

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:

New Build Guidelines (Updated April 3, 2023)

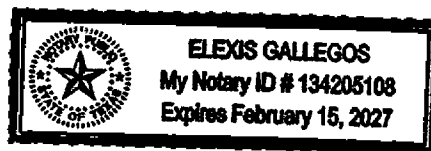
DATED this 3rd day of April, 2023.

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 3rd
day of April, 2023.

Elexis Gallegos
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2023-116981

Nassau Bay Homes Association New Build Guidelines

1. Submit New Build Architectural Review Application (ARA)
<i>Your contractor/architect can fill out the ARA for you. However, you are liable for all information listed herein. You must initial and sign the form before submitting it to the HOA office. Forms not initialed and signed will be denied.</i>
2. Site Plan Requirements <i>Provide Digital PDF files</i>
a) Current copy of survey that shows all easements, set backs and building lines. <i>Hand-drawn survey will not suffice. Survey should be an original sealed property survey.</i>
c) Site Coverage- must include setbacks, easements, and rite-of-ways. Must also include required construction fencing, dumpster and temporary sanitary facilities.
d) Building Locations <i>must include detached garage or mother in-law suite if applicable</i>
e) Driveway and sidewalks
f) Parking/garage area
g) Exterior lights on building(s) AND required yard light
h) Fencing details
3. Architectural Plans <i>Provide Colored Digital PDF files</i>
a) Dimensional floor plans, renderings and drawings. <i>Plans must clearly show all sides of the home (front, rear, left, right). Plans must be submitted in color.</i>
b) All building elevations with heights
c) Roof Plan
d) Foundation Plan
4. Landscape and Site Drainage Plan <i>Provide Digital PDF files</i>
a) Grading and drainage plan sealed by an engineer showing that all storm water will flow to a proper place of disposal away from adjoining properties.
b) Landscape lighting
c) Large plants such as shrubs and hedges must be shown on a plan to ensure there will be no encroachment on adjoining property lines and/or blocking a vehicle driver's view for corner lots.
5. Exterior Materials Spec Sheet/Display Board
a) Filled out "Construction Materials Spec Sheet" provided to you by Nassau Bay Homes Association. Include manufacturer spec sheet for all materials.
<i>The ACC may request physical samples of any exterior material to be used on the finishes of the home.</i>
6. Fees and Deposits paid
a) \$500 New Build ACC Processing Fee
b) Annual maintenance fee must be current
7. Deviations and On Site Review
a) Once an ARA is approved, no deviations are allowed.
b) If a deviation is required, a new, or amended ARA must be submitted and approved before any construction may proceed.
c) Homeowner agrees to notify HOA office immediately at the point of 75% completion. At this time a post construction ARA review will be conducted. Any deviations from the approved ARA(S) will be noted and must be corrected within 30 days.

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d) 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 Homes Association, Inc 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).

8. Design Requirements to Comply with Supplement to Deed Restrictions:

a) Flow through area enclosed, on three sides, front, right, and left 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.

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 thorough 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 to be installed to look like windows. They will require a minimum knee wall of 32" or 4 courses of CMU block, minimum.

H) Columns: all structural columns must be behind flow through chain walls, if exposed they must be wrapped in stone veneer, laid with the same split/ground face CMU, or stucco. Bare grey CMU is not allowed on exposed columns.

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Pages 4
04/03/2023 04:03 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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