

ADDITIONAL DEDICATORY INSTRUMENT
for
TAYLOR LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Leigh Rhodes-Zittler, who, being by me first duly sworn, states on oath the following:

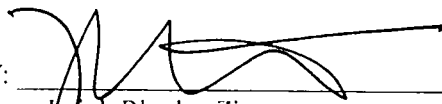
"My name is Leigh Rhodes-Zittler. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am an officer of Taylor Lake Estates Homeowners Association, Inc. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association's files, which are kept in the normal course of business, by the custodian of records.

- A. Architectural Review Committee Charter
- B. Architectural Design Guidelines
- C. Design Review Process
- D. Fee Schedule for Plan Review

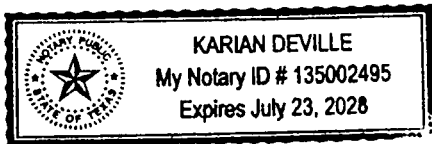
DATED this 1st day of August, 2025.

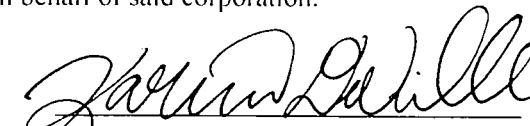
TAYLOR LAKE ESTATES HOMEOWNERS ASSOCIATION INC.

BY: 
Name: Leigh Rhodes-Zittler
President of TAYLOR LAKE ESTATES HOMEOWNERS ASSOCIATION INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 1st day of August, 2025, by the said Leigh Rhodes-Zittler, President of TAYLOR LAKE ESTATES HOMEOWNERS ASSOCIATION INC., a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

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TAYLOR LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.
Architectural Review Committee Charter, Guidelines, Review Process and Fee Schedule

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Taylor Lake Estates dated March 27, 1985, is recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk’s File No. J969159 (the “Declaration”), in addition to any supplements, additions or amendments thereto which have been filed of record in the real property records of Harris County, Texas;

WHEREAS, the Declarant control period of the Architectural Control Committee of Taylor Lake Estates has terminated and the Declarant controlled Architectural Control Committee has ceded its authority to the Board of Directors pursuant to Article II, Section 4 of the Declaration, effective as of May 19, 2025;

WHEREAS, pursuant to Section 204.011 of the Texas Property Code, Article 4 of the Articles of Incorporation of Taylor Lake Estates Homeowners Association, Inc. and IV §16 of the Association’s Bylaws, the Board of Directors has the authority exercise for Taylor Lake Estates Homeowners Association, Inc. (the “Association”), all power, duties and authority vested in or delegated to the Association and not reserved to the membership, including the authority, by resolution adopted by a majority vote of the Board of Directors, to designate one or more committees;

WHEREAS, pursuant to Article II § 4 of the Association’s Declaration, the Architectural Review Committee (“ARC”) is a committee of the Association and is subject to the supervision and control of the Association;

WHEREAS, in accordance with the Association’s governing documents, the following Architectural Review Committee Charter is intended to further outline the ARC structure and governance; and

NOW THEREFORE, the Board of Directors hereby adopts the following resolutions related to the establishment of an Architectural Review Committee, Architectural Design Guidelines and Architectural Procedures as follows:

BE IT RESOLVED that the Architectural Review Committee Charter attached hereto as **Exhibit A** (the “Charter”) is hereby adopted, as the same was approved by at least a majority of the Association’s Board of Directors, to be effective upon the recordation of this instrument in the Official Public Records of Real Property of Harris County, Texas;

FURTHER RESOLVED that the Architectural Design Guidelines attached hereto as **Exhibit B** (the “Guidelines”) are hereby adopted, as the same were approved by at least a majority of the Association’s Board of Directors, to be effective upon the recordation thereof in the Official Public Records of Real Property of Harris County, Texas;

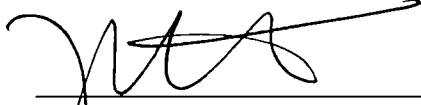
FURTHER RESOLVED that the Design Review Process, attached hereto as **Exhibit C** (the “Review Process”) is hereby adopted, as the same was approved by at least a majority of the Association’s Board of Directors, to be effective upon the recordation of this instrument in the Official Public Records of Real Property of Harris County, Texas.

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FURTHER RESOLVED that the Fee Schedule for Plan Review, attached hereto as **Exhibit D** (“Fee Schedule”) is hereby adopted, as the same was approved by at least a majority of the Association’s Board of Directors, to be effective upon the recordation thereof in the Official Public Records of Real Property of Harris County, Texas.

Adopted this 28th day of July, 2025, upon the approval of at least a majority of the Association’s Board of Directors, at a meeting properly noticed and called for such purpose.

Taylor Lake Estates Homeowners Association, Inc.

By: 
Name: Leigh Rhodes-Zittler
Title: President

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EXHIBIT A
Architectural Review Committee Charter
of
Taylor Lake Estates

This committee charter, as the same may be amended from time to time by the Association's Board of Directors (the "Board"), outlines a governance structure and a system of standards and procedures for the administration of assigned duties in accordance with the Association's Declaration and Bylaws.

ARC Powers and Purpose:

The ARC shall have all powers and responsibilities enumerated in Article II, Sections 2 and 3 of the Declaration. The provisions of Article II, Section 1 of the Declaration shall not apply to the ARC. In addition, the ARC shall have the authority and responsibility to:

- Exercise all other design review powers delegated to the ARC through the Declaration and the Association Bylaws.
- Recommend to the Association changes to the Review Process as the ARC deems reasonably necessary or advisable.
- Recommend to the Association changes to the Guidelines as the ARC deems reasonably necessary or advisable.
- Issue and publish supplementary guidance with respect to the Guidelines provided such supplementary guidance is not in conflict with the Guidelines.
- Adopt and publish checklists and forms to aide in the performance of the ARC's duties and responsibilities.
- Recommend to the Association changes to the Review Fee policy as the ARC deems reasonably necessary or advisable.
- Timely review and respond to all plans and sample materials required to be submitted to the ARC for approval.
- Uphold the community standards set forth in the Declaration.
- Request the Board of Directors of the Association engage a Consulting Architect or hold a Consulting Architect on retainer to assist the ARC in executing its responsibilities.
- Preserve and protect community aesthetics, property and home values by ensuring compliance with the Declaration and Guidelines issued by the ARC.
- Serve as a resource to property owners, homeowners and builders to facilitate building or remodeling their home, installing or materially modifying landscaping, or constructing or modifying other improvements regulated by the Declaration in accordance with community standards.
- Grant or deny variances to the Guidelines and the Declaration in specific instances where the ARC in good faith deems such variance will not adversely affect the architectural and environmental integrity of the Community.
- Set time constraints for the commencement of construction or improvements submitted to it for review or the completion of improvements pursuant to approved plans once construction has commenced. Approved plans which are not timely commenced shall require resubmission to the ARC for review and approval.
- Notify the Association of violations of the Declaration relating to the construction of unapproved improvements or improvements not in substantial compliance with Final Approved Plans (as defined in the Review Process).

ARC Members:

The ARC shall be a committee consisting of three (3) Members of the Association that are elected by the members of the Association at the Annual Meeting of the Members. Any vacancies in the ARC shall be appointed by the Board to complete the original term associated with such vacancy. Members of the ARC shall incur no liability for acts or omissions undertaken in their capacity as Members of the ARC for the execution of ARC business. Board Members may not serve on the ARC. Neither may the spouse, other family member, or other person sharing the same dwelling of a Board Member serve on the ARC.

ARC Members Term:

The members of the ARC shall serve staggered terms. The initial members of the ARC shall each have different terms in order to create staggered terms. One initial member of the ARC shall serve a one (1) year term, one member shall serve a two (2) year term, and the third member shall serve a three (3) year term. All terms shall expire on the earlier to occur of the Annual Meeting of the Members or December 31 of each year.

The Board of Directors shall designate the initial members of the ARC and shall further designate the length of term of each of the initial members of the ARC as set forth above. Thereafter, the term of each member of the ARC shall be a term of three (3) years and the members of the ARC shall be elected by the Members of the Association at the Annual Meeting of the Members.

Any vacancies in the ARC occurring between the resignation or death of a member of the ARC may be appointed by the Board in order to complete the original term associated with such vacant position.

ARC Officers:

The ARC shall have a Chairperson, Vice-Chairperson, and a Secretary (collectively "Officers"). Each Officer position shall serve for a term of one (1) year. The Chairperson shall be appointed by a majority vote of the Board. The remaining ARC Officers shall be determined by a majority vote of the ARC.

Duties and Responsibilities of ARC Officers:

Chairperson: The Chairperson of the ARC shall perform the following functions and duties:

- a. Designate the time and place of meetings and call the meetings to order and conduct the meetings. There shall be no minimum notice requirement for ARC meetings.
- b. Act as the ARC's liaison between the Board and between the Property Manager and any Consulting Architect.

"Property Manager" shall mean the third-party property management company engaged by the Association at any given time to assist with day-to-day operations and homeowner communications, which may be changed from time to time at the discretion of the Board.

"Consulting Architect" shall mean a third-party, non-Member of the Association, ARC, or Board who may be engaged from time to time by the Board to assist the ARC in the review and response.

- c. Be present at Board of Director meetings when his/her presence is requested.
- d. Facilitate two-way information:
 - 1. between the ARC and Property Owners;
 - 2. between the ARC and builders;
 - 3. between the ARC and any Consulting Architect; and
 - 4. between the ARC and the Property Manager.
- e. Be responsible for producing monthly reports of ARC activities such as number of new requests, approvals, homes in construction, homes complete, rejections, and financial information for fees and fines and delivering such reports to the Board;
- f. Review rejections, fines, and violations with the Board before taking any action in such matters;
- g. Ensure fair and consistent implementation of contractual obligations as represented by the Association's Declaration;
- h. Be responsible for ARC Member training;
- i. Coordinate builder informational workshops from time to time as deemed appropriate in his / her discretion;
- j. Coordinate with the Board with respect to recommended changes to the Architectural Design Guidelines, Review Process or Fee Policy; and
- k. Coordinate with the other members of the ARC regarding the adoption, issuance and publication of any supplementary guidance with respect to the Guidelines to the extent deemed necessary by the ARC provided such supplementary guidance is not in conflict with the Guidelines.

Vice-Chairperson: The Vice Chairperson of the ARC shall perform the following functions and duties:

- a. Assist the Chairperson in the performance of his/her duties, and in the event of absence or incapacity of the Chairperson, is empowered to perform all duties and exercise all authority vested in the Chairperson.
- b. In the absence of the Chairperson or at the direction of the Chairperson, act as a liaison between the Board, the Property Manager and/or the Consulting Architect.
- c. Review, annually, and make recommendations concerning the Committee Charter and other formal committee forms (e.g., Guidelines Supplements, Application Request Forms, Application Response Forms etc.)

Secretary: The Secretary of the ARC shall perform the following functions and duties:

- a. In the absence of the Chairpersons, shall designate the time and place of the meeting and call the meeting to order and conduct the meeting.
- b. In the absence of the Chairpersons, shall act as a liaison between the Board, the Property Manager and /or the Consulting Architect

- c. Take minutes of all ARC meetings.

Meetings:

The ARC Chairperson shall call meetings of the ARC at such times and places as necessary for the administration of its duties. ARC meetings shall not be public meetings unless otherwise required by applicable law. A homeowner and /or its architect, designer, contractor or other representative may be present at a meeting called by the ARC if, at the sole discretion of the ARC, such homeowner and/or its architect, designer, contractor or other representative is invited to attend such meeting in order to discuss such homeowner's preliminary or final plans submitted for review to the ARC. The ARC Chairperson shall provide such homeowner with at least three (3) days written notice of meeting and shall endeavor to accommodate the homeowner's schedule and ability to attend such meeting. Following any such meeting at which a homeowner and/or its architect, designer, contractor or other representative is in attendance, the ARC may continue its meeting in order to take action with respect to the matter(s) submitted to the ARC for review without such homeowner, its architect, designer, contractor or other representative present at the meeting.

