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VICTORIAN VILLAGE TOWNHOUSE CORPORATION

MEETING OF THE BOARD OF DIRECTORS

SEPTEMBER 15, 2014

20140462608
10/14/14 RP1 \$40.00

20140414212
09/16/2014 RP2 \$40.00

**RESOLUTION TO ADOPT RULES AND REGULATIONS REGARDING
INSTALLATION OF PATIO COVERS**

The undersigned, being a duly authorized representative of VICTORIAN VILLAGE TOWNHOUSE CORPORATION (the "Association"), a Texas Non-Profit Corporation, pursuant to Chapter 22 of the Texas Business Organizations Code and the Texas Property Code, adopted the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of Victorian Village Townhouses as described in the Declaration of Covenants, Conditions and Restrictions for Victorian Village Townhouse Corporation filed May 29, 1967 under Film Code No. 073-39-1322 and County Clerk's File No. C507184 and Amended Declaration of Covenants, Conditions and Restrictions for Victorian Village Townhouse Corporation filed December 15, 2009 under County Clerk's File No. 20090566130 in the Official Public Records of Real Property of Harris County, Texas, and all amendments thereto (hereinafter collectively the "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations for the administration of the Association and Victorian Village Townhouses, the maintenance, management, operation, use, conservation, and beautification of Victorian Village Townhouses, and the health, comfort, and general welfare of the occupants of Lots, pursuant to state law and its governing documents; and

WHEREAS, it is the desire of the Board of Directors to adopt Rules and Regulations Regarding Installation of Patio Covers to address several problematic issues which have arisen at Victorian Village Townhouses; and

NOW, THEREFORE, BE IT RESOLVED, in consideration of the above factors and others, upon careful consideration and deliberation, with all motions being correctly proposed and seconded, the VICTORIAN VILLAGE TOWNHOUSE CORPORATION, acting through the Board of Directors, hereby adopts the Rules and Regulations Regarding Installation of Patio Covers attached hereto as Exhibit "A" and incorporated herein for all purposes.

Dated: September 15, 2014

VICTORIAN VILLAGE TOWNHOUSE
CORPORATION, a Texas non-profit corporation,
acting through its President

By: Charles L. McWilliams
Charles L. McWilliams, President


10/14/14
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THE STATE OF TEXAS §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

Charles L. McWilliams, as President of VICTORIAN VILLAGE TOWNHOUSE CORPORATION, acknowledged this instrument before me on the 15th day of September 2014.




Notary Public in and for the State of Texas

RETURN TO:

SEARS | BENNETT | LLP
ATTORNEYS AT LAW
9700 RICHMOND AVENUE, SUITE 222
HOUSTON, TEXAS 77042



11-092-98-2497

RULES AND REGULATIONS REGARDING INSTALLATION OF PATIO COVERS

SPECIFICATIONS FOR INSTALLATION OF A PATIO COVER AT VICTORIAN VILLAGE TOWNHOUSES

Any application for a patio cover at Victorian Village Townhouses (hereafter "VV1") must include either a picture or a contractor's sketch clearly and accurately describing the completed installation of the patio cover by the vendor. Included should be a complete list of all material to be utilized. The application must specify all wood, aluminum and/or metal type and sizes. *Please include actual color or stain sample. Color charts do not accurately illustrate the actual final color shade.* Color may be any pastel color that blends well with the painted colors of your townhouse or any shade of brown that blends well with the brown color of the carport structure and/or with the approved brown stain of the fences and storage sheds. Pictures of covers installed by previous owners or approved by previous Boards is not be an acceptable sketch of the patio or example of material to be used.

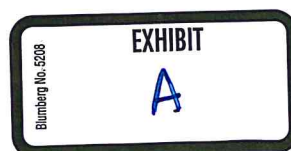
If the cover is to be installed on a patio that has a second story overhang (see Detail Drawing #1), the patio roof must extend 3" maximum under the overhang with a 3" clearance between structures. This will allow for future repairs to either structure as well as allow for exit from any interior fans. The patio roof must be flat roof design only with sufficient pitch to allow 2/3 degree minimum for water runoff. The patio cover roof must extend 4" maximum over the carport roof with a 1" clearance between structures.

Any cover installed on a patio that has no second floor overhang (see Detail Drawing #2) may have the patio cover roof at a height not to exceed 8'-6" (102" total) on the townhouse side of the cover with a minimum of 1.5" clearance between the patio cover roof and the outer wall of the unit. A continuous rubber seal (or similar material) may be installed to cover the gap to prevent rain from running down the unit wall. Everything else same as above.

The width of the patio cover roof and structure is limited to a minimum of 6" from the patio cover roof to the fence that divides the patio from the neighbors patio on one side, and is limited to a minimum of 42" from the patio cover roof to the fence that divides the patio from the neighbor on the other side. The side of the patio that has the minimum of 42" clearance will be the side that the A/C unit is located (see Detail Drawing #3).

The patio cover may not be connected to, or supported in any way by either the unit structure or the carport roof and/or structure. The patio cover *must be free standing*.

Material utilized and installation method must be strong enough to support workers to stand on the patio cover roof to make any necessary repairs to the back of the townhouse.



Any approval for installation of a patio cover will be provisional pending a final inspection by members of the Victorian Village Townhouse Corporation Board of Directors to verify compliance in all ways with the submitted picture, sketch, drawings, colors and list of materials. Upon completing verification of compliance, final approval will be issued. The Board of Directors reserves the right to force removal or tear down of any patio cover which does not comply with the submitted picture, sketch, drawings, colors and list of materials.

After final approval, the cover will be the sole responsibility of the owner as to any future maintenance or repairs.

Note: Tent like structures or framed structures with fabric roofs are not acceptable patio covers. Any existing patio covers of this type will be grandfathered provided that proof is presented showing that a prior Board approved the structure. Retractable umbrellas can be utilized on patios as long as their height does not exceed the height of the carport roofs.

Note: Satellite dishes, antennas, etc. are not allowed to be mounted to the patio cover. The best solution for a satellite dish is to mount it on a stand on the patio side that has the 42" clearance from the patio cover roof to the fence.

Additional Information

Any post cover installation such as additional lighting may be allowed if the type of lights and wiring is rated for exterior use. Sodium lighting would be recommended as this type has a heavy current draw given the present number of items using the same 20 amp circuit (i.e. carport light, storage shed light, patio light, electrical outlet on the patio, kitchen light, etc.). Any wiring run must be installed properly; the patio wall may not be used as a path to the electrical outlet. A support beam would be acceptable as a wiring path.

Existing
structure

(Townhouse)

2" maximum
with bottom of
Patio cover Raft
overlaid
2" and

3" minimum clearance

= OPTIONAL SUPPORT
(DEPENDS ON MATERIAL UTILIZED)

ROOF COVER SHED ROOF
PATIO STORAGE SHED
WITH 4" MAX. SLUM

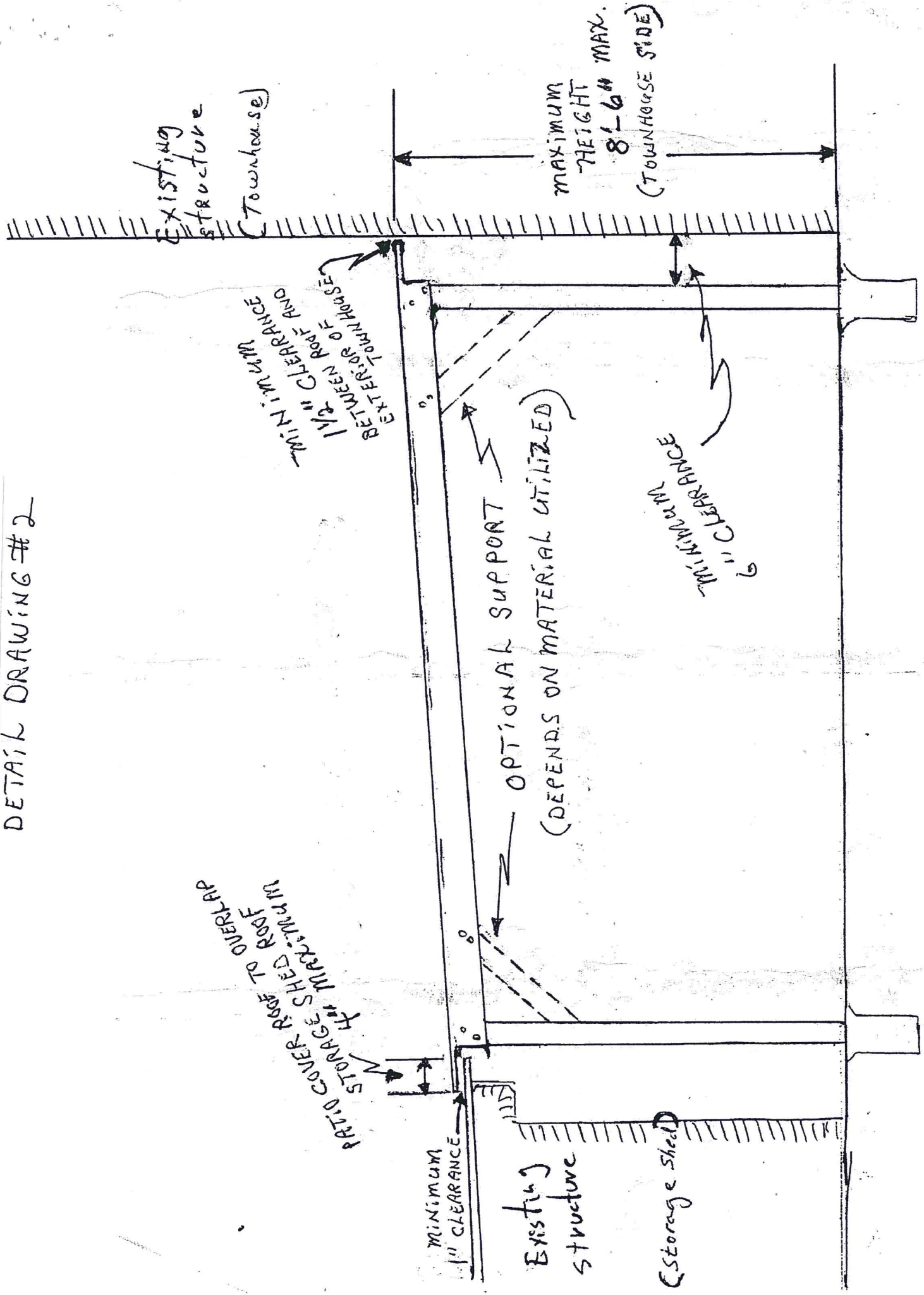
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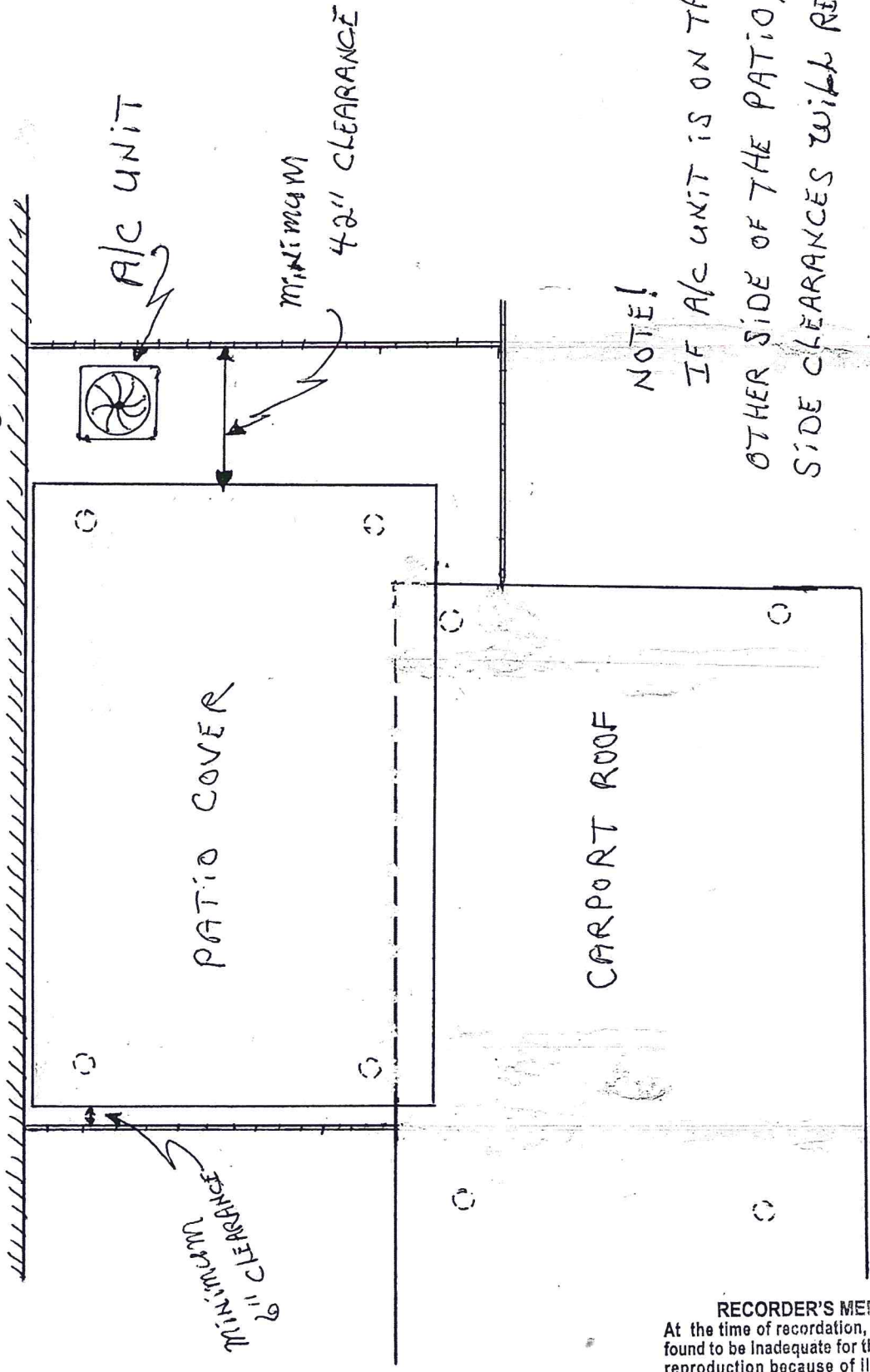
Existing structure

(Storage shed)

DETAIL DRAWING #2



EXISTING STRUCTURE (TOWNHOUSE)



NOTE!
IF A/C UNIT IS ON THE
OTHER SIDE OF THE PATIO, THE
SIDE CLEARANCES WILL REVERSE.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

2014 SEP 16 AM 9:28

Stan Stanout
COUNTY CLERK
HARRIS COUNTY, TEXAS

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

SEP 16 2014



Stan Stanout
COUNTY CLERK
HARRIS COUNTY, TEXAS

EB92-06-260 4H

FILED

2014 OCT 14 PM 3:18

Stan Stansitt
COUNTY CLERK
HARRIS COUNTY, TEXAS

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OCT 14 2014



Stan Stansitt
COUNTY CLERK
HARRIS COUNTY, TEXAS

11 092-98-2584