

**CYPRESS CREEK LAKES SOUTH
RESIDENTIAL PROPERTY OWNERS 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 Design Guidelines 2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 23 day of NOVEMBER 2024.

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


Ann Sansbury, Co-President

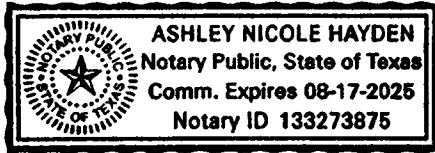
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 23 day of November 2024.

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


Donna Harden, Co-President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

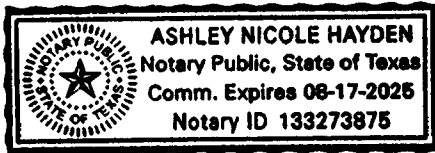
This instrument was acknowledged before me on this 23 day of November, 2024, by Ann Sansbury, Co-President of Cypress Creek Lakes South Residential Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Ash Hayden
Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 23 day of November, 2024, by Donna Harden, Co-President of Cypress Creek Lakes South Residential Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Donna Harden
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, TX 77056

RP-2024-448206

Cypress Creek Lakes South DESIGN GUIDELINES 2024

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") is 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 Architectural Control Guidelines. The Architectural Control Committee (ACC) 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 ACC Guidelines are not all inclusive, meaning, the ACC reserves the authority to review and approve applications 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 ACC as deemed necessary and appropriate.

APPLICATION PROCEDURE

An Architectural Control Application ("Application") must be completed in its entirety and submitted electronically or mailed to the address indicated on the Application. 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 & color, etc. must be included with the Application.

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

The ACC shall have thirty (30) days from the date of receipt of the Application to respond. In the event the ACC fails to approve or disapprove in writing any proposed plans and specifications within thirty (30) 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, in the opinion of the ACC, with the scheme of the Restricted Property as set forth in this Declaration. If the Application 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 Application. The thirty (30) days does not begin until the management company receives a fully completed Application.

If the Application is not approved, the ACC will state on the Application the reason(s) why such application was denied and what type of Application changes, if

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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 Application 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 of Directors 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. 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 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.

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

1.0 Driveways, Curbs, and Sidewalks

1.1 Driveways and sidewalks must be kept clean, free of clutter and debris and maintained in good repair so to function as intended.

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1.2 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.

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

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

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

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

1.7 Painting and staining of driveways are prohibited.

1.8 Concrete improvements and repairs must not alter drainage of the property to create an impact on any adjacent property.

2.0 Exterior Lighting

2.1 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.

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

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

2.4 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.

3.0 Exterior Painting

3.1 If the homeowner is painting the exterior the same color, ACC approval is not required.

3.2 If changing colors, an ACC application must be submitted with the paint manufacturer's name and color choice, a color chip of the proposed primary and trim paint colors to be used.

3.3 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.

3.4 Lime washing, German schmear and painting of brick is allowed with approval of color.

4.0 Fences

4.1 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.

4.2 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.

4.3 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.

4.4 Cedar fences may be stained a natural wood tone color.

4.5 Wrought iron fencing must be black.

4.6 No fence may extend nearer the front lot line than the plane of the front exterior wall of the residential structure on such lot.

4.7 Fences, gates, and brick walls must be maintained in good repair and are the sole responsibility of the homeowner. Pickets, rails, or bars that are 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.

4.8 Chain link fences are prohibited.

5.0 Fireworks

5.1 Fireworks should be handled safely.

5.2 All debris left over from fireworks should be cleaned up the next day.

6.0 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:

6.1 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.

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6.2 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.

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

6.4 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.

6.5 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.

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

6.7 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.

6.8 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.

6.9 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.

6.10 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.

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

6.12 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.

7.0 Garage and Driveway

7.1 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.

8.0 Garage Doors

8.1 Garage doors must be constructed of metal material.

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

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

9.0 Generators

9.1 Generators must not be visible from the street.

9.2 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.

10.0 Holiday Decorations (Including Lights)

10.1 Lawn decorations will be allowed for any Holiday. Christmas decorations, including light clips and lights must be removed by January 31st of the next year. Christmas lights may not be illuminated before November 1. Diwali lights may be illuminated 10 days before the start of Diwali.

11.0 Home & Yard Maintenance

11.1 The homeowner shall be responsible for the exterior maintenance which includes, but is not limited to, paint, repair, and replacement and care of roofs, gutters and downspouts, exterior building surfaces, windows and doors.

11.2 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.

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

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

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

11.6 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.

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

11.8 Homeowners and their visitor 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.

12.0 Landscaping

12.1 The front and rear 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.

12.2 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.

12.3 No hedge shall be more than six (6) feet high in the back yard.

12.4 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.

12.5 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.

12.6 Walkways connecting the driveway to the fence gate should be concrete or pavers.

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

12.8 Planting 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.

12.9 Ponds are not allowed in the front yard.

13.0 Outbuildings

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

13.2 The outbuilding must be located in the rear of the home and may have a peaked or sloped roof no higher than twelve feet from the ground at the highest point. Sheds should be sized appropriately for the property. The location of the outbuilding must 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 Application. When outbuildings are being built up against any side or rear wall of the home the maximum height must be less than six (6) feet and may 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.

13.3 Material should complement those of the main residence in both size and color; however, the ACC will consider all outbuildings on a case-by-case basis as to lot size, structure, visibility issues and overall harmony of the structure in relation to the community.

13.4 No outbuilding shall take up more than 40% of the width of the lot as measured at the rear fence corner to corner, or on an irregular shaped lot, at the widest point.

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14.0 Patio Covers and Gazebos

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

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

14.3 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.

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

14.5 Patio covers which are visible to others, must be maintained for both proper structure and appearance.

14.6 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.

15.0 Pets

15.1 Dogs, cats or other 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 adjacent properties: i.e. roosters.

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

15.3 Pet doors may not be visible from the street.

16.0 Rain Barrel and Rain Harvesting Systems

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

17.0 Religious Items

17.1 Religious Items are allowed with approval of the ACC.

18.0 Roofs

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

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

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

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

19.0 Room Additions

19.1 A building permit is required by Harris County, but the building permit does not negate the need for ACC approval.

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

19.3 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.

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

20.0 Satellite Dishes

20.1 Satellite dishes must be placed on the side or rear of the home.

20.2 Broadcast antennas must receive ACC approval.

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

21.0 Security Concerns

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

21.2 Security lighting is allowed but must be installed by state regulations and approved by the ACC.

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

22.0 Signs

22.1 Any signs that are permitted by the Design Standards discussed below must be in the front of and within 20 feet of the house.

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 signs are allowed during the applicable season and must be

taken down once the season is over.
G. Political signs

23.0 Solar Energy Devices

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

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

23.3 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.

23.4 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.

24.0 Storm Window and Storm/Screen Doors

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

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

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

25.0 Swimming Pools Spas and Pool Enclosures

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

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

25.3 Above ground pools are not allowed.

25.4 The pool must include a fence and gate to prevent unauthorized entry into the pool area.

25.5 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.

25.6 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 Application, or it will be rejected.

26.0 Swing Set

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26.1 Maximum height of twelve (12) feet.

26.2 Must be located in the back yard only.

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

27.0 Vehicles, Parking and Storage

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

27.2 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.

27.3 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.

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

28.0 Visible Control

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

28.2 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.

28.3 Trash cans must not be stored visible from the street.

28.4 Heavy trash must be properly bundled and placed at the curbside no more than 24 hours before the trash company's scheduled trash pickup.

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

28.6 Any visible protection added to windows and/or doors as temporary protection from a storm is to be removed no later than 14 days after the event has passed.

28.7 Items shall not be stored on the driveway or on the sidewalk for no longer than 72 hours before work is done and 72 hours after completion of the work.

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

28.9 Front porch shall be kept in an orderly and tidy fashion.

29.0 Wind Turbines

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29.1 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.

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

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

30.0 Window Shades, Awnings & Coverings

30.1 Canvas awnings are not permitted.

30.2 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.

30.3 If blinds are not present in the home shall be considered attractive from the street. Interior blinds should be kept straight and in good condition.

30.4 Non-traditional window coverings (including foil, paper, bed sheets, etc.) are not allowed.

31.0 Yard Decorations

31.1 Yard decorative items such as sculptures, birdbaths, birdhouses, fountains or other decorative embellishments must be placed within the flower beds. Large statues (greater than two feet high) and large fountains (greater than two feet in diameter) are not permitted in front yards.

33.2 Lawn furniture in the front of the home shall be well maintained, sightly and resistant to wind and storm.

33.3 House numbers and family names may not be mounted on any type of freestanding structure in the front yard without ACC approval.

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Pages 15
12/02/2024 02:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$77.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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