

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENT**  
*for*  
**SPRING SHADOWS CIVIC ASSOCIATION**

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Notice

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the President of Spring Shadows Civic Association, a property owner's association as defined in Section 202.001 of the Texas Property Code ("the Association"), hereby supplements the "Notice of Dedicatory Instruments for Spring Shadows Civic Association" filed of record in the Official Public Records of Real Property of Harris County, Texas under Harris County File Clerk's No. U171810 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instrument. In addition to the Dedicatory Instrument identified in the Notice, the following document is a Dedicatory Instrument governing the Association:
  - a. Resolution Regarding Architectural Control Guidelines.

True and correct copies of such Dedicatory Instrument are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instrument attached to this Notice are true and correct copies of the originals.

Executed on this 15th day of January, 2008.

SPRING SHADOWS CIVIC ASSOCIATION

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By: [Signature]  
La Juan Julun, President

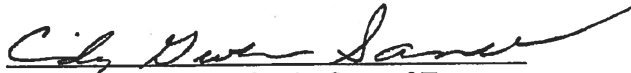
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THE STATE OF TEXAS  
COUNTY OF HARRIS

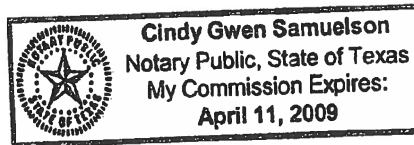
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BEFORE ME, the undersigned notary public, on this day personally appeared La Juan Julun, President of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 15<sup>th</sup> day of January, 2008, to certify which witness my hand and official seal.

  
Notary Public in and for the State of Texas

Return To:  
Butler & Hailey, P.C.  
1616 S. Voss Road, Suite 500  
Houston, Texas 77064



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FILED  
2008 JAN 18 PM 3:14  
Butler & Hailey  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RESOLUTION REGARDING ARCHITECTURAL CONTROL GUIDELINES

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOT THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no excessively faded, bare or peeling paint. All color changes must be approved in writing by SSCA.
2. All rotted and damaged wood, bricks, stucco, and mortar must be promptly repaired or replaced.
3. Rain gutters must be kept clean, in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or damaged shingles.
5. All glass surfaces must be whole.
6. Garage doors must be in good repair.
7. Fences and gates must be kept in good repair.
8. Walkways and driveways must be in good repair and must be kept free of weeds and grass.
9. Lawns must be kept mowed and edged, flowerbeds must be kept free of grass and weeds, and shrubs and trees must be kept trimmed. Dead trees and stumps must be promptly removed.
10. There shall be no storage of clutter and debris in public view. Barbeque pits, smokers, portable pools, patio furniture and other items deemed offensive by the AC/DR Committee must be kept out of public view.
11. Mailboxes must be maintained in good repair.

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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 the number Sequence on the date and at the stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

JAN 18 2008

Adopted November 12, 2007



*Dorothy B. Keyman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS