

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the authorized representative of Sierra Vista at Canyon Gate Property Owners Association (the "**Association**"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Sierra Vista at Canyon Gate Property Owners Association", "Supplemental Notice of Dedicatory Instruments for Sierra Vista at Canyon Gate Property Owners Association" and "Supplemental Notice of Dedicatory Instruments for Sierra Vista at Canyon Gate Property Owners Association" recorded in the Official Public Records of Real Property of Brazoria County, Texas under Clerk's File Nos. 2017050032, 2017050875 and 2017054665 (the "**Notice**"), which Notice was 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 Sierra Vista at Canyon Gate Property Owners Association regarding Amendments to Sierra Vista 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 Brazoria 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 Notice is a true and correct copy of the original.

Executed on this 4th day of December, 2017.

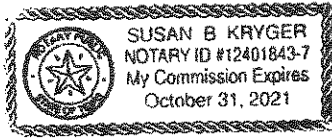
SIERRA VISTA AT CANYON GATE PROPERTY
OWNERS ASSOCIATION

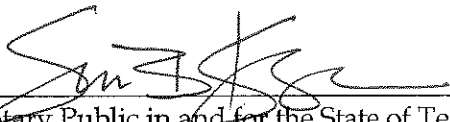
By: 

Rick S. Butler, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 4th day of December, 2017 personally appeared Rick S. Butler, authorized representative of Sierra Vista at Canyon Gate Property Owners Association, 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

**RESOLUTION ADOPTED BY UNANIMOUS
WRITTEN CONSENT OF THE ARCHITECTURAL CONTROL COMMITTEE
of
SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
regarding
AMENDMENTS TO SIERRA VISTA DESIGN GUIDELINES**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

We, the undersigned, being all of the members of the Architectural Control Committee of Sierra Vista at Canyon Gate Property Owners Association, a Texas non-profit corporation (the "**Association**"), do by this writing approve the following amendment to the "Sierra Vista Design Guidelines" ("**Design Guidelines**") filed under the "Notice of Dedicatory Instruments for Sierra Vista at Canyon Gate Property Owners Association" recorded in the Official Public Records of Real Property of Brazoria County, Texas under Clerk's File No. 2017050032:

1. Section 2.4.11, entitled "Model Home Park Sidewalks", is added to Article II of the Design Guidelines to read as follows:

2.4.11 Model Home Park Sidewalks

The Builder is required to construct a sidewalk generally parallel to the street in front of the Lot and, in the case of a corner Lot, generally parallel to the side street, in the Model Home Park at the time the residential dwelling is constructed. The sidewalks must comply with the requirements set forth in these Design Guidelines.

2. Article III, Section 3.6 of the Design Guidelines, entitled "Exterior Materials", is amended to read as follows:

The term "**masonry**", as used in this Section 3.6, includes brick, rock, cultured stone, real stucco (wire mesh, cement, lime based) and LP ArmorStrand featuring DRYVIT TAFS 3 System (Stucco Finish) or equal materials (in lieu of real stucco). Applications of Stucco Finish may not exceed twenty percent (20%) of the 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. The Committee will determine at the time of plan approval the masonry requirements for a Lot.

1. Lots at a Section Entrance: The residential dwelling on a Lot in a Gated or Non-Gated Section that backs up to or sides a Primary Entrance Access Road, or sides an entry Monument, whether a one (1) story or two (2) story residential dwelling, must be one hundred percent (100%) masonry, unless otherwise approved in writing by the Reviewer/Designee.

2. Gated Section Lots: The residential dwelling on a Lot in a Gated Section must be at least sixty percent (60%) masonry, with the remainder being either a continuation of the previous materials or Masonry Lap Siding/Hardi-Siding or Smartside Smart System, unless otherwise approved in writing by the Reviewer/Designee.
3. Non-Gated Section Lots: The residential dwelling on a Lot in a Non-Gated Section must be at least fifty percent (50%) masonry, with the remainder being either a continuation of the previous materials or Masonry Lap Siding/Hardi-Siding or Smartside Smart System, unless otherwise approved in writing by the Reviewer/Designee.
4. Lake Lots in either a Gated or Non-Gated Section: The residential dwelling on a Lake Lot in a Gated or Non-Gated Section must be one hundred percent (100%) masonry for the ground floor. If a two (2) story residential dwelling, at least sixty percent (60%) of the entire residential dwelling must be masonry as follows: one hundred percent (100%) for the first (1st) story and ten percent (10%) minimum for the second (2nd) story for a total of sixty percent (60%) coverage. For a two (2) story residential dwelling, the remainder may be either a continuation of the previous materials or Masonry Lap Siding/Hardi-Siding or Smartside Smart System, unless otherwise approved in writing by the Reviewer/Designee.

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.

3. The requirements relating to front yard trees set forth in Exhibit "5" of the Design Guidelines are amended as follows:

50' Lot and Under	51' Lot - 64' Lot	65' Lot and Over
<u>Interior Lot</u>	<u>Interior Lot</u>	<u>Interior Lot</u>
1 tree - 4" caliper - Evergreen Hardwood of a type included on the Master Plant List	1 tree - 4" caliper - Evergreen Hardwood of a type included on the Master Plant List and 1 tree - 4" caliper of a type included on the Master Plant List	1 tree - 4" caliper - Evergreen Hardwood of a type included on the Master Plant List and 2 trees - each with a 4" caliper and of a type included on the Master Plant List
<u>Corner Lot</u>	<u>Corner Lot</u>	<u>Corner Lot</u>
Same requirements as an Interior Lot	Same requirements as an Interior Lot	Same requirements as an Interior Lot
<u>Lake Lot</u>	<u>Lake Lot</u>	<u>Lake Lot</u>
Same requirements as an Interior Lot	Same requirements as an Interior Lot	Same requirements as an Interior Lot

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
SIERRA VISTA AT CANYON GATE PROPERTY
OWNERS ASSOCIATION**

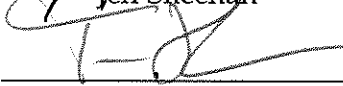
DATE: 12/4/17

By: 
Rachel Gwin

DATE: 12/4/17

By: 
Jeff Sheehan

DATE: 12/4/17

By: 
Tim Johnson

FILED and RECORDED

Instrument Number: 2017060054

Filing and Recording Date: 12/04/2017 04:38:55 PM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-juanita