

SECOND AMENDMENT
TO
RALEIGH CREEK BUILDER GUIDELINES

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the "Raleigh Creek Builder Guidelines" (the "Guidelines") were recorded in the Official Public Records of Real Property of Harris County, Texas on November 19, 2013 under Clerk's File No. 20130584241; and

WHEREAS, the Guidelines were previously amended by the instrument entitled "First Amendment to Raleigh Creek Builder Guidelines" which is recorded in the Official Public Records of Real Property of Harris County, Texas on May 9, 2014 under Clerk's File No. 20140196400; and

WHEREAS, the Board of Directors have determined that an amendment to the Guidelines is necessary and appropriate; and

NOW THEREFORE, the Board of Directors hereby amend the Guidelines as follows:

I. Article II (C) (1) of the Guidelines entitled "Square Footage & Dimensions" is hereby amended to read as follows:

The following table represents the minimum square footages for each product line in Raleigh Creek.

1. Section One (1), including Raleigh Creek Drive

75-Foot Lot: *Minimum:*
One Story: 2,300
Two Story: 2,300

2. Sections Two (2) through Eight (8)

75-Foot Lot: *Minimum:*
One Story: 1,800
Two Story: 1,800

II. Article II (C) of the Guidelines entitled "Square Footage & Dimensions" which was previously amended by the First Amendment is hereby amended to read as follows:

3. Those homes located on Raleigh Creek Drive shall have a minimum width of living area, including garages and other non-living areas, of sixty feet (60').

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4. Those homes located on all streets except Raleigh Creek Drive shall have a minimum overall width, including garages and other enclosed non-living areas, of fifty feet (50').

III. Article II (F) (2) of the Guidelines entitled "Massing of Home/Scale/Proportions" is hereby amended to read as follows:

- a. All lots on Raleigh Creek Drive must have a minimum three-car garage. This can be a three-car garage with all doors facing the street or another arrangement.
- b. Garages shall be integral to the overall architecture of the home and appropriately designed for the lot size.

IV. Article II (F) (3) (a) of the Guidelines entitled "Garage Doors" is hereby amended to read as follows:

- a. Builder will be required to use one single garage door (8' Wide min.) for the Third Car Bay and one double garage door (16' wide min.) for the Main Bay. A three (3) single garage door arrangement is prohibited. The doors may be either seven feet (7') or eight feet (8') in height.

V. The first bullet point of Article II (G) (1) (a) of the Guidelines entitled "Materials" is hereby amended to read as follows:

- Standard Fence - Standard Fence shall have three (3) stringers minimum. The top stringer shall be sixteen feet (16') to prevent sagging. Pickets to be No. 2 grade one inch (1") by six inch (6") cedar. No other materials are acceptable. [Figure 9]

VI. The first portion of Article II (H) of the Guidelines regarding "Street Trees," including the "Street Trees" depicted on Figure A ("STREET & LAWN TREES") is hereby deleted in its entirety as follows:

- ~~• All sections within Raleigh Creek shall be required to follow the Street Tree program.~~

~~Street Trees~~

- ~~• The purpose of Street Trees is to present a formal row of trees parallel to the curb along all rights of way. The following sets forth the minimum number of street trees required for each typical interior lot. Corner lots will have a greater number of required street trees and cul-de-sac lots will not have Street Trees. [Figure A]~~

<i>Street Trees</i>	
<i>Required Quantity</i>	<i>Described above</i>
<i>Species:</i>	<i>Live Oak</i>
<i>Size:</i>	<i>45 Gallon - minimum 2 3/4" caliper</i>
<i>Height:</i>	<i>Minimum 8' - 10'</i>
<i>Spread:</i>	<i>Minimum 4' - 5'</i>

- ~~• Street Trees are to be planted halfway between the curb and sidewalk.~~

~~a. Interior Lots:~~

- ~~• One (1) Street Tree is required for each interior lot, centered between the driveway and the property line on the main part of the yard. The Street Tree shall be located halfway between the back of the curb and the sidewalk [Figure A].~~

~~b. Corner Lots:~~

- ~~• Four (4) Street Trees are required for each corner lot, with one (1) at the front of the home and three (3) along the side street between the curb and sidewalk [Figure A].~~

~~c. Cul-de-Sac Lots:~~

- ~~• No Street Trees shall be required for cul-de-sac lots.~~

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8-21-18

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Second Amendment to Raleigh Creek Builder Guidelines were approved by not less than a majority vote of a quorum of the Board of Directors and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

TO CERTIFY which witness my hand this the 1st day of December, 2017.

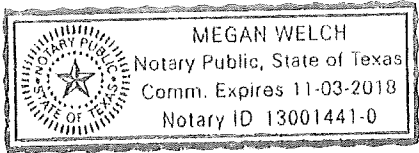
RALEIGH CREEK COMMUNITY ASSOCIATION, INC.

By: *James B Spurlin*
Print Name: James B Spurlin
Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 1st day of December, 2017 personally appeared James E Spurlin, Secretary of Raleigh Creek Community Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Megan Welch
Notary Public in and for the State of Texas



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12/13/2017 08:47 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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

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