

NOTICE
B

LAKESIDE IMPROVEMENT ASSOCIATION
GUIDELINES FOR DROUGHT RESISTANT LANDSCAPING AND WATER
CONSERVING NATURAL TURF

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, LAKESIDE IMPROVEMENT ASSOCIATION("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 202 of the Texas Property Code was amended effective September 1, 2013, to amend Sections 202.007(a)(4); (d)(8); and (d-1) ("Section 202.007") thereto dealing with drought resistant landscaping or water conserving natural turf (referred to collectively as "drought resistant landscaping"); 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 the installation and maintenance of drought resistant landscaping therein, it is appropriate for the Association to adopt guidelines regarding drought resistant landscaping.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Drought Resistant Landscaping or Water Conserving Natural Turf within the community.

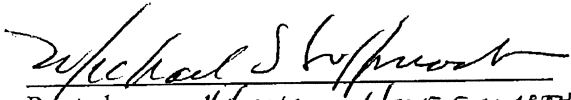
- a. Drought resistant landscaping may be installed with advance written approval of the Association subject to these guidelines.
- b. All such drought resistant landscaping must be installed on land owned by the property owner. No portion of the landscaping may encroach on adjacent properties or common areas.
- c. Prior to the installation of any drought resistant landscaping, an owner must submit a detailed description or plan for the installation of any such landscaping for review and approval by the Association to insure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision.
- d. The standard by which the installation of any such drought resistant landscaping is to be measured by the Association will be consistent with any and all existing architectural guidelines and/or landscape installation guidelines then in force and effect at the time of the application for installation of the drought resistant landscaping by an owner.

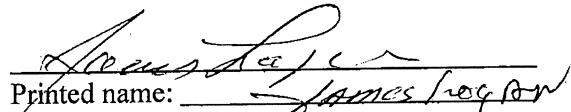
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- e. The architectural guidelines for landscape installation and maintenance shall be consistent with and ensure maintaining the aesthetics and architectural harmony within the community.

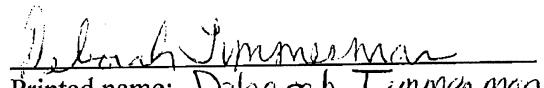
The guidelines are effective upon adoption and recordation in the Public Records of Harris County, and supersede any guidelines for drought resistant landscaping which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.


Approved and adopted by the Board on this 11TH day of November, 2014.


Printed name: MICHAEL HOFFMASTER


Printed name: JAMES LOGAN


Printed name: ROBERTA PERRY


Printed name: Deborah Timmerman


Printed name: Alan DeBorja

SECRETARY'S CERTIFICATE OF FILING

I, MARK H. HAY certify that:

I am the duly qualified and acting secretary of LAKESIDE IMPROVEMENT ASSOCIATION, a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to LAKESIDE IMPROVEMENT ASSOCIATION.

The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: NOVEMBER 13, 2014

Mark H. Hay, Secretary
LAKESIDE IMPROVEMENT
ASSOCIATION

1EE
1OR

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13th day of November, 2014, by Mark Hay, Secretary of LAKESIDE IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Karen R Bruce
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS