

ADDITIONAL DEDICATORY INSTRUMENTS
for
NASSAU BAY HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Trisha Taylor Farine, who, being by me first duly sworn, states on oath the following:

"My name is Trisha Taylor Farine, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the Attorney/Agent of NASSAU BAY HOMES ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

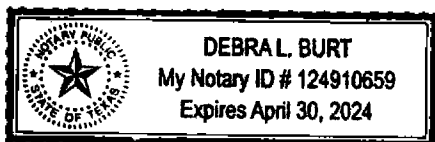
Home Elevation Guidelines

DATED this 22nd day of July, 2021.

NASSAU BAY HOMES
ASSOCIATION, INC.

BY: Trisha Taylor Farine
Trisha Taylor Farine, Attorney/Agent

SUBSCRIBED AND SWORN TO BEFORE ME by the said Trisha Taylor Farine, on this the 22nd day of July, 2021.



Debra L Burt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:
DAUGHTRY & FARINE, P.C.
17044 El Camino Real
Houston, Texas 77058

RP-2021-421386

Nassau Bay Homes Association Home Elevation Guidelines

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| 1. Submit ARA application SUPPORTING DOCUMENTS |
| a. Requires current copy of survey showing all easements, set backs and building lines |
| b. Architect or contractor drawings showing what the home will look like following elevation. Drawing/s should show any changes to driveways, sidewalks, windows, door ways and garages. Any changes to external footprint must be shown, to scale, on the survey. |
| c. Color samples of split face CMU, stone or stucco color to be submitted |
| d. Two (2) color samples/chips for any external painting that will be performed |
| e. Drawings and color samples of any other changes not covered above |
| f. GC, or architect can file ARA, but it is the home owner's responsibility to ensure it is filed, receives approval and is followed. |
| 2. Requirements to comply with supplement to deed restrictions. |
| a. Flow through area enclosed, on three (3) sides, front, right, and left elevations must be walled with limited exceptions. The entire completed structure needs to be 51% masonry or natural stone. (Masonry is fired blocks held together by mortar.) Masonry can be Concrete Masonry Unit (CMU) with stone veneer, stucco, split, ground or other approved architectural finished CMU block. All finishes require samples to be submitted. |
| b. Stairs and stairways. Spandrel must be masonry and fully enclosed. Open wooden stairs will not be permitted in front, with limited exceptions. Same masonry material selections as listed above apply. Stair treads can be poured concrete. Basic wooden stairs provided by the FEMA elevation grant are not acceptable as final stairs. refer to 2b |
| c. Stairs and landings cannot exceed 6' past the building line based on the survey. Individual cases requiring additional encroachment will be considered for architectural or aesthetic purposes. |
| d. Facing of garage doors. Any garage additions in the flow through area will follow the guidelines in the deed restrictions for the block and section where the home is located. Front facing garages will not be allowed unless specifically listed in the deed restrictions for that section. |
| e. Bare gray block CMU is not allowed. CMU will require stone veneer or stucco. Painted CMU block will not be allowed. Architectural or Split face CMU will be considered. |
| f. Cement Fiber Board, such as Hardie products, do not meet requirements for masonry construction. |
| g. Louvers are not allowed unless installed to look like windows. They will require a minimum knee wall of 32" or 4 courses of CMU block, minimum. |
| h. Columns |
| i. All structural columns should be behind flow through chain walls |

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| <p>ii. If exposed, they must be wrapped in stone veneer, laid with the same split/ground face CMU, or stucco.</p> |
| <p>iii. Bare grey block CMU is not allowed on exposed columns.</p> |
| <p>3. Deviations</p> |
| <p>a. Once an ARA is approved, no deviations are allowed unless a new, or amended, ARA is submitted and approved. NO construction may proceed until the new ARA is approved.</p> |
| <p>b. Homeowner agrees to notify HOA office 10 days prior to completion per the deed restrictions. At this time an ARA review will be conducted to determine whether the house is in compliance with the deed restrictions and the ARA. Any deviations from the approved ARA (S) will be noted and must be corrected within 30 days.</p> |
| <p>c. It is the homeowner's responsibility to ensure approved ARA's are followed. The homeowner will be held liable for compliance and will incur any and all costs to bring home into compliance with the approved ARA. Nassau Bay Home Owners Association will utilize any and all legal remedies granted by the deed restrictions, bylaws and the State of Texas to ensure compliance with the approved ARA(s). This includes the costs to correct, legal fees, court costs and any other reasonable expenses incurred to bring the home into compliance with an approved ARA(s).</p> |
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Pages 4
07/26/2021 04:49 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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