A quorum of the members of the ARC is required to hold a meeting and to make decisions at such meeting. A least fifty percent (50%) of members of the ARC present, either in person or by Electronic Systems (as defined below), shall constitute a quorum.

Meetings may be held in person or by means of an electronic communications systems, including videoconferencing technology or the internet or any combination thereof ("Electronic Systems") so long as each ARC member shall have access to and can use such Electronic System and the members can communicate concurrently with the other members of the ARC or persons participating in the meeting (such as, but not limited to, a homeowner, its contractor, architect or designer, or the Consulting Architect). If a meeting is to take place or be attended by Electronic Systems, the ARC shall implement reasonable measures to verify that the members of the ARC attending such meeting by Electronic Systems is sufficiently identified.

Miscellaneous:

The ARC recognizes the importance of clear communication and accurate recordkeeping. As such, the ARC shall maintain a record of all communications made by on or behalf of the ARC or any Officer with an Owner or Builder pertaining to the architectural review process, including without limitation the Preliminary Design Review and Final Design Review processes.

The ARC shall not have the authority to spend or approve the expenditure of Association funds which exceed the review fee associated with an application for review.

No Member of the ARC shall receive any compensation for his or her services.

Conflicts:

In the event of a conflict between the terms of this ARC Charter, and provisions in the Association's Declaration, or Bylaws, the Declaration shall control, followed by the Bylaws. Nothing contained in this ARC Charter is intended to amend or otherwise alter a provision in the Association's Declaration or Bylaws.

EXHIBIT B

Architectural Design Guidelines of Taylor Lake Estates

The following architectural design guidelines (“Guidelines”) shall serve as the basis for evaluation by the Taylor Lake Estates Architectural Review Committee (“ARC”) of submissions for the construction of new single family residences, outbuildings, docks, boat houses (to the extent allowed by the Declaration), pools, spas and other permitted recreational facilities, landscaping and hardscaping, as well as exterior renovations or modifications to an existing single family residence, outbuilding, pool, other permitted recreational facilities, landscaping, hardscaping and lighting, within Taylor Lake Estates.

1. **Classical American Design Required.** The architectural style of all single-family residences and their related outbuildings shall be of classical American architectural styles which were prevalent in the United States up to the early 1940's - but not later (herein “Classical Architecture”). A structure is required to clearly fall within a singular “style” of Classical Architecture (i.e., such as Georgian Colonial, Colonial Creole, or Italianate) without “borrowing” too many elements from a different “style”. The requirement that American Classical Architectural styles be constructed does not mean that historical buildings are to be faithfully reproduced, but rather that the fundamental design principles, details, and character of design associated with the specific category of architectural style intended by the Owner to be constructed are adhered to while sometimes utilizing modern building techniques, practices, and materials.

A primary reference book regarding classical American architectural styles which the ARC may utilize (but is not exclusively required to utilize) is **A Field Guide to American Houses, by Virginia and Lee McAlester, First Edition 1984, ISBN 0-394-51032-1.** The ARC may utilize other architectural design resources to aid them in the review of submissions.

2. **Harmonious Design.** The ARC shall attempt to prevent repetition of architectural styles within the subdivision within unreasonable proximity of other residences of the same style of Classical Architecture. No residence within the subdivision may be identical to or substantially identical to another.

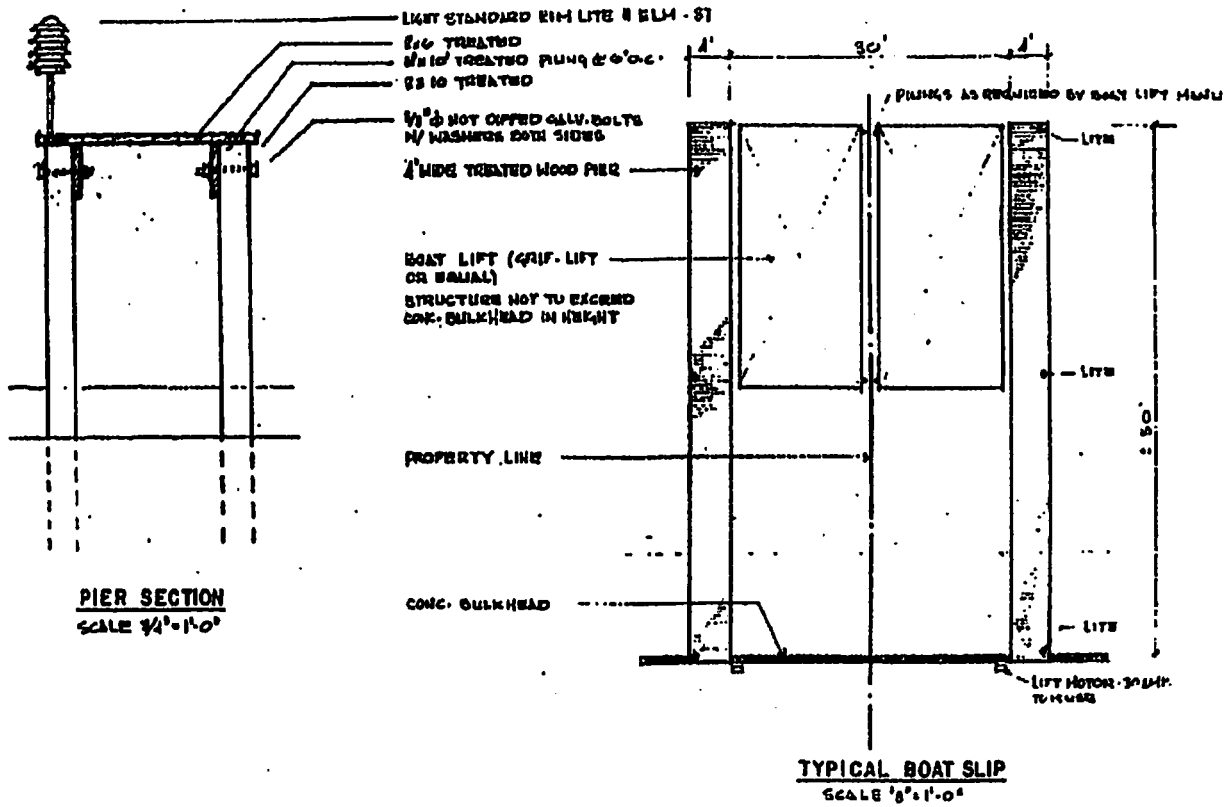
3. **Discretion.** In reviewing each application submitted to it for review, or in the case of construction undertaken in the subdivision without ARC pre-approval, the ARC may additionally consider such other factors it deems relevant. Decisions may be made purely on aesthetic considerations. The ARC may, in its discretion, deny a proposal that is inconsistent with these Guidelines even if not expressly prohibited by the Declaration, provided such discretion is applied reasonably and uniformly.

4. **Exterior Focus.** The ARC’s responsibility and authority is limited to the exterior of the residence. It has no authority to—and may not—review designs of interior elevations of the residence or the interior elevations of any outbuilding. The ARC’s responsibility and authority is limited to aesthetic considerations only, and does not extend to structural or engineering specifications, except to the extent specified in the Declaration of Covenants, Conditions and Restrictions for Taylor Lake Estates dated March 27, 1985 recorded in the Official Public Records of Real Property of Harris County, Texas at Clerk’s File No. J969159 (the “Declaration”). The ARC shall have no liability for any structural conditions of a residence through its exercise over the design of a residence and, except for matters relating to design and positioning of the residence on a Lot (i.e., setback requirements), the ARC does not offer or purport to offer any guidance on building codes or structural specifications. Compliance with all applicable building codes and practices remains at all times the obligation of the Property owner.

5. Guidelines Not Exhaustive. These Guidelines are not exhaustive and may not specifically cover every improvement or modification to a Lot that may be submitted to ARC for review. ARC nonetheless shall have the discretion to make a determination, regardless of whether a particular improvement or modification is specifically addressed in the Declaration or these Guidelines.

6. Term of Application. These Guidelines shall serve as the official architectural design guidelines for homeowners, builders, and design professionals until such time as it is amended, modified, or replaced by resolution of the Board of Directors of the Association.

7. Pier and Boat Slip



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9. Fences:

The distance between brick columns of fences shall not exceed 20 ft. All brick dimensions are approximate depending upon uniformity of brick.

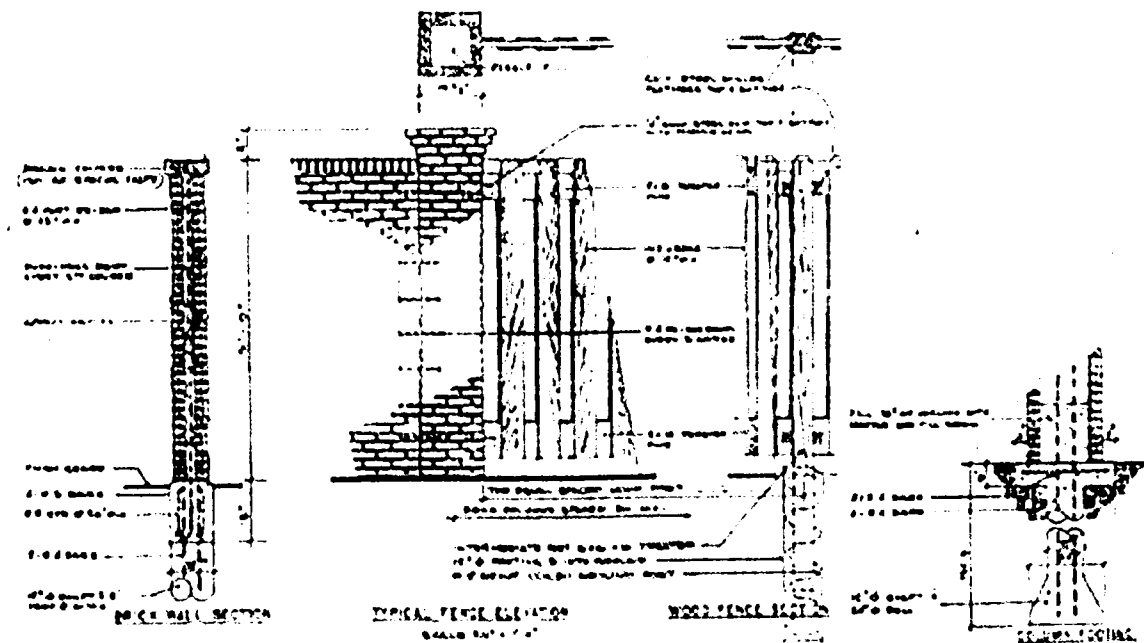
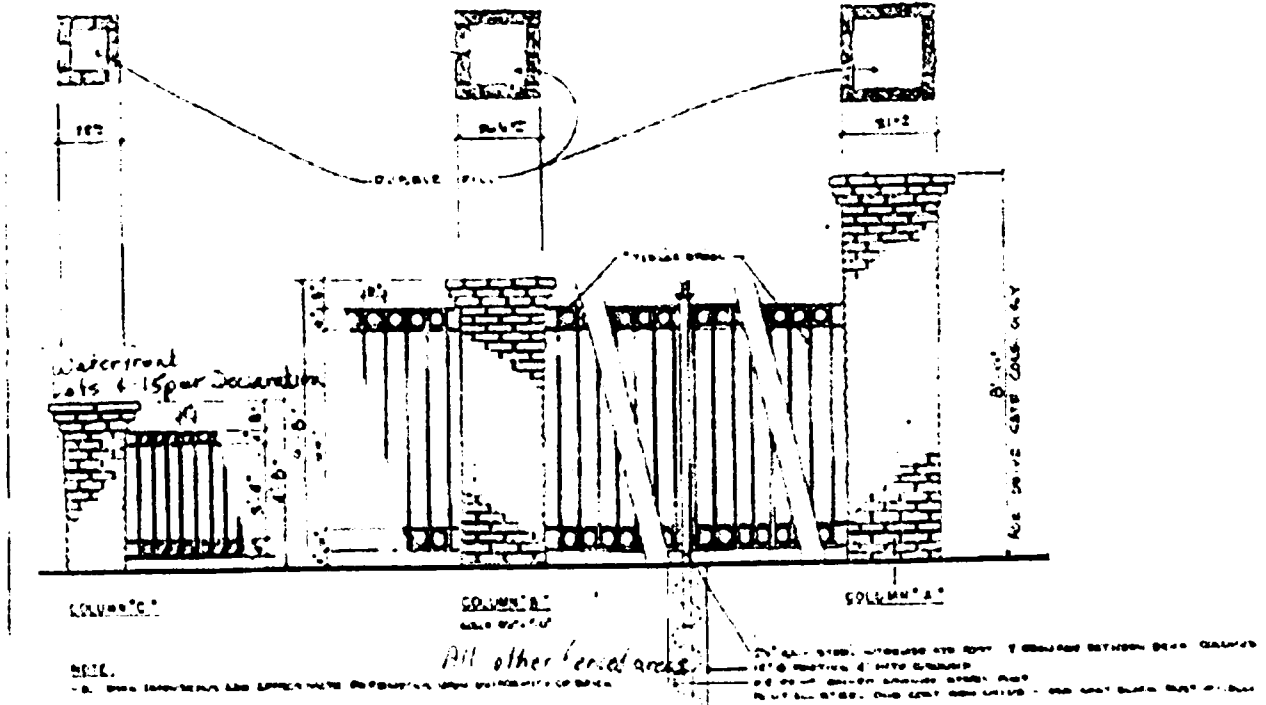


EXHIBIT C

Taylor Lake Estates Architectural Review Process of Taylor Lake Estates (For New Construction and Material Remodeling)

The following outlines the required procedures, submittals, and associated fees for Architectural Review Committee (“ARC”) review of new construction of single family residences, outbuildings, docks, boat houses (to the extent allowed by Declaration) pools, and other permitted recreational facilities, landscaping and hardscaping, and substantial exterior renovations to a single family residence, outbuilding, pool, other permitted recreational facilities, landscaping, hardscaping and lighting, within Taylor Lake Estates.

This Exhibit shall serve as the official review process guide for homeowners, builders, and design professionals until such time as it is amended, modified, or replaced by resolution of the Board of Directors of the Association.

In no case may construction of improvements on a Lot or modification of improvements regulated by the ARC on a Lot begin prior Final Plan Approval.

STEP 1: Review of Governing Documents

Property owner (“Owner” or “Applicant”) shall obtain and review the Declaration of Covenants, Conditions and Restrictions for Taylor Lake Estates and the current published Architectural Design Guidelines.

Owner shall provide a copy of these items to its architect and builder to ensure full compliance before plans are submitted to the ARC.

STEP 2: Submit Architect / Designer & Builder Information

Owner shall submit to the ARC the names and contact information for Owner’s architect/designer and builder for recordkeeping and communication.

STEP 3: Preliminary Design Submission

Owner shall submit all the following materials electronically (e.g., .pdf format) to the Property Manager together with the applicable Review Fee. All plans shall be submitted at not less than 1/8” to 1’00” minimum scale. The ARC may, from time to time, publish additional submission requirements for Preliminary Design submissions. ARC may request Owner deliver a hard copy set of plans, at Owner’s cost, to aide in its review. ARC recommends the delivery of a hard copy set of plans to ARC at the preliminary design submission stage for new, single-family residence or outbuildings and for material remodeling of single-family residences or outbuildings involving exterior changes.

For New Single-Family Residence or Outbuilding, or Material Remodeling of Single-Family Residence or Outbuilding Involving Exterior Changes, Owner shall submit:

- Application for ARC review, in the form attached hereto as **Exhibit C-1** (the “Application”) (Application shall indicate preliminary design submission stage).
- Specification of the style of the residence per the **A Field Guide to American Houses, by Virginia and Lee McAlester, First Edition 1984, ISBN 0-394-51032-1.**

- Preliminary site plan showing proposed improvements and hardscape (retaining walls, driveways, sidewalks, entry walks, stair landings etc.) overlaid on accurate survey of Lot, which shows lot lines, front, rear and side setbacks, lake (for waterfront lots), easements.
- Grading and drainage plans.
- Proposed foundation plan and geotechnical soils report.
- Floor plans, all floors (including any basement / garage) with finished floor elevations.
- Elevations of all sides of residence and/or outbuildings with proposed roof heights.
- Outdoor mechanical equipment (A/C, generator etc.) with intended screen design / materials.
- Exterior lighting location, general design, and energy source (gas or electric).
- Tree survey of all trees on Lot with identification of trees that will be impacted by proposed improvements.
- Written construction specifications, including general materials description (written summary identifying the primary exterior materials, finishes, and colors proposed for the various elements project, including roofing, siding, stone, brick, trim, windows, doors, and any decorative elements). The specifications should specify material types, colors, and, if known, manufacturers.
- Supporting photos, sketches, or documents helpful to understanding the proposed design.
- Payment of applicable Review Fee then in place. If more than one resubmittal is required, additional Review Fees may apply.

For Landscaping, Landscape Lighting, Hardscaping, and Fencing, Owner shall submit:

- Application for ARC review (Application shall indicate preliminary design submission stage).
- Preliminary site plan of intended landscape planting beds and lawn areas, hardscaping and/or fencing.
- General materials description identifying material types, colors and if known, manufacturers for hardscaping and fencing.
- Identification of proposed plants including common and scientific names, sizes, spacing and quantities.
- Irrigation system details, including location of controller, valves, and sprinkler heads, irrigation zones.
- Preliminary site plan of intended landscape lighting.
- General materials description of landscape lighting.

For Decks, Patios, Lighting, Other Improvements, Pools, Spas, other Permitted Outdoor Recreational Facilities, Outdoor Artwork, Bulkhead, Docks, Boat Houses, Lot Grade Changes, Storm Door, Storm Window or Storm Shutter Additions and Solar Screens (each, a “Proposed Improvement”), Owner shall submit:

- Application for ARC review (Application shall indicate preliminary design submission stage).
- Preliminary site plan of the Proposed Improvement(s) overlaid on accurate survey of Lot showing lot lines; front, rear, and side setbacks, including lake setbacks (for waterfront lots); and existing features that will be impacted by Proposed Improvement.
- Tree survey of all trees and landscape beds on Lot with identification of trees and landscape installations that will be impacted by Proposed Improvements.
- If applicable, grading, fill, and drainage plan.
- General materials description identifying materials, finish, color, and if applicable, manufacturer of Proposed Improvements.

- For pools or spas, the interior pool/spa finish surface color, tile, coping, deck material and color, intended location of mechanical equipment, and intended pool enclosure materials.

STEP 4: ARC & Consulting Architect Preliminary Design Review

- The ARC will conduct a Preliminary Design Review, during which the ARC and Consulting Architect (if applicable), will review preliminary design submissions for stylistic compatibility with the surrounding properties (including avoidance of substantially similar homes in close proximity to each other) and the neighborhood, compliance with Restrictions and Architectural Design Guidelines, and completeness. The ARC and Consulting Architect shall consider massing, roofline, scale, proportions, materials, and general architectural character of the proposed project.
- Materially incomplete submissions will be rejected and resubmission required. Only one resubmittal for Preliminary Design Review is included with the Review Fee.
- Written feedback or approval will be provided within no more than 30 calendar days.
- ARC may request and /or hold one or more in-person meeting(s) with Applicant and its design professional(s) to discuss the preliminary plans
- Applicants will be required to revise and resubmit preliminary plans if material deficiencies are found. The ARC shall provide clear guidance regarding whether resubmission for Preliminary Design Review approval is required, or whether the nature of any comments can be addressed in Final Design Review submission.
- Once the Preliminary Design Review is approved, the ARC shall issue a Preliminary Design Approval, entitling the Applicant to proceed to a Final Design Review.

STEP 5: Final Design Review Submission (Post-Preliminary Design Approval)

Final Design Review submission shall further develop the approved Preliminary Design Approval issued by ARC and any comments or corrections required by ARC at the Preliminary Design stage. Owner shall submit all the following materials electronically (e.g., .pdf format) to the Property Manager. All plans shall be submitted at not less than 1/8” to 1’00” minimum scale. ARC may request Owner deliver a hard copy set of plans, at Owner’s cost, to aide in its review. ARC recommends the delivery of a hard copy set of plans to ARC at the final design review submission stage for new, single-family residence or outbuildings and for material remodeling of single-family residences or outbuildings involving exterior changes. The ARC may from time to time publish additional submission requirements for Final Design Review submissions.

The Final Design Review may consist of multiple rounds of review by ARC and revision by the Owner to comply with ARC requirements. Materially incomplete submissions will be rejected and resubmission required. Only one resubmittal for Final Design Review is included with the Review Fee. Written feedback or approval will be provided within no more than 30 calendar days. An applicant will be required to revise and resubmit final plans if material deficiencies are found. The ARC shall provide clear guidance regarding whether resubmission of all or any portion of the proposed final plans and specifications for Final Design Review approval is required.

After Owner receives approval of the submitted plans and specifications from ARC without further required conditions or corrections, ARC shall issue a Final Design Approval for the plans and specifications (herein “Final Approved Plans”) and may establish a date by which improvements reflected on the Final Approved Plans must commence (a “Commencement Date”) and once commenced, a timeframe within which the improvements reflected in the Final Approved Plans must be complete (“Completion Deadline”). Improvements associated with Final Approved Plans not commenced by the Commencement Date must be resubmitted to the ARC for review. Improvements not completed on or before the Completion Deadline

shall be subject to any applicable fines that may be then in place as established by the Association. Plans granted Final Design Approval shall be strictly followed by the Owner.

Only following issuance of Final Approved Plans and the execution and delivery of the Compliance Agreement (defined below) may an Owner commence construction of the improvements approved by the Final Approved Plans.

For New Home or Outbuilding, or Material Remodeling of Home or Outbuilding Involving Exterior Changes, Owner shall submit:

- Application for ARC review. (Application shall indicate final design submission stage).
- Specification of Residence Style per **A Field Guide to American Houses, by Virginia and Lee McAlester, First Edition 1984, ISBN 0-394-51032-1.**
- Final site plan showing proposed improvements and hardscape (retaining walls, driveways, sidewalks, entry walks, stair landings etc.) overlaid on accurate survey of Lot which shows lot lines, front, rear and side setbacks, lake (for waterfront lots) and easements.
- Final grading and drainage plans.
- Final engineered foundation plan (signed / sealed by engineer) and geotechnical soils report.
- Final floor plans, all floors (including any basement / garage) showing:
 - plate heights
 - door and window head heights
 - finished ceiling heights
 - finished floor elevations
- Final elevations of all sides of residence and/or outbuildings with proposed roof heights and including:
 - typical cornice, eave, and overhang details
 - typical door and window head jamb and sill details
 - typical column details, porch framing and flooring (posts, balustrades and rails) and finish
- Final roof plans showing pitch, direction, and materials.
- Final outdoor mechanical equipment (A/C, generator etc.) location and elevation, and screening of same.
- Final exterior lighting locations, fixture style, size, and fuel source, both on residence and outbuildings (if applicable).
- Final specifications including detailed materials description of exterior materials, finishes, and colors proposed for all exterior elements of the project, including roofing, siding, stone, brick, trim, windows, doors, shutters, and any decorative elements).
- The description should specify all material types, colors, and, if known, manufacturers of all visible exterior materials.
- Material samples.
- Written specifications associated with the plans.
- Any additional Review Fees required as noted in the Preliminary Design Review phase.
- Landscape and Landscape Lighting Plan (if applicable – may be separately submitted).
- Relevant construction details.
- Compliance Agreement in the form attached hereto as **Exhibit C-2**, executed by Owner and Builder agreeing to adhere to approved Final Approved Plans.

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STEP 6: Construction Oversight

- ARC and/or Consulting Architect may inspect the site at any reasonable time as described in Exhibit C-1 to verify compliance with the Final Approved Plans.
- All construction entry measures must be in place before work begins.
- Construction must be Substantially Complete on or before the Completion Deadline established by the ARC as to a set of Final Approved Plans unless an extension is granted. Substantially Complete means the construction work a) has been completed in conformance with the Final Approved Plans and b) a certificate of occupancy has been issued by the City of Taylor Lake Village with respect to the Project.
- Owner may submit to ARC a request for extension to the Completion Deadline and shall provide information outlining the reasons for the extension request. It shall be within the discretion of the ARC to agree to or deny such request for extension. The ARC shall notify the Association regarding the grant or denial of any Completion Deadline.
- In the event that the ARC reasonably believes that the improvements being constructed are not in substantial accordance with the Final Approved Plans, the ARC may do any or all of the following : (i) contact Owner to inquire with respect to the potential non-complying improvements; (ii) recommend to the Owner that a Change Review be submitted to the ARC and work relating to the non-complying improvements cease until Change Review has been completed; or (iii) advise the Association, in writing, that improvements which are not in substantial accordance with the Final Approved Plans have been and/or are being constructed and recommend to the Association that it take such enforcement actions and/or impose such penalties or fines as it is authorized to perform or conduct under the Declaration to achieve compliance with the Final Approved Plans.

Changes or Variances to Final Approved Plans (“Change Review”)

In the event of a change in conditions or desired change, request for variance or modification to any Final Approved Plans (including materials specifications or colors) (herein, a “Change”) which are within the authority of the ARC to review, approve or deny, such Change must be submitted to the ARC prior to the construction of such Change. Owner shall submit to the ARC the following:

- Application for review. (Application shall indicate change to Final Approved Plans).
- Such relevant portion of its Final Approved Plan set reflecting the requested Change.

ARC shall review the Change for compliance with the Declaration and the Guidelines. ARC shall make reasonable efforts to provide a response (whether denial, approval or suggested modification to the proposed Change) promptly understanding that construction may then be in progress. If the Change request does not constitute a significant or material number of changes to the Final Approved Plans, the ARC may not require the payment of a Review Fee. If, however, in the reasonable opinion of the ARC, the Change request constitutes a significant change to the Final Approved Plans requiring a material level of time, review and effort to evaluate the requested Change, the ARC may in its discretion require the payment of a Change Review Fee (in such amount as published by the ARC at the time of submission)

Final Approved Plans modified by an approved Change shall, upon approval of the Change by the ARC, shall thereafter constitute the Final Approved Plans.

Repairs / Replacements / Re-painting (“Replacement Review”)

An Owner shall provide written notice and an Application to the ARC for any intended material repairs or replacements of any portion of the exterior structure of any Single-Family Residence or

Outbuilding or to existing Landscaping (including trees required by the Declaration), Hardscaping, Fencing, Decks, Patios, Lighting, Other Improvements, Pools, Spas, other Outdoor Recreational Facilities, Bulkheads, Docks, Boat Houses, Outdoor Artwork, Lot Grade Changes, Storm Door, Storm Window or Storm Shutter Additions and Solar Screens. For example, repainting, re-roofing, shutter replacement, exterior window or door replacement, changes in exterior light fixtures (herein a "Replacement") should be submitted to ARC under an Application and the Application shall notify the ARC whether the material, product, color, etc. is in substantial conformity with the existing previously approved design(s), material(s), product(s), or color(s) or whether it is different and a change from that which was previously approved.

Proposed Replacements which are in substantial conformance with previously approved designs, materials, products, or colors shall not be required to go through the preliminary or final design review approval process and ARC shall promptly issue written notice to an Applicant that the work constitutes a conforming repair or replacement (a "Conforming Replacement"). There shall be no Review Fees for a Conforming Replacement.

Proposed Replacements which are not in substantial conformance with previously approved designs, materials, products or colors shall require submission through the foregoing Preliminary Design Submission and Final Design Submission.

Contact

All submittals and questions shall be directed to the Property Manager via email or physical delivery.

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Exhibit C-1

Application

Taylor Lake Estates Homeowners Association
c/o Community Management Solutions, Inc.
2625 Bay Area Boulevard
Suite 120
Houston, TX 77058
281-480-2563
FAX 281-480-2608

The governing documents for the Taylor Lake Estates Homeowners Association require that new construction and/or changes or alterations made to the exterior of any single-family residence, outbuilding or lot be approved by the Association's Architectural Review Committee ("ARC") prior to construction or installation. Applications will be approved or denied based on compliance with the Declaration of Covenants, Conditions and Restrictions for Taylor Lake Estates dated March 27, 1985, recorded at Clerk's File No. J969159 in the Official Public Records of Real Property of Harris County, Texas (the "Declaration"), the published Architectural Design Guidelines ("Guidelines"), published Design Review Process ("Review Process") and the published Fee Schedule for design review fees ("Review Fees").

A decision by the ARC denying an application may be appealed to the Taylor Lake Estates Homeowners Association. A written notice of the denial must be provided to the owner by certified mail, hand delivery, or electronic delivery (1) describing the basis for the denial in reasonable detail and changes, if any, to the application required as a condition to approval; and (2) informing the owner that the owner may request a hearing with the Taylor Lake Estates Homeowners Association on or before the 30th day after the date the denial notice was mailed to the owner.

Please provide as much information as possible about the external physical characteristics (size, color, general appearance) and location (in relation to your home and property lines) of the proposed change. Modifications such as room additions will require architectural drawings. Incomplete applications will not be accepted for review. The following form is intended to serve as a guide in obtaining the necessary information. Additional pages may be attached as needed.

Owner's Name: _____ Home Phone: _____
Email: _____

Street Address: _____ Work Phone: _____

Mailing Address: _____

- Briefly describe the change or improvement: _____

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- Type of Submission (Check appropriate Box):

Preliminary Design Review

Final Design Review

Change Review

Replacement Review

- Construction materials:

Roof _____

Does this match roofing on residential structure?

Yes No N/A

Frame/support _____

Siding _____

Base or foundation _____

Other _____

Final paint color _____

Does this match paint on residential structure?

Yes No N/A

Component colors _____

Other _____

- Dimensions of improvement:

Height (from peak to ground) _____

Length _____ Depth _____ Area _____

- Location of improvement (distance from structure to property line, building line, easements):

To side property line: _____ To rear property line: _____

To easement(s): _____ To front building line: _____

To bulkhead (if applicable): _____

Site plan showing location of improvement overlaid on survey (Owner to attach Exhibit 1):

Owner to identify titles and # of submitted plan sheets for Exhibit 1 here: _____

- Elevations, sketch, or picture of improvement: (Owner to attach Exhibit 2): (identify by title, designer, date and number of sheets, including civil sheets)

Owner to identify title, designer name, date and # of submitted plan sheets for Exhibit 2 here: _____

- Materials Specifications: (Owner to attach Exhibit 3):

Owner to identify title, designer name, date and # of specification sheets for Exhibit 3 here: _____

- Review Fee:

- New Single-Family Residence or Outbuilding
- Material Remodeling of Single-Family Residence or Outbuilding
- New or Material Changes in Landscaping, Landscape Lighting, Hardscaping, Fencing or Lot Grade
- New or Material Changes to Decks, Patios, Lighting, Other Improvements, Pools, Spas, other Permitted Outdoor Recreational Facilities, Outdoor Artwork, Bulkhead, Docks, Boat Houses, Lot Grade Changes, Storm Door, Storm Window or Storm Shutter Additions and Solar Screens
- Change Review
- Replacement Review

Provided the Application is deemed complete, I understand that the ARC will use its best efforts to act on this Application within 30 days from submission of this Application and will contact me in writing regarding any request for meeting or to deliver a decision. I understand that this form is strictly an Application, and does not constitute approval. I understand that if approval is granted that I am responsible for obtaining all applicable construction permits from all governmental agencies having jurisdiction over such matter. Failure to obtain applicable permits may result in fines and penalties to an Applicant from the applicable governmental authorities.

Homeowner's Signature

Date

Homeowner's Signature

Date

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Exhibit C-2

Compliance Agreement

This Compliance Agreement (the "Agreement") is entered into by the undersigned Property Owner(s) and Builder as a condition of approval by the Taylor Lake Estates Architectural Review Committee ("ARC") for the construction, renovation, or exterior improvement project (the "Project") described below.

Project Information:

Property Address: _____

Lot and Block Numbers: _____

Owner(s) Name(s): _____

Address: _____

Email: _____

Telephone: _____

Builder: _____

Attn: _____

Address: _____

Email: _____

Final Approved Plans (identify by title, designer, date and number of sheets, including civil sheets)

Date Final Plan Approval: _____

Acknowledgments and Agreement:

By executing this Agreement, Owner, Builder, and ARC each hereby certify and agree as follows:

1. Owner and Builder have received and reviewed the Final Approved Plans and specifications for the Project.
2. Owner and Builder will complete the Project in strict conformance with the Final Approved Plans and specifications.
3. Owner and Builder understand that any material deviation from the approved plans must be submitted in writing to the ARC for additional review and approval prior to construction, which deviation may be denied, but will not be unreasonably withheld.

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4. Owner and Builder acknowledge that the ARC and/or the Consulting Architect may inspect the Property at any reasonable time during construction of the Project in order to ensure compliance with the Final Approved Plans. Owner hereby grants to ARC and/or the Consulting Architect a temporary license during the period between commencement of construction and Final Completion of the Project to enter upon the Property, at such party's sole risk, for purposes of inspecting the Project construction for compliance with the Final Approved Plans (an "Inspection").
5. ARC acknowledges that entry on the Property is permitted to the extent required to perform such Inspection. Notice of any planned Inspection shall be provided to the Owner in advance when possible. In the event advance notice is not provided, notice of all completed Inspections shall be provided to the Owner within 24 hours of same. A record of all Inspections shall be kept by ARC and made available to the Owner.
6. ARC AND THE INDIVIDUAL ARC MEMBERS ACKNOWLEDGE THAT A CONSTRUCTION SITE IS AN INHERENTLY DANGEROUS PLACE. ARC AND THE INDIVIDUAL ARC MEMBERS EACH, IN THEIR PERSONAL CAPACITIES AND AS REPRESENTATIVES OF ARC AND THE ASSOCIATION, WAIVE ALL POTENTIAL CLAIMS AGAINST OWNER AND BUILDER FOR PERSONAL INJURY OR PROPERTY DAMAGE DUE TO THE CONDITION OF THE PROPERTY.
7. Owner and Builder agree to maintain construction standards consistent with the Taylor Lake Estates Declaration of Restrictive Covenants and Architectural Guidelines.
8. Owner and Builder understand that failure to comply with the Final Approved Plans may result in penalties, fines, enforcement action, or a claim for damages by the Association, including the potential requirement to remove or remediate non-compliant work at Owners / Builder's expense.

Signatures

Owner(s):

 Printed Name: _____ Date: _____

 Printed Name: _____ Date: _____

Builder:

 By: _____ Date: _____
 Name: _____
 Title: _____

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Pages 24
08/04/2025 07:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$113.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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