## THIRD AMENDMENT TO RALEIGH CREEK BUILDER GUIDELINES

THE STATE OF TEXAS §

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**COUNTY OF HARRIS** 

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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

WHERBAS, the Guidelines were previously amended by the instrument entitled "Second Amendment to Raleigh Creek Builder Guidelines" which is recorded in the Official Public Records of Real Property of Harris County, Texas on December 13, 2017 under Clerk's File No. 2017-545937; 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) of the Guidelines entitled "Square Footage & Dimensions" which was previously amended by the Second Amendment 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 Three (3)

75 Foot Lot:

Minimum;

One Story:

1,800

Two Story:

1,800

3. Sections Four (4) through Eight (8)

75 Foot Lot:

Minimum:

One Story:

1,500

Two Story:

1,500

- 4. Those homes on Raleigh Creek Drive shall have a minimum width, including garages and other non-living areas, of sixty feet (60').
- 5. 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').
- II. The first paragraph of Article III (B) (3) of the Guidelines entitled "Exterior Materials" is hereby amended to read as follows:

Homes in Sections One (1) through Three (3) shall have 100% masonry veneer materials from the foundation to the roof eaves on the front elevation, and side elevations. Siding is discouraged but shall be permitted on the rear elevations.

Homes in Sections Four (4) through Eight (8) shall have masonry veneer materials from the foundation to the roof eaves on the front elevation. Siding is discouraged but shall be permitted on the side and on the rear elevations.

III. Article III (B) (4) entitled "Masonry Coverage" is hereby deleted in its entirety.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Third 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	h witness my hand I	this the 14 day of MAY 2019.
		RALEIGH CREEK Homeowners Association, Inc.
		By: De Startes Secretary
THE STATE OF TEXAS	§ §	
COUNTY OF HARRIS	8 §	
personally appeared Association, Inc. known	to me to be the pedged to me that he	public, on this 4 day of MAY, 2019  U.I.N., Secretary of Raleigh Creek Homecomers erson whose name is subscribed to the foregoing /she executed the same for the purpose and in the  Notary Public in and for the State of Texas
·		CHRISTOPHER STIDHAM Notary Public, State of Texas Comm. Explics 01-27-2021 Notary ID 130982044

RP-2019-201334
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05/15/2019 11:09 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
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.

OF HARRIS COUNTY, THE STATE OF THE STATE OF

COUNTY CLERK HARRIS COUNTY, TEXAS