

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Authorized Representative for Property Owners Association of Balmoral, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc." and "Supplemental Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc.", respectively recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. 2017-143054, 2017-196171 and 2017-210268 (collectively the "Notice") filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

Resolution Adopted by Unanimous Written Consent of the Architectural Control Committee of Property Owners Association of Balmoral, Inc. regarding Amendments to Balmoral Design Guidelines.

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 5th day of June, 2017.

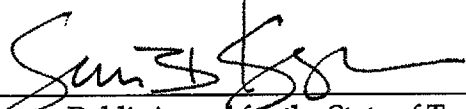
**PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.**

By: *Rick S. Butler*
Rick S. Butler, Authorized Representative

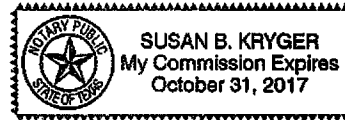
RP-2017-250748

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 5th day of June, 2017 personally appeared Rick S. Butler, Authorized Representative of Property Owners Association of Balmoral, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2017-250748

**RESOLUTION ADOPTED BY UNANIMOUS
WRITTEN CONSENT OF THE ARCHITECTURAL CONTROL COMMITTEE
of
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.
regarding
AMENDMENTS TO BALMORAL DESIGN GUIDELINES**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, being all of the members of the Architectural Control Committee of Property Owners Association of Balmoral, Inc., a Texas non-profit corporation (the "Association"), do by this writing approve the following amendments to the "Balmoral Design Guidelines" ("Design Guidelines") filed under the "Notice of Dedicatory Instruments for Property Owners Association of Balmoral, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 2017-143054:

Exhibits 1.3, 3.2, 3.4 and 3.5 of the Design Guidelines are voided and replaced with the attached Exhibits 1.3, 3.2, 3.4 and 3.5.

All other provisions of the Design Guidelines of the Association are hereby ratified and remain in full force and effect.

This consent is executed pursuant to Section 6.201 of the Texas Business Organizations Code, which authorizes the Architectural Control Committee to take action by unanimous consent without a meeting. This consent may be executed in multiple counterparts, which, when placed together, will constitute the fully executed original instrument.

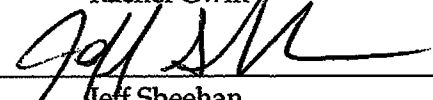
EXECUTED on the date(s) set forth below to be effective on the latest date.

**ARCHITECTURAL CONTROL COMMITTEE
PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.**

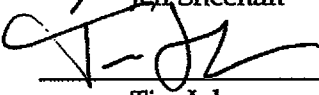
DATE: 6/5/17

By: 
Rachel Gwin

DATE: 6/5/17

By: 
Jeff Sheehan

DATE: 6/2/17

By: 
Tim Johnson

RP-2017-250748

EXHIBIT "1.3"

Wiring Specifications for:

**Lago Mar
Etteridge
Balmoral**

Prepared by



CANYON GATE® TECHNOLOGIES

POWERING INTELLIGENT COMMUNITIES

Effective May 2017

**Honeywell Security and
Automation System
"Gigabit" Internet Ready Homes**

Introduction

These wiring and technology standards were created to enable residents to maximize the use of technology today and in the future. When all builders within the development adhere correctly to the standards, it enables a consistent technology marketing message that differentiates the development from other communities. Below are key features of the specifications:

- **Honeywell Vista21IP** – Security system capable of being monitored by a standard phone line or internet connection. Many homeowners choose not to have a standard phone line at their home. This system allows the homeowner to be monitored over an internet connection. It can also be monitored by a cell communicator (requires an upgrade module).
- **Honeywell Tuxedo** – Touch screen that acts as a security keypad as well as a home automation controller and interface. The touch screen connects to the security system but also has Z-Wave wireless communications enabling automation control of thermostats, lighting, door locks and other Z-Wave enable devices. Upgrades to Z-Wave devices can be done through your design center if you choose or by the homeowners company of choice after purchase of the home. The touch screen can also connect to the homeowner's network allowing local and remote control of the system through mobile devices or computers (remote connectivity may require additional services).
- **Wireless Transparent Connection Center** – Metal connection centers limit the range of wireless networking equipment installed by homeowners or their service providers. By installing a non-metallic connection center, wireless equipment can be placed inside the connection center.
- **Category 6 Wiring (Cat6)** – In the very near future, service providers will begin offering "Gigabit" speed internet connections. In order to future-proof the homes and ensure residents can take advantage of all the benefits of "Gigabit" service, Cat6 is the standard for all wiring in the community.

Government Compliance

All wiring system components should be installed in compliance with applicable local, state, and national building codes. In any case where these guidelines conflict with building codes, the building codes should apply.

Rough and Trim Equipment

The required security and structured wiring equipment is only available at ADI distributors.

Rough Equipment – Enclosure ENP3080

Trim Equipment – LTEJAS-NEW (V21TUXW-KS1 Security, H4-ENP3060 Plastic Cover)

Wiring Enclosure

In each home, a central location must be identified for the installation of the "Wiring Enclosure" within which all wiring must be home run and terminated. Planning is required to ensure that adequate space is available for all equipment to be located in the wiring enclosure.

Approved Wiring Enclosure

- **The OnQ Legrand – 30" Plastic Enclosure with Hinged Door – Enclosure ENP3080, Cover ENP3060**

Location and Size

- Since the connection center will house equipment that has specific environmental operating requirements (like temperature and humidity), the connection center must be securely mounted in an **interior** wall inside the home within the HVAC space of the house. **DO NOT** install the components in a garage, crawl space, exterior enclosure, or fire rated wall.
- The Approved OnQ enclosure comes in one size. 14 1/3" wide and 30" high. The connection center will fit in a standard stud bay.

Power

- The connection center will house equipment that requires power. A single dedicated duplex 120VAC outlet must be installed inside the connection center, per the connection center installation instructions.
- The duplex 120VAC outlets in the connection center **MUST** be on their own dedicated breaker.

Structured Wiring Requirements

Services Entry

- One Category 6 wire, one Quad Shielded RG-6 wire and one 18/2 wire will be run from the outside of the house, where services will enter, to the connection center wiring location.
- A minimum 1" corrugated conduit with a pull string is required to be run from the service entry to the connection center.

Voice, Data, and Video Pre-Wiring

- Category 6 cables and Quad Shielded RG-6 cables will be home-run to the wiring enclosure location from any room where data, fax, computer, or telephone jacks are located.
- The following locations **are required** as a minimum:

Location	Cat6	RG6	18/2
Point of Service Entry	1	1	1
Family Room (TV Location)	1	1	
Kitchen for phone	1	0	
Master Bedroom (TV Location)	1	1	
Study (per plan)	1	1	

- Install outlets to satisfy your customer's requirements. It is recommended but not required that a minimum of one data, cable TV and phone outlet be installed in every livable space (i.e. bedrooms, family room, den, office, study, game room, etc.).

Security Wiring and System Requirements

Security Pre-Wiring

- Security pre-wiring will consist of all accessible doors and windows. All security wires will be home-run directly above the **OnQ 30" Connection Center**. In addition, a minimum of two fire-rated keypad wires should be run to the garage door and either the front door or master bedroom.

- A Cat5e or Cat6 wire should be run from the security panel to the Tuxedo touch screen for network connectivity. It is highly recommended that the Tuxedo be located at the garage or most commonly used entrance, but the location may be changed at the discretion of the builder.
- A Cat6 jumper should be run between the Honeywell security enclosure and the **OnQ 30" Connection Center** for phone line or internet monitoring.

Security Equipment (Required)

- The only approved security system is the **Ademco Vista-21IP "Digital Phone and IP Enabled Security System" included in the LTEJAS-NEW Trim Kit with Part Number V21TUXW-KS1**. The kit is only available through ADI distributors.
- The Ademco Vista 21IP must be mounted in the included Honeywell security enclosure located directly above the **OnQ 30" Enclosure**.
- Upon completion of the trim-out, the security system should be operable as a security alarm system per the manufacturer's instructions. All default programming codes should remain and should only be changed by the home buyer or home buyer's security monitoring company.

Equipment Addendum 2017

Technology is a rapidly changing industry. In order to maintain a relevant technology specification, and equipment addendum is being added to list the specific equipment required in the specification.

The following equipment is only available to purchase through ADI Distributors and represents the items included in the attached technology specification.

Rough-In

OnQ – ENP3080

Trim-Out

LTEJAS-NEW – Master kit composed of two sub-kits of:

V21TUXW-KS1

1--Vista21IPSA, Security Panel

1--TUXWIFW, Tuxedo Touch

1--747PD

1--467

H4-ENP3060

1--H4-ENP3060, Plastic Cover

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EXHIBIT "3.2"

3.2 LOT COVERAGE AND SQUARE FOOTAGE				
Lot Width	One (1) Story		Two (2) Story	
	Minimum Sq. Feet	Maximum Sq. Feet	Minimum Sq. Feet	Maximum Sq. Feet
40'	1400	2400	1400	2600
45'	1400	2400	1400	2600
50'	1500	2800	1500	3200
55'	1600	3400	1600	3600
60'	1800	3600	1800	3800
65'	2200	3800	2200	4000
70'	2400	No Limit	2400	No Limit
75' (and up)	2500	No Limit	2500	No Limit

****Garage area excluded from calculations.**

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EXHIBIT "3.4"

3.4 PLAN SPACING AND REPETITION									
ELEVATION	STREET SIDE	NUMBER OF FULL LOTS BETWEEN SAME FLOOR PLAN							
		40'	45'	50'	55'	60'	65'	70'	75'
Same	Same	3	3	3	3	3	3	3	3
Different	Same	2	2	2	2	2	2	2	2
Same	Opposite	2	2	2	2	2	2	2	2
Different	Opposite	2	2	2	2	2	2	2	2

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EXHIBIT "3.5"

3.5 PLAN WIDTH	
LOT	MINIMUM PLAN WIDTH
40'	30'
45'	30'
50'	35'
55'	40'
60'	45'
65'	50'
70'	55'
75'	60'
100'	75'

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Pages 11
06/06/2017 01:50 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$52.00

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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