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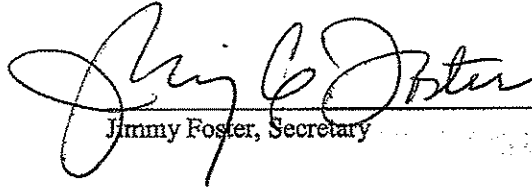
KINGS RIVER ESTATES NO. 2 PROPERTY OWNER'S ASSOCIATION, INC.
SECRETARY'S CERTIFICATE

I, the undersigned, do hereby certify:

1. I am the duly elected and acting secretary of Kings River Estates No. 2 Property Owner's Association, Inc., a Texas non-profit corporation (the "Association"); and

2. Attached hereto as Exhibit "A" is a true and correct copy of the The Lakes at Kings River Estates Architectural Guidelines for Estate Homes adopted by the Architectural Review Committee of the Association.

EXECUTED this 16th day of June, 2008.


Jimmy Foster, Secretary

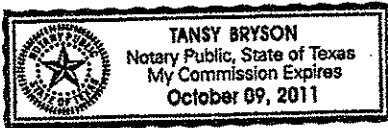
THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged on this 16 day of June, 2008 by Jimmy Foster, Secretary of Kings River Estates No. 2 Property Owner's Association, Inc., a Texas non-profit corporation.

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[Seal]


Notary Public - State of Texas



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EXHIBIT "A"

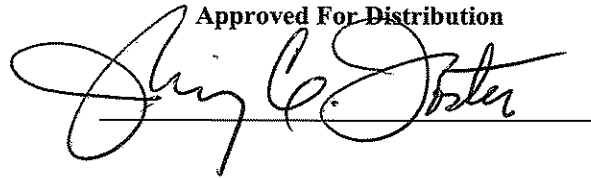
THE LAKES AT

KINGS RIVER ESTATES

**ARCHITECTURAL GUIDELINES
FOR ESTATE HOMES**

June 3, 2008

Approved For Distribution

A handwritten signature in black ink, appearing to read "Greg C. Oster", is written over a horizontal line. The signature is fluid and cursive.

**THE LAKES AT
KINGS RIVER ESTATES**

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**THE LAKES AT KINGS RIVER ESTATES
ARCHITECTURAL GUIDELINES AND REQUIREMENTS**

Note: This document supersedes all version of this document prior to this date

I. Intent

The intent of the Architectural Guidelines and Requirements is to establish criteria for the design and construction of residences in **Kings River Estates, Sections Five and Six, excluding Lots 5 – 13, Block 3, Section 5, the plats of which were recorded at Film Codes No. 525160 and 528137, respectively of the Map Records of Harris County, Texas., hereinafter referred to as “The Lakes at Kings River Estates”**. Emphasis is on quality in material, design and construction in order to promote well crafted traditional residences within the community. These guidelines allow diversity in design while insuring the architectural integrity of the community as a whole. The Architectural Review Committee (the “Committee”) has the right from time to time to revise these guidelines without prior notice. Revisions to these guidelines will be effective as to all proposed improvements or alterations after the date of the revision.

DISCLAIMER: The Committee reserves the right to waive or modify portions of these guidelines without notice for builders or individuals.

II. Site Planning

A. Square Footage

The minimum living area of a one-story residence (exclusive of open porches, garages, and servants' quarters) shall be not less than 2,600 square feet. The minimum living area of the ground floor of a one and one-half story, two story or three story residence (exclusive of open porches, garages, and servants' quarters) shall be not less than 1,800 square feet, and the minimum total living area of a one and one-half story, two story or three story structure (exclusive of open porches, garages, and servants' quarters) shall be not less than 2,950 square feet.

B. Garages

All residences shall have an attached or detached garage containing a minimum of 650 square feet with no less than three (3) car doors and not more than five (5) car doors. Side loading and front hook-in garages cannot open at less than a ninety (90) degree angle to the front of the lot. Side loading garages shall be no closer than twenty-five (25) feet to any interior lot line. Hook-in garages shall be no closer than thirty (30) feet to any interior lot

line. No garage door shall open or face the front or side street of a lot. Variances to this paragraph may only be submitted with Preliminary Site Approval.

C. Building Lines

The following building line setbacks are hereby established:

Front Street – except as stated below	50 Feet
Front Street – Lots 8 –16, Block One, Sec. 5 and Lot 3, Block One, Sec.6	35 Feet
Rear	20 Feet
Side Interior	10 Feet

The minimum setback on cul-de-sac curves shall be 1) 35 feet when front setback for lot is 50 feet, and 2) 30 feet when front setback is 35 feet. The minimum side setback on Kings River Court and Kings River Circle for Lots 7 and 17, Block One, Section 5 and Lot 4, Block One, Section 6 shall be 35 feet.

In addition to these requirements, further setbacks are enforced by deed restrictions for aesthetic reasons. The Committee may, in special cases, grant variances to building setback lines if the requested variance complies with the City of Houston ordinances. A variance will be allowed only if it can be demonstrated by the designers of the particular house that the variance will allow a significant positive contribution to the house design or, more importantly, to site design of the community as a whole.

D. Elevations

- 1) Homes - Foundation floors for homes are to be at a minimum elevation of 53.0 feet above sea level or higher, based on 2002 adjustment.
- 2) Swimming Pools - Top of in-ground swimming pools are to be one foot or lower below the top of the house foundation.

E. Staking Approval

The Committee requires that houses, driveways, and garages be staked out and that such siting be approved by the Committee before any tree cutting is done or any construction site work is begun.

F. Underbrush

The Committee requires that when under-brushing a lot that only woody vegetation that is less than six (6) inches in diameter at a point two feet above natural ground level be removed. Furthermore, to help maintain optimum tree health, it is important not to compact or overly disturb the remaining tree roots. It is preferable that rubber tired or smaller under-brushing machinery be used to minimize soil and root disturbance.

G. Tree Removal

A tree survey is to be provided to the Committee denoting the location of all trees measuring

six inches or more in diameter at a point two feet above ground level. No trees measuring six inches or more in diameter at a point two feet above ground level, no flowering trees, shrubs or evergreens may be removed without prior approval of the Committee. Failure to comply with this requirement may result in fines being levied by the Association.

H. Site Maintenance During Construction

1. General Maintenance - Each lot shall be maintained in a neat, clean, orderly condition by the builder during construction and until the house is sold and conveyed to a buyer. Stumps, felled trees, building debris, etc. must be removed from each lot by the builder as often as necessary to maintain attractiveness of the construction site. Debris may not be dumped in any area of the development unless a specific location for such a purpose is approved in writing by the Committee. A location on each lot for concrete washout is to be designated by the individual builder during the period that homes are under construction. The builder must comply with current city, county, state, and federal regulations regarding storm water pollution prevention, which includes use of silt fences or other satisfactory means of silt detention to prevent mud and debris from flowing into the street or lake. The builder will keep all debris within the boundaries of the lot on which the house is being constructed.
2. Signs - No signs shall be allowed on the lot of any residence, except individual owner or realtor "for sale" signs provided by The Lakes at Kings River Estates and school spirit signs or other signs which have received prior Committee approval. Any signs not expressly approved by these guidelines or the Committee in writing found on a lot will be removed by a Committee representative. "Open House" signs are allowed only on the actual day of such event, not to exceed one day per week. Contractor signs are prohibited. Also, refer to Section IX.

III. Wall Treatment

A. Brick

In order to develop a community-wide image of freshness and quality, brick used in The Lakes at Kings River Estates shall be domestic, hard-fired clay. Limestone and other natural stones may be approved on a case by case basis. Stucco is an acceptable substitute for clay brick. Brick or stone shall be installed on the entire front of each residence and from the foundation to nine (9) feet above the foundation on both sides of the residence.

B. Wood

1. Siding

Wood siding shall be horizontal lap type. Hardboard or other "masonite" siding one-half (1/2) inch thick, or masonry siding or equivalent products are acceptable. No diagonal siding shall be used except by special consent of the Committee. Vertical siding may be used to accent certain architectural features of houses if approved by the Committee.

2. Trim

All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the Committee. Rough cedar may be used if the smooth side is facing out. Soffits made of hardboard require special approval by the Committee.

C. Synthetic Materials

Synthetic Materials, such as metal or vinyl siding, may not be used. Any other materials may only be used with the approval of the Committee.

IV. Roof Treatment

A. Materials

Roof materials may be clay or concrete tile, aluminum, slate or asphalt or dimensional composition shingles with at least a 25 year warranty in a dark brown, charcoal, or a color range that would approximate the color of weathered cedar shingles. All asphalt or composition shingle roofs shall have closed valleys. Standing seam metal (factory finished steel), terne metal or copper, metal, and wood shingles require special consent of the Committee.

B. Form

Roofs may take a variety of forms; gabled and hipped roofs of uniform pitch throughout the residence are preferred. The minimum allowance roof pitch shall be 7 in 12 for one story homes and 5 in 12 for two stories, except where a roof garden or deck is called for. Mansard roofs and other types of "exotic" roof forms are discouraged, and may only be used with special permission of the Committee.

C. Chimney

Prefabricated metal fireplaces and metal flues are acceptable if in a wood enclosure or presents the appearance of traditional masonry chimneys. Brick or stone fireplace chimneys are required when the chimney is facing a street. All metal chimney caps must be enclosed inside the brick envelope of the chimney.

D. Exposed Roof Metal

All exposed metal roof accessories - stack vents, roof flashings, attic ventilators, metal chimney caps, skylight curbs, solar collector frames, etc. shall match roofing material color exactly. In cases where metal roofing is employed, roof accessories may be made of the same metal as the roofing, or painted to match its color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane.

E. Skylights and Solar Collectors

Except by special approval of the Committee, no skylights or solar collectors shall be allowed on the front slope of any roof.

V. Exterior Lighting

A. Exterior Lighting Fixtures

All exterior lighting fixtures which are visible from a street must be approved by the Committee. Decorative fixtures must be of an understated design and must compliment the architectural style of the residence. Free standing light fixtures greater than twenty-four (24) inches in height in the front yard of a Lot are prohibited. Fixtures shall be a color that blends with natural vegetation. High intensity area lighting, such as mercury vapor or high-pressure sodium is not allowed.

B. Walkway Lighting

Walkway lighting should be inconspicuous and of a bollard or domelight design. The lamp must be incandescent (with a 75 wattage maximum), quartz or halogen (with a 75 wattage maximum) or fluorescent (with a 25 wattage maximum).

C. Flood Lighting

Flood lighting fixtures must be attached to residence or other permitted improvements and must be directed within the boundaries of the Lot. Flood lighting fixtures shall not illuminate adjacent properties, public areas. Light sources must be concealed from public view.

D. Landscape Lighting

Exterior landscape lighting shall be permitted with the Committee's approval so long as the lighting is located within flowerbeds, shrubs, and/or trees and all of the wiring is concealed from public view. All landscape lighting must be white in color.

E. Holiday Lighting

Exterior lighting for holidays (i.e., Christmas) shall be permitted so long as the lighting is removed on a timely basis as established by the Association's Board of Directors .

F. Annoyances

The Board reserves the right to require removal or modification of any lighting which it reasonably determines to be annoying to neighbors.

VI. Exterior Color Scheme

The palette of exterior paints and stains for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their "natural" state, such as brick, stone, copper, etc. Color and material combination packages must be submitted for approval by the Committee.

VII. Mechanical Equipment

All air conditioning compressors, power boxes, meter boxes, and pool equipment must be

completely screened from public view. Screening may consist of architectural or planting elements. The location on the lot of a satellite dish must be approved by the Committee and placement at a location not visible from the street side of the lot will be required unless otherwise required to obtain a signal.

VIII. Maintenance

Each residence and all grounds shall be maintained in a neat, clean, orderly condition by the owner. Periodic repairs shall be made to correct broken shingle, peeling paint, broken brick and any other condition which suggests visual deterioration of a residence.

IX. Signs

The only signs allowed without the written approval of the Committee are signs provided by The Lakes at Kings River Estates and school spirit signs. Signs provided by The Lakes are to be placed at the property line and used only for identifying property owner of the subject lot and builder of the home under construction and for marketing the lot or home while the subject property is for sale. School spirit signs shall be less than six (6) square feet in size and located within ten (10) feet of the subject home. Also, refer to Section II.H.2.

X. Builder Requirements

- A. All homes within The Lakes of Kings River Estates shall be built by builders that are currently approved as "Preferred Builders" by the Association and developer. A list of current approved Preferred Builders is available from the Association or management company.

Final Plan Approval shall not be granted until the owner selects an approved Preferred Builder. Owner may not change the builder after Final Plan Approval without Committee approval. Failure to obtain such approval invalidates all previous approvals by the Committee.

- B. All builders shall provide a 1) \$1,000 damage deposit to the Association and 2) liability insurance policy satisfactory to the Association prior to Final Plan Approval. The Association shall be named an additional insured on the policy.
- C. To preserve property values and the integrity of The Lakes at Kings River Estates, only home building companies approved by the Association may build homes in The Lakes at Kings River Estates. The list of Preferred Builders will be of such a size so as to offer individual lot owners a sufficient number of builders from which to choose. This list may change from time to time.

The Preferred Builders are independent businesses that either buy developed lots from

the developer, build homes, and offer them for sale to the public or contract with individual property owners to construct a private residence on the owner's lot.

As a property owner, you need to interview the approved Preferred Builders and look at the other houses they have constructed. The Association cannot recommend one builder over another. *The selection of a builder is entirely lot owner's decision.*

IN NO EVENT SHALL THE FACT THAT A BUILDER IS A "PREFERRED BUILDER" BE CONSTRUED IN ANY WAY AS A REPRESENTATION OR WARRANTY BY THE ASSOCIATION AS TO THE FINANCIAL STRENGTH, SKILL, COMPETENCE OR ABILITY OF THE BUILDER. IT SHALL BE THE SOLE RESPONSIBILITY OF LOT OWNER AFTER CAREFUL REVIEW, TO DETERMINE SUCH ACCEPTABILITY OF ANY BUILDER.

**SITE DEVELOPMENT GUIDELINES AND REQUIREMENTS
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**THE LAKES AT KINGS RIVER ESTATES
SITE DEVELOPMENT GUIDELINES AND REQUIREMENTS**

I. Intent

The intent of these Site Development Guidelines is to clarify the necessary components in the creation of a distinguished residential community. Through uniform application of these components, The Lakes at Kings River Estates will become a community of fine homes, set on quiet streets. The desired landscape character is one of simplicity: emphasizing tree placement, and layers of shrubs at the building foundation. The landscape and site elements should create a setting for the houses, rather than competing with the architecture for visual attention.

II. Site Elements

A. Driveways, Garages and Motor Courts

1. Intent - To the extent possible, automobile circulation and storage areas are to be deemphasized, highlighting the landscape and pedestrian environment.
2. Location and Configuration
 - a. Driveways and garages shall be located so that no two drives are to be on opposite sides of adjacent elevations of the residential units. Any two drives may not be closer than ten feet without prior written approval from the Committee. Garages shall be detached or attached. Driveways for detached garages shall be a maximum of twelve (12) feet in width except as required for garage access. Driveways for attached garages shall be a maximum of twenty (20) feet in width. Driveways shall no nearer than five (5) feet from any interior lot line. Driveways shall be standard concrete, concrete or brick pavers, or patterned concrete
 - b. Curb cuts for driveway shall be performed in accordance with Harris County guidelines. A copy of these guidelines are available from the Committee or the Association's management company.
3. Circular Drives/Motor Courts
 - a. In an effort to maintain maximum greenspace, circular drives and motor courts are strongly discouraged. Circular drives shall be allowed only by special approval by the Committee.

B. Walks and Steps

1. Sidewalks
Not Applicable

C. Other Structures

1. Mailboxes

Individual mailboxes shall comply with Committee and U. S. Postal Service requirements. The approved mailbox is the Imperial Mailbox System #311. Mailboxes hung off 4" by 4" wood posts are strictly forbidden.

2. All structures including gazebos, pools, spas, playhouses, playscapes, storage buildings, arbors, and trellis or shade structures must be submitted to the Committee for specific approval, and may require screening from public view.

D. Walls and Fences

Every residence must be fenced in accordance with these guidelines. Lots are to be fenced with six (6) to eight (8) foot high ornamental metal fencing. Perimeter Lots being those lots backing on to Kings River Drive or siding or backing on to Atascocita Point are to be fenced on that perimeter portion with eight (8) foot high ornamental metal fencing or with solid fencing approved by the Committee. The back of all lots that are not on a perimeter should be fenced with four (4) to eight (8) foot high ornamental metal fencing or four (4) foot high split rail for property demarcation. Privacy Areas, being side lot or front at or behind front setback, should be fenced with six (6) to eight (8) foot high ornamental metal fencing supported by landscaping to create an adequate screen. Wood fences require special approval of the Committee. Fences are an option not a requirement unless built by the developer.

E. Lighting

1. Floodlighting

- a. Exterior floodlighting should be designed for illumination of the home exterior and must be approved by the Committee.
- b. Floodlighting fixtures must be attached to the building or other architectural elements. Floodlighting shall be constructed to illuminate the perimeter of the home and not illuminate adjacent public or private property.

III. Screening

A. Mechanical and Electrical Equipment

1. All mechanical and electrical equipment (pool, air conditioners, etc.) must be completely screened from public view (streets, reserves, etc.). A combination of trees, hedges, or walls should be used to screen equipment and mechanical areas.

B. Rear Yard

1. Pools, play structures, play equipment, barbecue areas, and lawn furniture shall be screened from public view by a combination of trees, shrubs, and fencing. Location of structures are to comply with the deed restrictions.

C. Driveways and Parking Areas

Not Applicable.

IV. Planting

A. Front Yards

1. INTENT - The intent of these guidelines is to produce a harmonious landscape setting for the The Lakes at Kings River Estates residences. The landscape should not compete with the architecture for attention, but should provide the setting. The emphasis, again, is upon those areas of the lot visible from public areas in the community.

2. Street Trees

a. The single most important landscape element in The Lakes at Kings River Estates is the preservation of the existing trees. The second most important element is the consistent use of live oaks and pines as trees in the front and side yards along streets. Planting of live oaks or pines is the responsibility of the builder/owner. These trees are to be maintained by the builder until the residence is occupied, at which time the trees become the occupant's responsibility.

b. In the event that a lot does not have sufficient trees in the opinion of the Committee, the following standards may be imposed by the Committee. All lots shall have a minimum of two (2) trees per quarter acre in the front yard up to six (6) trees for an interior lot and eight (8) for a corner lot. Trees are to be a minimum of 60 gallon, planted between the curb and the home as needed. Remaining front and/or side street existing trees that qualify as minimally acceptable trees in the opinion of the Committee shall count towards the minimum number of trees.

3. Trees

Additional trees may be placed in the front yards. Front yard trees may be either ornamental trees or large shade trees. Trees are to be container grown stock with a minimum 30 gallon.

4. Shrubs

Shrub planting shall consist of a minimum of 2 layers planted at the foundation of the buildings.

a. Shrub planting shall be 3 gallon or larger containers, planted 24 inches on center.

b. Groundcover or border plants shall be 1 gallon container, planted 12 inches on center, or split (appropriate species only) and planted 6 inches on center.

c. Beds shall complement the building architecture and shall have a minimum width of 6 feet. The number of plant species in the front yards should be kept to a minimum, varying only from one shrub layer to the next. The number of plants shall be appropriate for the size bed. Plants shall be spaced to cover the entire bed within one growing season.

- d. Under special circumstances (such as plant availability), smaller container sizes may be approved by the Committee. Spacing between plants, however, must be decreased accordingly.

5. Lawn

Yards visible to the public shall be solid sod if not in shrub beds. Seeding or sprigging side lawns behind the building line is acceptable on interior lots, but not on the street side of corner lots.

B. Rear Yards

Intent - In all areas not visible to public view, the homeowner may landscape as they please, subject to easements and established drainage patterns.

V. Landscape Installation

Installation of landscaping and site improvements is to be executed in a high quality manner, consistent with the image of The Lakes at Kings River Estates.

The Committee may reject any improvement where the material or workmanship fails to meet acceptable industry standards.

Upon occupancy of the house, or 90 days after completion of construction (whichever occurs first), trees, lawn and hedges visible to the public must be installed.

Contractor and Subcontractor signage is prohibited. Refer to Signage Design Guidelines for homes for approved signage description.

VI. Maintenance

Maintenance and proper care of installed landscaping is critical to the appearance of the The Lakes at Kings River Estates Community and the health and beauty of the plant materials.

All landscaped areas are required to be maintained in a healthy and beautiful appearance by the builder or homeowner.

Proper Maintenance Includes:

1. Adequate watering for proper plant health
2. Fertilization of trees, shrubs, hedge and lawn
3. Pruning of all trees including street trees
4. Adequate pruning of all hedges
5. Mowing and edging of grass
6. Seasonal weeding of shrub beds
7. Weed control in lawns

8. Seasonal mulching of shrub beds
9. Insect and disease control
10. Replacement of plant material, dead or diseased, with original species and size.

**THE LAKES AT KINGS RIVER ESTATES
REVIEW PROCESS**

I. Architectural Review Committee

Notice of Approval

III. Architectural Submittals

**Preliminary Approval Request Form
Final Approval Request Form**

**THE LAKES AT KINGS RIVER ESTATES
REVIEW PROCESS**

I. Architectural Review Committee

The design for each residence in The Lakes at Kings River Estates must be approved in writing by the Committee before construction of the residence can begin. The Committee consists of individuals who are associated with or work in conjunction with the Declarant and the Association to uphold the architectural control standards for The Lakes at Kings River Estates. The Committee is committed to ensuring a high level of design quality within the community by reviewing residential and landscape design submissions for The Lakes at Kings River Estates residences. This review process is intended to correct problems with submitted designs and prepare them for acceptance into the community.

The Committee meets on an as needed basis to review design submittals. Initial contact between the Committee and the party submitting the design shall be made within one week of the meeting at which that design is to be reviewed.

II. Notice of Approval

The design for each residence must be approved in writing before the construction of the residence can begin. Construction begun prior to approval is in violation of the Deed Restrictions and may be subject to a requirement of removal or alteration.

Deviation from approved construction documents during construction (without prior written approval by the Committee) constitutes a violation of the Deed Restrictions. **On the Committee's authority, corrections of such deviations will be required.**

III. Architectural Submittals

All modifications and new construction contemplated must be submitted to the Committee. New construction means anything to be built or placed on the property, including (but not limited to):

- A. House
- B. Mailboxes
- C. Landscaping
- D. Fencing
- E. Pools
- F. Gazebos
- G. Basketball Goals
- H. Decorative Construction (Gazebos)
- I. Play Equipment
- J. Mechanical Equipment

The submittal process is a three step process. The steps are 1) Preliminary Site Approval, 2) Preliminary Plan Approval, and 3) Final Plan Approval.

Preliminary Site Approval

Submission includes tree survey and house and garage footprint with driveway location. Site variances must be submitted at this time.

Preliminary Plan Approval

Submission includes preliminary architectural plans coordinated with approved site plan. Preliminary Plan Approval may be obtained in conjunction with Preliminary Site Approval, but Preliminary Plan Approval cannot be given in advance of Preliminary Site Approval.

Final Plan Approval

Submission includes final architectural plans, landscaping plans, color selections, etc.

Return To:
Kings River # LTD 18
600 Rockmead #105
Kingwood TX 77339

ER 007 - 73 - 0485

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HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 88.00

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.



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS