a top edge that is not parallel to the roofline; and must have a frame, a support bracket, or visible piping or wiring that is in a silver, bronze, or black tone.

26.0 Storm Window and Storm/Screen Doors

26.1 Frames and screens must be of a color compatible with the exterior of the house colors.

26.2 No screen doors are allowed on the front of the house.

26.3 Storm doors are approvable on a case-by-case basis.

27.0 Swimming Pools Spas and Pool Enclosures

27.1 Pool and pump equipment must be located behind the fence.

27.2 The pool or spa must not encroach on any rear easement.

27.3 Above ground pools are not allowed.

27.4 The pool must include a fence and gate to prevent unauthorized entry into the pool area. For clarity, the property perimeter fence meets this requirement provided the gates are secured and locked for safety and to prevent unauthorized access.

27.5 Pools spas, decks and walkways, located in the rear yard, are not considered building encroachments to the side setback lines. However, a planted landscaped area of a minimum three (3) feet in width must be maintained between the fence line and the structures.

27.6 The pool contractor and homeowner are responsible for establishing proper drainage of the lot and deck areas during and after construction. No swimming pool, spa or jacuzzi shall be constructed in a manner to impede drainage on a lot or cause water to flow on an adjacent lot. The deck drainage plan and changes of elevation must be noted on the EMR or it will be rejected.

28.0 Swing Set/Playground Equipment

28.1 Maximum height of twelve (12) feet.

28.2 All playground equipment on a unit must be placed at the rear of the unit behind the fence or otherwise screened from public view from any abutting street.

28.3 Must be properly maintained and constructed with recommended clearances and anchorage.

28.4 Tree swings and baby swings are not allowed in the front yard.

29.0 Vehicles, Parking and Storage

29.1 Vehicles must be parked in the garage or on the driveway. Parking in the front yards or over sidewalks is permitted only when washing the vehicle.

29.2 Storage of boats trailers, campers, recreational vehicles, unused vehicles or inoperable vehicles must be inside the garage and not visible from the street.

29.3 Vehicles must appear to be operable with four inflated tires. Vehicles must be driven daily or stored in the garage. Wrecked vehicles may not be visibly stored on the property.

29.4 No visible dismantling or assembling of motor vehicles or any other machinery or equipment shall be permitted on any lot street or common area in the subdivision.

29.5 No commercial vehicles, larger than a pickup truck, or trailers are allowed overnight on any property within the community.

30.0 Visible Control

30.1 All clotheslines, equipment or storage piles should be kept in the back yard areas behind the fence to conceal them from view of neighboring houses and streets.

30.2 Yard debris and trash may be placed out for collection after 3:00 pm on the evening before trash pickup. Empty cans should be taken in before 9:00 am the following day.

30.3 Trash cans must not be stored visible from the street. If they are stored in front of the fence, they must be hidden by or enclosed in their own fence. Shrubbery or other vegetation cannot be considered a fence for these purposes.

30.4. All trash except yard waste must be placed in sanitary refuse containers constructed of metal or plastic with tight fitting covers or lids when placed on the curb, sidewalk, yard, or driveway for trash pickup.

30.5 Heavy trash must be properly bundled and placed at the curbside no more than twenty-four hours before the trash company's scheduled trash pickup.

30.6 Hazardous and restricted trash such as paint, tires, and oil may not be placed in front of the home for pickup or in view.

30.7 Any visible protection added to windows and/or doors as temporary protection from a storm is to be removed no later than seven days after the event has passed.

30.8 All outdoor cooking equipment shall be stored in an area screened from public view when not in use.

30.9 The front porch shall be kept in a neat and tidy fashion. Items excluding potted plants, cannot be stored on the front porch overnight. Examples include play equipment, ladders, riding toys, trash, bicycles, etc.

31.0 Wind Turbines

31.1 Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front of or above the roofline.

31.2 Wind turbines should either be a color which will blend with the shingle color or be painted to match the shingle color.

31.3 Wind turbines must be maintained and appear to be in good working condition.

32.0 Window Shades, Awnings & Coverings

32.1 Canvas awnings are not permitted on the front of the home

32.2 Metal and wooden slat-type (exterior) shades on side and rear windows may be allowed by the ACC if they are deemed necessary in reduction of solar exposure, and installation on appropriate windows will be determined by the ACC.

32.3 If blinds are not present in the home, window treatments in the front of the home which are not white or light beige must be lined with a white material so as not to be unsightly from the outside. Interior blinds should be kept straight and in good condition.

32.4 Only blinds, shutters, curtains, and drapes are permitted. Non-traditional window coverings (including foil, paper, bed sheets, etc.) are not allowed.

33.0 Yard Decorations

33.1 On front lawns of Units and on any portion of a Unit visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths and birdhouses, fountains or other decorative embellishments. This includes but is not limited to artificial flowers or plants, empty flowerpots, pinwheels and wind spinners.

33.2 Benches, porch swings and decorative gates must be approved and will be reviewed on an individual basis.

33.3 Lawn furniture and benches in the front of the home must be properly maintained in like new condition and resistant to wind and storm. Furniture should be made of ornamental iron, stone, wood or a combination of both. No plastic furniture will be permitted in the front yard or visible from the street.

ret: SANSBURY
10034 Gage Daniel Lane
Cypress, TX 77433 ✓✓

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

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notice
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**CYPRESS CREEK LAKES SOUTH
RESIDENTIAL PROPERTY OWNER'S ASSOCIATION, INC.**

PRESIDENTS' CERTIFICATE

We, the undersigned, do hereby certify:

- (1) We are the duly elected and acting Co-Presidents of Cypress Creek Lakes South Residential Property Owners Association, Inc., a Texas non-profit corporation (the "Association"), and,
- (2) Attached hereto is a true and correct copy of the Cypress Creek Lakes South Residential POA Design Guidelines 2026.

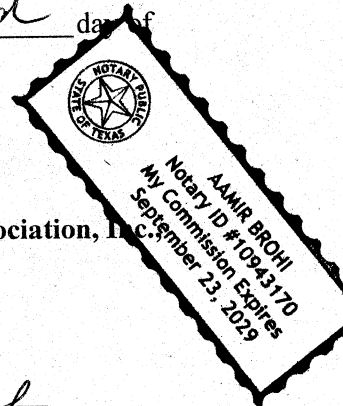
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 2nd day of June, 2026.

10K
111

THIS IS TO CERTIFY THAT THIS COPY IS
TRUE AND CORRECT FROM THE ORIGINAL
THIS 02 DAY OF June, 2026.
[Signature]

Cypress Creek Lakes South
Residential Property Owners Association, Inc.,
a Texas non-profit corporation

[Signature]
Ann Sansbury, Co-President

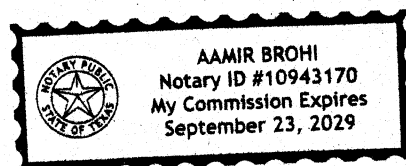


IN WITNESS WHEREOF, I have hereunto subscribed my name on this 2nd day of June, 2026.

THIS IS TO CERTIFY THAT THIS COPY IS
TRUE AND CORRECT FROM THE ORIGINAL
THIS 02 DAY OF June, 2026.
[Signature]

Cypress Creek Lakes South
Residential Property Owners Association, Inc.,
a Texas non-profit corporation

[Signature]
Donna Harden, Co-President



FILED FOR RECORD

8:00:00 AM

Monday, June 8, 2026

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, June 8, 2026



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS