

ASSOCIATION SECRETARY'S CERTIFICATION OF DOCUMENTS  
For  
WEST AIRPORT HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS       §

The undersigned is the Secretary and Keeper of Records for West Airport Homeowners Association, Inc. (Hereafter referred to as "Association"), a Texas non-profit corporation first set forth and described in the "*Declaration of Covenants, Conditions and Restrictions for Fondren Southwest Southmeadow Patio Homes Section One, Section Two, and Section Six,*" recorded in the Harris County Real Property Records under file numbers F719583, 115-85-0860, and 115-85-0888, hereby certifies that the attached is a true and correct copy of the Association document

for  
file

Guidelines for Patio Covers

IN WITNESS WHEREOF, the undersigned executes this certification:

Executed this the 7<sup>th</sup> day of November, 2013.

Signature: Donald O. Scott

Name: Donald O. Scott

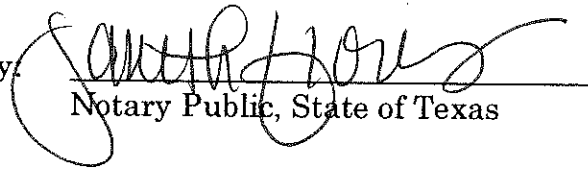
Title: President

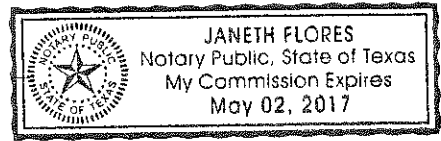
ACKNOWLEDGEMENT

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STATE OF TEXAS       §  
                                          §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this the 7<sup>th</sup> day of November, 2013, by Donald O. Scott, a director for West Airport Homeowners Association, Inc.,

By:   
Notary Public, State of Texas



**AFTER RECORDING PLEASE RETURN TO:**  
Randall Management  
6200 Savoy, Suite 420  
Houston, Texas 77036

## West Airport Homeowners Association GUIDELINES FOR PATIO COVERS

The Declaration of Covenants, Conditions and Restrictions ("deed restrictions") for the West Airport Homeowners Association require that any exterior addition or alteration be submitted in writing in advance to the Architectural Control Committee ("ACC") for review.

The following guidelines have been developed by the Board of Directors and the ACC to assist residents in complying with the deed restrictions regarding patio covers. A *Home Improvement Request* form must be submitted to and approved by the ACC prior to the construction of any patio cover. In addition, the resident is responsible for obtaining any necessary building permits prior to construction.

Adherence to these guidelines will usually result in the prompt approval of a request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of construction. Each request is reviewed on a case-by-case basis. **Failure to submit a request in advance may result in the owner incurring unnecessary expense to modify or remove the patio cover.** Any patio cover not approved in writing by the ACC will be considered a violation of these Guidelines until it is removed or specifically approved by the ACC.

### LOCATION

Patio covers may not encroach into any utility easements without written approval from all utilities with access to the easement. No encroachment is allowed into front, rear or side building setback lines. Patio covers must be situated on the lot to provide drainages solely onto the owner's lot. If a proposed solid patio cover is less than five (5) feet away from a side or rear lot line, the ACC will require that it be guttered with down spouts.

### DIMENSIONS

The maximum height of patio covers is generally nine (9) feet measured from ground level. However, in no case may the top of the patio cover be higher than the roof of the house to which it is attached. There is no absolute maximum or minimum width or depth for the cover other than what will physically fit in the allowed locations. However, size will be a consideration of the ACC relative to the patio cover's appearance to neighbors.

### MATERIALS

Any wood used on the improvement must be weather-resistant such as cedar, redwood, or wolmanized pine.

Patio covers may have a variety of roof materials and designs such as composition shingles, wood slats, wood lattice or aluminum with a factory paint finish. Shingles must match the house shingles in color, style and weight. Fiberglass covers of any color or shape are specifically prohibited. Corrugated metal covers are specifically prohibited.

The color of factory painted aluminum panels must match or compliment the house colors. Any wood on the patio cover and underlying structure may be painted to match the house colors, stained a natural wood color, treated with a substantially clear wood preservative or left raw to weather naturally.

FILED

2013 DEC 20 AM 9:34

*Stan Stewart*  
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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

DEC 20 2013



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS