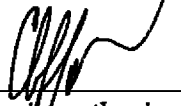


This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the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

Executed on this 15th day of March, 2019.

PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.

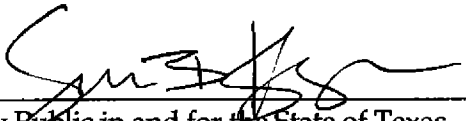
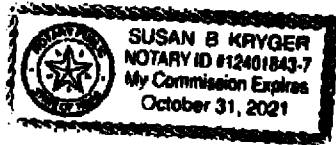
By:



Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 15th day of March, 2019 personally appeared Cliff Davis, 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-2019-103819

AMENDMENT
to the
BALMORAL DESIGN GUIDELINES

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, being all of the members of the Architectural Control Committee (“**Committee**”) of Property Owners Association of Balmoral, Inc., a Texas non-profit corporation (the “**Association**”), joined by the Developer and the Association’s Board of Directors, do by this writing approve the following amendments to the Balmoral Design Guidelines:

RECITALS:

1. The Committee previously adopted the “Balmoral Design Guidelines”, which guidelines are attached to 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. RP-2017-143054 (“**Design Guidelines**”).

2. Per Article, I, Section 1.10 of the Declaration of Covenants, Conditions and Restrictions for Balmoral, the Design Guidelines may be amended by the Developer during the Developer Control Period.

3. Pursuant to Article I, Section 1.4C.2 of the Design Guidelines, the Developer or Committee may amend or supplement the Design Guidelines at any time.

4. The Committee previously amended the Design Guidelines by instruments entitled “Resolution Adopted by Unanimous Written Consent of the Architectural Control Committee of Property Owners Association of Balmoral, Inc. regarding Amendments to Balmoral Design Guidelines” attached to the Supplemental Notices 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 Nos. RP-2017-250748, RP-2017-322849 and RP-2018-210375, respectively (the Design Guidelines, as amended, still being referred to as “Design Guidelines”).

WITNESSETH:

The Committee amends the Design Guidelines as set forth below:

1. Article III, Section 3.6, of the Design Guidelines, entitled “**Exterior Materials**”, is amended and restated to read as follows:

RP-2019-103819

3.6 Exterior Materials

As used herein, the term “**masonry**” includes brick, rock, cultured stone, real stucco (wire mesh, cement, lime based) or equal materials. Except as otherwise provided in this Section, applications of stucco finish on residential dwellings and detached garages may not exceed twenty percent (20%) of the applicable masonry requirement. A combination of masonry materials is encouraged. Brick is required to be fired clay brick. Concrete brick for use on a residential dwelling is expressly prohibited. Brick on a residential dwelling or a detached garage may be painted only if the proposal to paint the brick and the color of the paint are approved in writing by the Committee; provided that the Committee is authorized to disapprove a proposal to paint the brick on a residential dwelling or detached garage even if the paint color proposed to be used is an acceptable color, if the Committee determines, in its exclusive judgment, that painting the brick will detract from the overall appearance of the residential dwelling or detached garage based upon its design, color scheme, and/or combination of masonry materials.

Notwithstanding the foregoing, real stucco may be applied to a residential dwelling (and detached garage, if applicable) to fulfill the entire (100%) masonry requirement for that residential dwelling (and detached garage, if applicable) if approved in writing by the Committee.

The Committee will determine at the time of plot plan approval the masonry requirements for Lots. Review Section 1.2 (E) Submittal Process.

Each residential dwelling and detached garage must be clad in a minimum of sixty percent (60%) masonry (excluding eaves and fascia); this requirement is applicable to both one (1) story and two (2) story residential dwellings.

Masonry lap siding or lap siding treated engineered siding or a cementitious material (equal to Hardi-Plank or Smartsystem by LP) is a permitted exterior material; however, such siding is not considered to be masonry and will not be included in the determination of compliance with the minimum masonry percentage. Board and Batten siding, metal, reflective aluminum and vinyl siding are prohibited. Hardi-Board is prohibited. Material changes may not occur at a front outside corner of the front elevation of a residential dwelling. The technique of "shirt fronting" of masonry veneer is prohibited. Materials must wrap a minimum of two feet (2') around the side elevation. Percentages are net material /cladding and do not include openings.

1. Masonry requirements for residential dwellings on Lots backing or siding the entrance to a Section, Primary Entrance Access Roads in a Section, or to any entry monument (corner lots or entry

reserves), Reserve Lots (not entry reserves), Lake Lots, and Green Belt Lots may not be less than the following:

(a) one (1) story: seventy-two percent (72%) masonry on the front elevation, one hundred percent (100%) masonry on both side elevations and the rear elevation (excluding eaves and fascia).

(b) two (2) story: seventy-two percent (72%) masonry on front elevation, one hundred percent (100%) masonry on all elevations on the first floor (excluding eaves and fascia).

Minimum percentages are listed in the Exterior Materials Table on Exhibit "3.6" attached to these Design Guidelines.

Exposed metals must be anodized aluminum, bronze, copper, or painted galvanized steel. Copper, wrought iron, and steel ornamentation for decorative accent may be allowed only with the written approval of the Committee.

2. Article III, Section 3.8, of the Design Guidelines, entitled "**Painting**", is amended and restated to read as follows:

3.8 Paint Colors

Colors will follow minimum masonry color skip rule. Neutral earth tones or forest tones are preferred. The exterior color must also be an acceptable shade of color. Bright, primary, brilliant, pastel, iridescent colors or tones considered by the Committee to be brilliant are not permitted.

Soffit, fascia board, window and door trim and rain gutters must also be an earth tone or forest tone color; however, the shades of trim color may be deeper than the principal color of the residential dwelling. Extreme color differences or use of more than two (2) colors on a residential dwelling should be avoided.

The color scheme on the exterior of a residential dwelling may not be the same as the color scheme of a residential dwelling on an adjacent Lot or on a Lot across the street.

Unless otherwise approved in writing by the Committee, a paint color used on the exterior of a residential dwelling may not be the same as a paint color used on the exterior of a residential dwelling on an adjacent Lot or on a Lot across the street. Light, non-descript colors are less obvious adjacent to one another whereas darker colors may be obvious and disapproved for repetition on adjacent Lots.

Painting brick on a residential dwelling or detached garage is addressed in Section 3.6 of these Design Guidelines.

3. The eight paragraph of Article V, Section 5.1, of the Design Guidelines, is amended and restated to read as follows:

Area along the street is defined as the area that runs between the curb and the right-of-way (R.O.W.) of a particular Lot. On streets with a fifty foot (50') width, the distance between the curb and the sidewalk must be five feet (5'). On streets with a sixty foot (60') width the distance between the curb and the sidewalk must be six feet (6'). All plantings must be planted with the appropriate topsoil, additives and fertilizer mixtures. The use of on-site soil only is not permitted. Bare ground is prohibited. Weed barrier fabric underlayment is encouraged. All planting beds must be mulched with two inch (2") deep dark brown or black shredded hardwood mulch. Painted or dyed hardwood mulch (other than deep dark brown or black) is prohibited.

All other provisions of the Design Guidelines of the Association, as amended, remain in full force and effect.

This Amendment may be executed in multiple counterparts on different dates, which when placed together, will constitute the fully executed original instrument.

This Amendment is approved by the Developer as evidenced by the signature(s) below. To the extent necessary, Developer's signature on this document will also evidence Developer's approval of any previous amendments to the Design Guidelines including, but not limited to, amendments filed at Harris County Clerk's File Nos. RP-2017-250748, RP-2017-322849 and RP-2018-210875.

This Amendment was also approved by the Association's Board of Directors in the open session of the February 12, 2019, Board meeting as evidenced by the signature below.

This Amendment to the Design Guidelines will be effective as of the date it is recorded in the Official Public Records of Real Property of Harris County, Texas.


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

ARCHITECTURAL CONTROL COMMITTEE

By: 
Rachel Gwin

RP-2019-103819

By: 
Jeff Sheehan Linda Houston

By: 
Tim Johnson

DEVELOPER:


BALMORAL LI, LLC,
a Texas limited liability company

By: L.T. Partnership, Ltd.,
a Texas limited partnership,
its Manager

By: L.T. Management, Inc.,
a Nevada corporation,
its General Partner

By: 
Al P. Brende, President

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


As President of the Association

RP-2019-103819

EXHIBIT "3.6"

3.6 EXTERIOR MATERIALS

Total Area (excluding eaves and fascia)		
	One Story <i>Front/Side/Rear</i>	Two Story <i>Front/Side/Rear</i>
Typical Lots backing or siding Lake, Greenbelt, Reserve Primary Entrance Road, Entrance to Section, Entry Monument (corner lots or entry reserves)	72% Front 100% Side 100% Rear	72% Front 100% Side – 1 st floor 100% Rear – 1 st floor 72% Rear – 2 nd floor
All other Lots	60%	60% - Total both floors 72% Min. Front elevation

**Percentages are net material coverage and does not include openings
(i.e., windows and garage doors)**

RP-2019-103819

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Pages 9
03/15/2019 10:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$44.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2019-103819