

WINDSOR PARK LAKES  
SECTION SEVEN  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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*57*  
*g*

THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS           §

THAT WINDSOR PARK ESTATES, LTD., a Texas limited partnership, hereinafter referred to as Declarant, being the owner of that certain 14.084 acres of land out of the J.N.O. Smith Survey, A-691 Harris County, Texas which has been subdivided into that certain subdivision known as WINDSOR PARK LAKES, SECTION SEVEN, ("Subdivision"), according to the plat of said Subdivision recorded under Film Code No. 530017 of the Map Records of Harris County, Texas (the "Plat"), intending to create and carry out a uniform plan for development of the lots in WINDSOR PARK LAKES, SECTION SEVEN, for the benefit of the present and future owners of said lots, does hereby impose the following reservations, restrictions, agreements, covenants and easements to apply uniformly to the use, occupancy and conveyance of all lots in WINDSOR PARK LAKES, SECTION SEVEN, and each contract or deed which may be hereafter executed as to any lots (individually, a "Lot", collectively the "Lots") in WINDSOR PARK LAKES, SECTION SEVEN. Such lots shall be held subject to the following reservations, restrictions, covenants and easements, regardless of whether said reservations, restrictions, covenants and easements are specifically referred to or not in said contract or deed. *ill*

24-28-2006

ARTICLE I  
DEFINITIONS

- A. "Architectural Control Committee" shall mean and refer to Windsor Park Lakes, Section Seven Architectural Control Committee provided for in Article III hereof.
- B. "Association" shall mean and refer to Windsor Park Lakes Homeowners Association, Inc., a non-profit corporation, its successors and assigns, provided for in Article VII hereof.
- C. "Common Facilities" shall mean and refer to all existing and subsequently provided improvements upon or within the Common Properties, for the use and benefit of all Owners in the subdivision except those as may be expressly excluded. By way of illustration, Common Facilities may include, but not be necessarily be limited to the following: structures for recreation, storage or protection of equipment; fountains; statuary; sidewalks; common driveways; landscaping; swimming pools; tennis courts; boat ramps; and other similar and appurtenant improvements. References herein to "the Common Facilities (any Common Facility) in the Subdivision" shall mean and refer to Common Facilities as defined respectively in this Declaration and all Supplemental Declarations.
- D. "Common Properties" shall mean and refer to the subdivision streets and the Reserves as shown on the Subdivision Plat, together with such other property as the Association may, at any time or from time to time, acquire by purchase or otherwise, subject, however, to the

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easements, limitations, restrictions, dedications and reservations applicable thereto by virtue of prior grants or dedications by Declarant, Declarant's predecessors in title or those from whom the property is purchased. References herein to "the Common Properties in The Subdivision" shall mean and refer to Common properties as defined respectively in this Declaration and all Supplemental Declarations.

E. "Declarant" shall mean and refer to Windsor Park Estates, Ltd., its successors and assigns.

F. "Developer" shall mean and refer to Windsor Park Estates, Ltd., its successors and assigns.

G. "Lot" and/or "Lots" shall mean and refer to the Lots shown upon the subdivision plat. Reference herein to "the Lots" in "the Subdivision" shall mean and refer to Lots as defined respectively in this Declaration and all Supplemental Declarations.

H. "Member" and/or "Members" shall mean and refer to all those Owners who are members of the Association as provided in Article VII, together with all the Owners in the Subdivision who are members of the Association as provided in all other Supplemental Declarations.

I. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation and those having only an interest in the mineral estate. References herein to the "Owners in the Subdivision" shall mean and refer to Owners as defined respectively in this Declaration and all Supplemental Declarations.

J. "Properties" shall mean and refer to all of Windsor Park Lakes, Section SEVEN, which shall be covered by this Declaration.

K. "Subdivision" shall mean and refer to the Properties and any additional properties which may hereafter be brought within the scheme of this Declaration pursuant to the provisions set forth herein and hereafter brought within the jurisdictions of the Association.

L. "Subdivision Plat" shall mean and refer to the map or plat of Windsor Park Lakes, Section Seven, recorded under Film Code No. 576006 of the Map Records of Harris County, Texas, and any recorded replat thereof.

M. "Supplemental Declaration" shall mean and refer to any Supplemental Declaration of Covenants, Conditions and Restrictions bringing additional property within the scheme of this Declaration under the authority provided in Article XI. Provisions set forth in "all (any) Supplemental Declarations" shall be deemed to relate to the respective properties covered by such Supplemental Declarations.

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**ARTICLE II**  
**RESERVATIONS, EXCEPTIONS AND DEDICATIONS**

A. The Subdivision Plat dedicates for use as such, subject to the limitations set forth therein, the streets and easements shown thereon. The Subdivision Plat further establishes certain restrictions applicable to the Properties, including, without limitation, certain minimum set back lines, and all dedications, limitations, restrictions shown on the Subdivision Plat as incorporated herein and made a part hereof as if fully set forth herein, and shall be construed as being adopted in each and every contract, deed or conveyance executed or to be executed by or on behalf of Declarant or Developer, conveying said property or any part thereof, whether specifically referred to therein or not.

B. Developer reserves the easements and rights-of-way as shown on the Subdivision Plat for the purpose of constructing, maintaining and repairing system or systems of electric lighting, electric power, telegraph and telephone line or lines, gas, cable television, sewers, or any other utility Developer sees fit to install in, across and/or under the Properties.

C. Developer reserves the right to make changes in and additions to the above easements for the purpose of most efficiently and economically installing the improvements.

D. Neither Developer nor any utility company using the easements herein referred to, shall be liable for any damages done by them or their assigns, their agents, employees or servants to fences, shrubbery, trees, or flowers or other property of the Owner situated on the land covered by said easements.

B. *It is expressly agreed and understood that the title conveyed by Developer to any Lot or parcel of land within the Properties by contract, deed or other conveyance shall be subject to (1) any easement affecting same for roadways or drainage, water, gas, cable television, sewer, electric light, electric power, telegraph, telephone or other utility purposes and shall convey no interest in any pipes, lines, poles or conduits, or in any utility facility or appurtenances thereto, constructed by or under Developer or any easement Owner, or their agents through, along or upon the premises affected thereby, or any part thereof, to serve said land or any other portion of the Properties and (2) the right of Developer, its successors and assigns, to maintain repair, sell or lease such easements to any municipality, or other governmental agency or to any public service corporation or to any other party (and such right is hereby expressly reserved).*

**ARTICLE III**  
**ARCHITECTURAL CONTROL COMMITTEE**

A. Construction plans, specifications and a plot plan showing the location of any structure or improvements, landscaping, easements, and building lines must have been submitted to and approved by the Architectural Control Committee (sometimes described as the "Committee"), its successors or assigns, as to compliance with these restrictions, as to quality of material, harmony of external design with existing and proposed structures and as to location with respect to topography

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and finish grade elevation before any building or improvements of any character shall be erected or placed, or the erection begun on Lot.

B. The Committee will be appointed by the Developer. Upon the death or resignation of any member of the Committee, the Developer will have the full authority to designate a successor. No member of the Committee, nor its representative, shall be entitled to any compensation for services performed pursuant to this Declaration, nor shall any member of the Committee be personally liable for any act relating to approval or disapproval of construction plans and specifications or the enforcement of any of the restrictions. The Committee hereby agrees to assign its rights to approve or disapprove plans and specifications, locations of structures, construction contracts, permitted deviations and all other documents or approvals required to be submitted to it, to the Architectural Control Committee created by and controlled by the Association, or its designees, when One Hundred Percent (100%) of all of the Lots in Windsor Park Lakes, Section Seven are occupied by residents. Portions of the Architectural Control Committee's right of approval may be transferred to the Association prior to One Hundred Percent (100%) of the Lots being occupied at the sole discretion of the Developer.

C. In the event that within thirty (30) days after receipt of the required documents, the Committee fails to approve or disapprove the plans and specifications submitted, approval shall not be required, and the related covenants set out herein shall be deemed to have been fully satisfied provided that an affidavit stating such facts, and also stating that the submitted plan is in compliance with all terms of these deed restrictions, is completed by the party requesting such approval, is filed in the Real Property Records of Harris County, Texas, and is delivered to the Committee by certified mail. In instances where, in its judgment, such deviations will result in a more commonly beneficial use, the Architectural Control Committee, at its sole discretion, is hereby permitted to approve deviations in building location and such other deviations from the terms of this Declaration as are herein expressly authorized to be permitted by the Committee. Such approval must be granted in writing, and recorded in the Real Property Records of Harris County, Texas, and when given, will become a part of these restrictions. Such approval shall not indicate the Committee's approval for any other purposes and shall not be construed as any representation by the Committee as to, or responsibility for, the design or quality of the improvements or the ultimate construction thereof. The Architectural Control Committee, at its sole discretion, is hereby authorized to establish standards beyond the restrictions set herein on items including, but not limited to, house elevations, landscaping, sidewalk construction, garage placement, exterior materials and colors, roofing and grading.

#### ARTICLE IV. USE OF LOTS

A. Buildings. All buildings shall be designed by a registered architect or a member in good standing of American Institute of Building Design or Texas Institute of Building Design. No building shall be constructed, altered, or permitted to remain on any Lot for other than single family residential purposes. No single-family residential dwelling (a "Dwelling"), which may include servants quarters, shall be constructed on less than one Lot. The Dwelling is not to exceed three (3) visible stories in height with a maximum height of all stories not to exceed forty feet (40') in height

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and shall include a private garage for not less than two (2) nor more than four (4) automobiles. Three story exterior walls are not permitted. Any three-story structures will be subject to approval by the Architectural Control Committee. If a Dwelling is to be constructed upon a lot along with portions of adjacent lots, the Architectural Control Committee may waive the side lot line setback requirements as to the lot line which is crossed by such Dwelling.

B. **Accessory Buildings.** The Architectural Control Committee may also allow at its sole discretion, an accessory building ("Accessory Building") to be constructed on a Lot in addition to a Dwelling, provided the Accessory Building has a maximum height from the ground to the top of the roof lines of ten (10') feet and satisfies the requirements herein expressed for Accessory Buildings. Any Accessory Building shall adhere to building line requirements and shall be placed behind the primary dwelling on the Lot. Accessory Buildings shall also comply with the Building Materials provisions of this document.

C. **Prohibited Activities.** Except as herein referred to, no activity, whether or not for profit, which is not related to single family residential purposes, shall be performed on any Lot. No noxious or offensive activity shall be permitted upon any Lot, nor shall anything be done on any Lot which may be or become an annoyance or nuisance to the neighborhood. No fireworks or firearms shall at any time be discharged in the Subdivision. As long as it owns any property in Windsor Park Lakes Section Seven, the Developer may maintain in or upon such portions of the property as the Developer determines, such facilities as in its sole discretion may be necessary or convenient, including but not limited to, offices, sales offices, construction offices, storage areas and signs. Under the provisions of this section, real estate offices, builders' sales offices, builders' business offices, residential sales company offices and real estate brokers' offices are specifically prohibited without the express written consent of the Developer.

D. **Temporary Structures.** Except as expressly provided in this Declaration, no structure of a temporary character, trailer, tent, shack, barn, garage or other out-building shall be used on any Lot at any time as a residence temporarily or permanently, nor shall any temporary residence or other temporary structure be moved onto any Lot.

E. **Signage.** Signs of any kind shall not be displayed to the public view on any Lot except one sign per Lot of not more than five (5) square feet advertising the property for sale and except signs used by the Developer and by the original builders of any Dwelling to advertise the property during the construction and sales period. Developer, its assigns, or the Association, will have the right to remove any such sign exceeding the five (5) square feet which is placed on any Lot and in so doing shall not be subject to any liability trespass or other tort in connection therewith or arising with such removal.

F. **Parking and Prohibited Vehicles.** No motor vehicles or non-motorized vehicle, boat, trailer, marine craft, recreational vehicle, camper rig off of truck, hovercraft, aircraft, machinery, or equipment of any kind may be parked or stored on any part of any Lot, easement, or right-of-way, unless such vehicle or object is completely concealed from public view inside a garage or enclosure approved by the Architectural Control Committee. Passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (a) are in operating condition; (b) have current license

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plates and inspection stickers; (c) are in daily use as motor vehicles on the streets and highways of the State of Texas; (d) which do not exceed six feet six inches (6' 6") in height, or eight feet (8') in width, or twenty-four feet (24') in length; and (e) have no commercial advertising located thereon, may be parked in the driveway on a Lot, however, no vehicle shall be parked so as to obstruct or block a sidewalk or upon any portion of the grassed areas or yard. No vehicle may be repaired on a Lot unless the vehicle being repaired is concealed from view inside a garage or other approved enclosure. This restriction shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, repair or maintenance of a house or houses in the immediate vicinity; provided, however, Owners or occupants of Lots may seek a temporary variance from this restriction for their guests; however, any such request for a variance must receive the prior approval of the Board of Directors of the Association. The Board of Directors of the Association may adopt additional Rules and Regulations regulating parking on the streets in the Properties.

G. **Oil and Mining Activity.** Oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall not be permitted upon or in any Lot, nor shall any wells, tanks, tunnels, mineral excavations of shafts be permitted upon or in any Lot or Common Properties of the Subdivision. Derricks or other structures designed for use in boring for oil or natural gas shall not be erected, maintained or permitted upon any Lot or Common Properties of the Subdivision. With respect to all mineral interests in the land of which the subdivision is comprised, Developer, for itself and its successors and assigns, hereby waives all surface rights.

H. **Animals.** Animals, livestock or poultry of any kind shall not be raised, bred or kept on any lot except that no more than two (2) household pets may be kept outdoors provided that they shall not become a nuisance and are not kept, bred or maintained for commercial purposes. Pets shall be kept quiet so as not to disturb any persons. No pet shall be permitted outside the owners' yard unleashed at any time. In addition to the two (2) outdoor pets above, fish and birds or other small household pets may be kept indoors provided that they do not disturb any persons in the neighborhood.

I. **Garbage and Refuse.** Lots shall not be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in enclosed sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and concealed from the public.

J. **Mailboxes.** Mailboxes shall be set two on one post for use by two adjacent homeowners. The Architectural Control Committee shall select the design of said mailboxes and shall determine placement of said mailboxes. All mailboxes shall be black and mailbox posts will all be of the same design. Homeowners shall provide their own mailboxes and shall be responsible for maintenance and/or replacement as necessary, keeping the mailboxes painted and in a good state of repair at all times.

K. **Exterior Lighting.** All exterior lighting on all houses and on all lots shall be approved by the Architectural Control Committee. No exterior lighting may shed light onto other Properties or into residential dwellings in such a manner that creates a nuisance. Except for traditional holiday decorative lights, which may be displayed for one (1) month prior to and one (1)

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month after any commonly recognized holiday for which such lights are traditionally displayed, all exterior lights must be approved by the Architectural Control Committee.

L. **Window Treatments.** No window in any Dwelling or other improvement that is visible from any other Lot or a street may be covered with any aluminum foil or other reflective material. Window coverings must be compatible with the design of the Dwelling and the overall appearance of the Properties and from the exterior must be neutral or white if visible from the street. The Architectural Control Committee shall have the sole authority to determine whether particular window coverings are compatible with the design and color of the Dwelling and the overall appearance of the Properties.

M. **Exterior Paint.** The exterior surfaces of buildings, fences or walls located in the Properties shall not be painted or stained unless the Architectural Control Committee gives its prior written approval of the color of paint or stain to be used; such approval is required even when painting with the existing color. The purpose of this covenant is to maintain harmony of the exterior paint colors of the buildings throughout the Properties. Iridescent colors or tones considered to be brilliant are not permitted. Accordingly, the Architectural Control Committee shall not be obligated to approve any color of exterior paint that is different from the original paint applied to the exterior of the buildings. Any perimeter fence or wall shall be maintained in its natural state.

N. **Subdivision of Lots.** Declarant hereby expressly reserve the right to replat any Lot or Lots owned by Declarant in accordance with all applicable subdivision and zoning regulations.

O. **Chimneys.** All chimneys shall require decorative upper level chimney shrouds. The Architectural Control Committee shall have sole authority to approve the design and color of the shroud.

**ARTICLE V.  
LOCATION OF IMPROVEMENTS**

A. **Dwellings**

(1) Dwellings shall face the street on which the Lot on which they are located has the smallest frontage.

(2) Dwellings shall not be located on any Lot nearer to the lot lines than the minimum corresponding building set back lines shown on the recorded plat. No house or other allowed structure may be built on a lot except within the building lines shown below:

Front Building Line - Twenty-five feet (25') back from the front property, except stated otherwise on the final recorded plat.

Side Building Line - Five feet (5') back from each side lot line.

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Rear Building Line - The rear utility easement on all lots not backing to the lake. Twenty Five feet (25') from the rear property line on all lots backing to the lake, except an allowed detached accessory building may be twenty feet (20') from the rear lot line.

(3) An Accessory Building permitted by the Architectural Control Committee shall be subject to the foregoing restrictions except that such Accessory Building shall not be taller than ten (10') from the ground and may not be located closer than ten feet (10') from any side lot line.

(4) The first floor plate line on the sides of the buildings shall not exceed twelve feet (12') in height. The height of the predominant portion of the slab shall be between eighteen inches (18") and thirty inches (30") above the crown of the street.

**B. Garages and Driveways**

(1) The Architectural Control Committee shall specify and approve in writing the location of all garages and driveways.

(2) Each residential structure shall be accompanied by a garage structure which will contain no less than four hundred square feet (400 sq. ft.) which shall have no more than three (3) single garage doors or one (1) double garage door and one (1) single garage door facing the street. Each house shall have a garage, which shall accommodate a minimum of two (2) and a maximum of four (4) automobiles. In no event shall any garage structure where the garage doors face the front building line be more than eight feet (8') nearer to the front building set back line than the front most wall of the main residential structure excluding the garage. The garages shall be attached or connected to the main structure unless otherwise approved by the Committee.

(3) Porte cocheres, mock porte cocheres and/or similar architectural shadowing effects shall be required in front of all garage doors facing the street and within twenty-five (25') feet of the front building line. When a three-car garage faces the street, the third bay shall be on a different plane from the first two single doors (or one double door) by a minimum of three (3') feet. Driveway access into the garage must permit movement of one car in and one car out while another car is parked outside the garage. All driveways must face the street address side of the lot. No garage door shall face the side street side line of a corner lot.

(4) All driveways shall front on the street address side of the Lot. No driveway shall be nearer than two feet (2') to the side lot line. The driveway proper shall be no more than Fifteen (15') feet wide at the point of intersection with the street; however, the apron may widen appropriately to facilitate ingress and egress.

(5) All driveways shall be constructed with materials specifically approved by the Architectural Control Committee, which approval must be obtained in writing before commencement of driveway construction. All driveways shall be of interlocking concrete pavers. The quality, color and appearance of the interlocking concrete pavers to be used and the use of any other material must be specifically approved in writing by the Architectural Control Committee.

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C. Other Structures

- (1) No basketball goals shall be permitted in front of the front building line or within three (3') feet of any side lot line.
- (2) Portable basketball goals must be kept concealed from the street when not being used.
- (3) No fence, wall, hedge, pergola, basketball goal, or other detached structure may be erected, grown or maintained on any part of any lot between the building set back line and the adjoining street(s) unless approved by the Architectural Control Committee. Any wall, fence or hedge erected as protective screening on a Lot by Developer or by any original builder of any building shall pass ownership with title to the Lot, and it shall be Owner's responsibility to maintain such protective screening thereafter.
- (4) No freestanding flagpole may be erected on any Lot.
- (5) No improvements including, but not limited to, a spa or pool shall be built within twenty feet (20') of the rear property line except a deck built within the specifications set by the Architectural Control Committee. No deck within ten feet (10') of the side property line shall have any portion extending more than two feet (2') above the ground.

D. Sidewalks

Four foot (4') wide sidewalks shall be required for each lot parallel to each street and placed between seven feet (7') and eleven feet (11') off the back of the curb and shall be of interlocking concrete pavers. The Architectural Control Committee shall issue specifications for building sidewalks. The curbs on the street shall not be broken for any reason. The Owner of the applicable Lot shall be responsible for maintaining the sidewalk in a condition of good repair, even if the sidewalk is located within the right-of-way area adjacent to such Lot.

E. Minimum Square Footage within Improvements

The air-conditioned livable area of each Dwelling shall not be less than twenty-five hundred (2,500) square feet for a one-story house and twenty-eight hundred (2,800) square feet for a two-story house. The square footage shall be determined by measuring to the outside of the exterior walls.

F. Building Material

All construction plans submitted for approval by the Architectural Control Committee must specify the color and type of materials of which the structure will be built. Unless the Architectural Control Committee otherwise agrees in writing, the exterior finish of any portion of a structure facing a street must only be brick, stone or other masonry material (collectively "Masonry Material").

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All homes and garages shall have a minimum of ninety-eight percent (98%) masonry exterior. The Architectural Control Committee must approve any exception. Exceptions will generally be granted only if there is an area of the house where the structure cannot support brick, in which case the Architectural Control Committee will approve the siding material to be used. Unpainted aluminum finish windows shall not be permitted.

#### G. Roofing Material

The roofs of all buildings shall be constructed or covered only with materials specifically approved by the Architectural Control Committee, which approval must be obtained in writing before commencement of roof construction, covering or recovering. All roofs shall be of clay tile, concrete tile, slate or seamed metal. The Architectural Control Committee shall specify the quality, color, appearance and weight of roofing materials to be used and the use of any other material shall be specifically approved in writing by the Architectural Control Committee.

#### H. Fences

(1) **Materials.** Fences must only be constructed of brick, concrete, wood or wrought iron. No chain link, concrete, metallic or plastic fences shall be built. The portion of any fence which is constructed within twenty five feet (25') of the front building set back line, parallel to the front building set back line must only be constructed of brick or wrought iron. A "wrought iron" fence may be made of wrought iron, steel or aluminum as long as it has the appearance of wrought iron.

(2) **Wood Fences.** All wood fences between lots shall be six feet six inches (6' 6") tall and shall consist of six inch (6") pickets, a capboard and a four inch (4") kickboard. All wood fences shall comply with Architectural Control Committee specifications. No wood fence on a side yard may extend closer to the front of the lot than three feet (3') behind the main structure of the Dwelling.

#### I. Special Restrictions Regarding the Lake

Lots 1-14, Block 2, are designated as Lakefront Lots. In addition to the General Restrictions in this document, the following restrictions shall apply to Lakefront Lots.

(1) No wall, fence, planter, hedge, or other screening device of any type whatsoever shall be constructed or permitted anywhere in the rear yard or side yard area without the prior written consent of the Architectural Committee.

(2) No item of any type or character, including, but not limited to vegetable or herb gardens, rock gardens, additional landscaping, hammocks, swings, statuary, swing sets or similar play equipment, basketball goals or other athletic equipment, boats or boating equipment, pools, clothes drying equipment, dog houses, dog runs, or other pet enclosures, signs, retaining walls or other structure or improvement or things which, in the sole discretion of the Architectural Control

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Committee, tends to detract from the appearance of the lake, shall be permitted nearer than twenty five feet (25') to the rear lot line separating such Lot from the lakefront without the prior written approval of the Architectural Control Committee.

(3) There shall be no alterations to the bulkheads originally constructed by the Declarant, except upon the prior written consent of the Architectural Control Committee. The Association shall maintain and repair the bulkhead unless such bulkhead is damaged by an individual Owner who shall then be responsible for the repairs. (If damage is caused by an individual owner, such repairs may be undertaken by the Association and the cost of same charged-back against the Owner's account as an assessment, if not promptly paid upon an invoice being sent to the Owner.) The Association shall have a perpetual easement and right-of-way onto the applicable Lot for the purposes of maintaining, repairing, demolishing, and rebuilding the bulkhead.

(4) Maintenance and management of the lake is the responsibility of the Association. The Architectural Control Committee shall have complete authority (requiring advance written consent) over what is built on or in the vicinity of the lake. Owners shall be permitted to build a dock on the water adjoining their Lot, provided the plans and specifications for such dock are approved in writing in advance by the Architectural Control Committee. The dock shall not extend more than eighteen inches (18") above the water. Any improvements constructed on the dock will not exceed eighteen inches (18"). No railings or roofs shall be permitted. The dock shall not be built within twenty feet (20') of the side property line, and not extend any further than 10' off the bulkhead. Any improvements or construction undertaken on or in the vicinity of the lake shall be undertaken in strict compliance with all requirements of any applicable governmental entity or agency and all required permits shall be obtained, in addition to obtaining the prior written consent of the Architectural Control Committee as set forth herein above.

(5) No objects or materials of any kind shall be thrown in the lake, nor shall any trash be disposed of in the lake.

(6) No swimming pool, spa, or whirlpool shall drain or discharge in the lake.

(7) Owners may use only those boats on the lake, which are not powered by any type of internal combustion engine; and provided further, any boat used on the lake must be approved in writing by the Association in advance of such boat being launched onto the lake. No boat may be stored or left outdoors when not in use. No one using a boat shall trespass on any homeowner's property on the lake. No internal combustion model boats shall be operated on the lake. Electric and wind powered model boats may be operated on the lake, provided they do not disturb others.

(8) There shall be no skiing, windsurfing, or swimming permitted on the lake.

(9) Fishing shall be permitted on the lake; however, the Association shall determine the minimum fish size and the maximum number of fish which may be caught per household per day, as well as the type of such fish. The Association shall be entitled to amend such

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Deputy  
**GABRIEL S. INFANTE**

maters to keep the lake well stocked. There shall be no fish cleaning permitted on or in the immediate vicinity of the lake. Those fishing must have all required fishing licenses.

(10) Owners may not place waterfowl, fish, plants, or other items into or on the lake. The Association has the sole responsibility for the placement, removal, and maintenance of all such items in the lake.

(11) No manual, electric or gas powered pump shall be permitted to draw lake water for any homeowner's private use.

(12) Chemicals, fertilizers, and pesticides shall not be permitted within ten feet (10') of the bulkhead.

(13) The Association and/or the Declarant/Developer shall not be responsible for any loss, damage, or injury occurring in or around the lake by any person, including, without limitation, owners, their guests, family, invitees, and agents. To the fullest extent permitted by applicable law, each Owner shall and does hereby agree to indemnify, protect, hold harmless, and defend the Association and the Declarant/Developer, and their respective heirs, legal representatives, members, partners, agents, employees, officers, directors, shareholders, parents, and subsidiaries, from and against all action, suits, judgments, liabilities, and expenses, including courts costs and attorneys' fees of any nature, kind or description (including, without limitation, claims for property damage, injuries to or death of any person or entity, including, but not limited to, employees, agents, and sub-contractors of the Association, and personal representatives, family members, guests, or other third parties), directly or indirectly arising out of, or caused by or in connection with, or resulting from (in whole or in part), the use of the lake, the waterfalls, the other Common Facilities, and/or the Common Properties.

(13) The Board of Directors of the Association shall be entitled to publish and enforce such additional rules, or amendments to the above rules, pertaining to the Lakefront Lots, and/or the lake, as may from time-to-time be deemed to be in the best interest of the Subdivision, at the Board of Directors sole discretion.

J. Grass, Shrubby and Landscaping. Prior to the sale thereof, the builder or Owner of each Lot with a residence thereon shall solid sod with grass the area between the Dwelling and the curb line(s) of the abutting street(s). All lakefront lots will be fully sodded front and back. All grass, plants, and shrubs shall be maintained by the Owner of the Lot. The grass, plants, shrubs and trees shall be of a type and within standards approved by the Architectural Control Committee. The landscaping requirements of the Architectural Control Committee may be revised from time-to-time.

K. Trees

On or before the occupancy of each dwelling ("Occupancy"), the owner of each Lot shall plant between the sidewalk and the front face of the house, trees as specified in this Article V, Section K. All Lots shall be planted with 2 trees except Lot One in Block 1 which shall be planted

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with 4 trees. Trees planted within this described space shall be of a hardwood variety and shall have a minimum trunk size of 4 inches in diameter. Hardwood is defined as a deciduous tree. It will be acceptable to plant two (2) softwood trees with minimum trunk sizes of 4 inches in diameter in lieu of one (1) hardwood tree. Softwood is defined as an evergreen tree (cone bearing type) or Palms. Palm trees will be either Washingtonia Filifera, Sabal Texanum or Phoenix Canariensis.

On or before the Occupancy, the owner of each Lot shall also plant between the curb and the sidewalk Windmill Palm trees whose number and location shall be specified by the Architectural Control Committee. Each tree planted in satisfaction of this requirement shall be a minimum overall size of 4 feet in height or larger. Spacing of these Windmill Palms shall be a minimum of thirty feet (30') and no more than forty-five feet (45') apart. Permanent lawn grass shall be planted under these trees and the space between sidewalk and curb.

All required planted trees which are not installed in a timely manner or which subsequently die or are uprooted for any reason must be planted or replaced within one growing season following the occurrence or omission involved.

**L. Lot Grading and Drainage**

After the conveyance of each Lot or Lots from the Developer, each Lot must be graded and maintained in such a manner so as to permit all water from all sources to drain naturally into the street storm sewer system that sides on or fronts each respective Lot. No Lot may be graded in such a manner as to permit water runoff to drain or flow onto or across any adjacent Lot, nor shall any Lot be graded or maintained in such a manner as to allow the accumulation of standing water. Any outside drainage system shall be built to end behind the curb. Said systems shall not drain to the lake. Swimming pool backwashes shall not drain water to the street.

**M. Visual Obstructions at the Intersections of Public Streets**

Nothing which obstructs sight lines at elevations between two (2) feet and six (6) feet above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five (25') feet from the intersection of the street property lines or extensions thereof shall be placed, planted, or permitted on a corner Lot.

**N. Antennae and Satellite Dishes**

(1) Antenna or Satellite Dish in Excess of One Meter (39 inches). No antenna or satellite dish which exceeds one meter (39 inches) in diameter is permitted on any Lot.

(2) Antenna or Satellite Dish of One Meter (39 inches) or Less, and Other Antennas and Related Masts. An antenna or satellite dish of one meter (39 inches) or less, and other antennas and related masts are permitted to be placed on a Lot provided any such item must comply with all of the below set forth minimum conditions. Further, the Association must receive written notification at its then current address from the Owner of the applicable Lot, on or before the installation of any antenna, satellite dish and related mast provided for in this Section. Such

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**GABRIEL S. INFANTE**

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notification must include the type and color of antenna, satellite dish, and any related mast to be installed, and the method, manner, and site of installation. The site must be shown in a plot plan.

If the Owner of a Lot proposes to install an antenna, satellite dish and any related mast provided for in this Section in any manner whatsoever which does not strictly comply with the below set forth minimum conditions, such Owner must submit an application to the Architectural Control Committee and obtain the written approval of the Architectural Control Committee's decision, the Architectural Control Committee shall consider such factors as it deems appropriate, in its reasonable discretion. The application to the Architectural Control Committee must be made on a form approved by the Architectural Control Committee and contain such information as may be required by the Architectural Control Committee, including a statement which specifically described the manner in which it is proposed that such antenna, satellite dish and related mast will vary from such minimum conditions. The Architectural Control Committee shall endeavor to make its decision regarding the proposed antenna, satellite dish and any related mast on an expedited basis within seven (7) days after receipt by the Architectural Control Committee of the completed application and all information required therein. The granting of a variance from such minimum conditions shall in no way affect the Owner's obligation to comply with all governmental laws and regulations and other regulations affecting the Lot concerned.

(3) Minimum Conditions. In addition to the foregoing requirements, no antenna, satellite dish, or any related mast shall be erected, constructed, placed, or permitted to remain on any Lot unless such installation strictly complies with the following minimum conditions:

(a) The antenna, satellite dish and any mast must be located to the rear one-half (1/2) of the Lot and must serve only improvements on the particular Lot in which it is located.

(b) To the extent feasible, the antenna, satellite dish and any mast, including its base and anchoring structure, shall not extend above the roofline of the house located on the Lot and shall not be visible from the frontage street or any adjoining street.

(c) To the extent feasible, no antenna, satellite dish or mast shall be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any Lot.

(d) The antenna, satellite dish and any mast must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions; however, no guy wires or similar mounting apparatus will be allowed.

(e) No advertising slogans, logos, banners, signs or any other printing or illustration whatsoever shall be permitted upon or be attached to the antenna, satellite dish or mast.

(f) No satellite dish or antenna shall ever be used for the transmission of any signal whatsoever and said antenna or satellite dish shall be for the purpose of receiving only normal signals through airwaves for television viewing purposes only.

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(g) No antenna or satellite dish shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the Subdivision.

(h) The antenna, satellite dish and any mast shall be one solid color only, either white or black or shades of either brown gray or tan.

(i) Each Lot shall be permitted to have no more than one antenna or satellite dish and any related mast, as applicable, for each category of the following categories of video programming providers, to-wit: direct broadcast satellites, multi-channel multi-point distribution (wireless cable) providers, and television broadcast station.

O. Utility Easements

For installation and maintenance of utilities, easements are reserved as shown and provided for on the recorded plat and as they may appear in the records of the Harris County Clerk's Office, and no structure shall be erected upon any of said easements. Neither Developer nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants, to shrubbery, trees, flowers, grass or other improvements located on the land covered by said easements.

P. Underground Electric Distribution System

An Underground Electric Distribution System will be installed in that part of the Subdivision designated herein as Underground Residential Subdivision, which underground service area embraces all of the Lots which are platted in the Subdivision. The owner of each Lot containing a single dwelling unit, at his or its own costs, shall furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electric Code) the underground service cable and appurtenances from the point of the electric company's metering at the structure to the point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. Developer, at the request of the electric company, has either by designation on the plat of the Subdivision or by separate instrument granted necessary easements to the electric company, in the location and of a size designated by the electric company, providing for the installation, maintenance and operation of its electrical distribution system and also has granted to the various homeowners reciprocal easements providing for access to the area occupied by and centered on the service wires of the various homeowners to permit installation, repair and maintenance of each homeowner's owned and installed service wires. In addition, the Owner of each Lot containing a single dwelling unit, shall, at his or its own cost, furnish, install, own and maintain a meter loop (in accordance with the then current Standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for each dwelling unit involved for so long as underground service is maintained in the dwelling unit involved. For so long as underground service is maintained in the underground Residential Subdivision, the electric service to each dwelling unit therein shall be

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underground, uniform in character and exclusively of the type known as single phase, 120/240 volt, three wire, 60 cycle, alternating current.

The provisions of the preceding paragraph also apply to any future residential development in Reserve(s) shown on the plat of the Subdivision, if any, as such plat exists at the execution of the agreement for underground electric service between the electric company and Developer or thereafter.

**Q. Lot Maintenance and Maintenance of Improvements**

The Owners or occupants of all Lots (inclusive of adjacent easement areas) shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and shall not use any Lot or portion thereof for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted or permit the accumulation of garbage, trash or rubbish of any kind thereon. The drying of clothes in full public view is prohibited, and the Owners or occupants of any Lots at the intersection of streets or other facilities where the yard or portion of the Lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen from public view, the drying of clothes, yard equipment, wood piles or storage piles which are incident to the normal residential requirements of a typical family. The Owners or occupants of all Lots shall maintain all structures and improvements thereon in a condition of good repair. All such structures and improvements shall be maintained so as to avoid any unsightly conditions, including painting same as necessary to maintain in an attractive manner.

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**ARTICLE VI.  
COMMUNITY MAINTENANCE**

**A. Assessments**

An annual maintenance assessment payable in advance on January 1 or each year for the purpose of creating a fund for the operation of an entity to be know as the Windsor Park Lakes Homeowners Association, Inc. (the "Association"), a non-profit corporation, shall be imposed on each Lot. The maintenance assessment shall commence with the date of conveyance of such Lot by the Builder, its successors and assigns. The owner, for each Lot owned within the subdivision, hereby covenants, and each owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant to pay to the Association (1) annual assessments ("Assessment") and (2) other charges ("Charges") provided for herein below. Annual Assessments shall be established and collected and other Charges shall be collected as hereinafter provided. All past due maintenance assessments shall bear interest from the due date until paid at an annual rate not to exceed the applicable statutory usury limits. The annual assessments and other charges, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which such Assessment of charge is made. However, the aforesaid lien is expressly subordinate and inferior to any first mortgage lien on any Lot in the Subdivision. In addition to the Charge on the land, each such Assessment or Charge, together with interest, costs and reasonable attorneys' fees, shall be the personal obligation of the person who was

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shall be in favor of the Association and shall be for the benefit of all other Lot owners. The Association, acting on behalf of the Lot owners, shall have the power to bind for the interest foreclosed at foreclosure sale and to acquire, hold, lease, mortgage and convey the same.

**C. Expenditures**

The maintenance fund shall be applied, insofar as it may be sufficient (with priority given to maintenance of the lake and surround reserve, esplanades, restricted reserves, recreational facilities, common open areas, and aesthetic features located within county right-of-way), toward the payment for maintenance of streets paths, parkways, cul-de-sacs, esplanades, vacant Lots, lighting, fogging, employing of security guards, policemen and workmen, enforcement of these restrictions, and any other things necessary or desirable in the opinion of the Association to maintain or improve the property or which it considers to be of general benefit to the owners or occupants of the property covered by these restrictions, it being understood that the judgment of the Association in the expenditure of said fund shall be final as long as said judgment is exercised in good faith.

**ARTICLE VII.  
THE ASSOCIATION**

**A. Membership**

Every person or entity who is a record owner of any Lot of Lots (an "Owner") shall be a member of the Association (a "Member"). No Owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

Other lands may hereafter be annexed into the jurisdiction of the Association in the manner herein described. If annexed, the Owners of Lots in each future section so annexed, as well as all owners subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Properties that may become subject to the jurisdiction of the Association as a result of such annexation, and the facilities thereon, and shall be entitled to the use and benefit of the maintenance fund, hereinabove set forth, provided that each Lot in any future section shall be impressed with and subject to Assessments and Charges imposed hereby. Such additional stage of development may be annexed in accordance with the provisions of Article XI, upon a merger or consolidation of the Association with another association. The Common Properties may be transferred to a surviving association, or alternatively, the properties, rights, and obligations of another association may be consolidated with those of the association pursuant to a merger. The surviving or consolidated association shall administer the restrictions established by this Declaration, together with the covenants, conditions and restrictions applicable to the properties of the other association as one schema. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration, except as agreed to by an eighty percent (80%) vote of the Owners of the Association.

**B. Voting Class**

The Association shall have two classes of voting membership:

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\_\_\_\_\_  
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(1) **Class A Membership.** Class A Members shall be all Owners, except Developer, and each shall be entitled to one vote for each Lot. When more than one person holds an interest in any Lot, all such persons shall be Members and the vote of such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one Lot.

(2) **Class B Membership.** Class B Members shall be the Developer who shall be entitled to nine (9) votes for each lot owned.

Class B membership shall cease and be converted to Class A membership on the happenings of either of the following two events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership, or

(b) The fifteenth (15th) anniversary date of this Declaration.

C. **Authority**

Windsor Park Lakes Homeowners Association, Inc., a non-profit corporation, shall be organized pursuant to the laws of the State of Texas, and all duties, obligations, benefits, liens, and rights hereunder in favor of the Association shall vest in said corporation. Windsor Park Lakes Homeowners Association, Inc. shall be an independent entity and has no connection with the Windsor Park Estates Homeowners Association, Inc.

The Association may make whatever rules or by-laws it may choose to govern the organization, provided that same are not in conflict with the terms and provisions hereof.

Subject to the provisions below, every Member shall have a common right and easement of use and enjoyment in the Common Properties for the purposes for which the Common Properties are created, and such right and easements shall be appurtenant to and shall pass with the title to every Lot. All Owners shall be members of the community swim and tennis club.

The rights and easements of enjoyment created hereby in favor of the Members shall be subject to the rights and easements now existing or hereafter created in favor of Developer or others as referred to or provided for in this Declaration, and shall also be subject to the following provisions:

(1) The Association shall have the right to borrow money and with the consent of Members entitled to cast no less than two-thirds (2/3) of the aggregate of the votes of both Classes of Members to mortgage the Common Properties.

(2) The Association shall have the right to take such steps as are reasonably necessary to protect the Common Properties against foreclosure of any such mortgage.

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(3) The Association shall have the right to suspend the enjoyment rights of any member for any period during which any Assessment or other amount owed by such Member to the Association remains unpaid.

(4) The Association shall have the right to establish reasonable rules and regulations governing the Members' use and enjoyment of the Common Properties, and to suspend the enjoyment rights of any member for any period not to exceed sixty (60) days for any infraction of such rules and regulations. Accordingly, the Association shall assume responsibility for making and enforcing rules for the use of limited access gates, the lake, and the swimming and tennis facilities.

(5) The Association shall have the right to assess and collect the assessments provided for herein and to charge reasonable admission and other fees established by the Association for the use of any facilities which are a part of the Common Properties.

(6) The Association shall have the right to dedicate or convey all or any part of the Common Properties to any public authority for such purposes and subject to such conditions as may be agreed to by the Association.

(7) The Association shall have the right to rent or lease any part of the Common Properties for the operation (for profit or otherwise) of any service activity intended to serve a substantial number of Owners, with the consent of Members entitled to cast not less than two-thirds (2/3) of the aggregate of the votes of both Classes of Members voting in person or by proxy, at a meeting duly called for this purpose.

**ARTICLE VIII.  
ENFORCEMENT**

The covenants, reservations, easements and restrictions set out herein are for the benefit of the undersigned, its successors and assigns, and equally for the benefit of the Association and of any subsequent Owner of a Lot or Lots in Windsor Park Lakes, Section Seven, and their heirs, executors, administrators and assigns. Accordingly, all of the covenants, reservations, easements and restrictions contained herein shall be construed to be covenants running with the land, enforceable at law or in equity, by any one or more of said parties.

**ARTICLE IX.  
SEVERABILITY**

The invalidity, abandonment or waiver of any one of these covenants, reservations, easements or restrictions shall in no way affect or impair the other covenants, reservations, easements and restrictions, which shall remain in full force and effect.

**ARTICLE X.  
AMENDMENT TO THE ABOVE RESTRICTIONS**

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The covenants and restrictions of this Declaration shall run with and bind the land for a term of forty (40) years from the date that this Declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by the Owners of not less than sixty-six and two-thirds percent (66 2/3%) of the Lots and thereafter by an instrument signed by the owners of not less than fifty-one percent (51%) of the Lots. The Developer, its successors and assigns, may within five (5) years from the date of this Declaration, amend these covenants and restrictions without the Association's approval when, in its opinion, such amendment will beneficially affect the overall plan of the development for the Subdivision. This may be done without the approval of the Association. Any amendment must be recorded in the Office of the County Clerk of Harris County, Texas. In no event shall the number of Lots be increased. In no event may this Declaration be amended, nor may the Architectural Control Committee grant a variance, to reduce this Declaration's requirements with respect to the minimum square footage of a Dwelling or with respect to the requirement that no Dwelling shall be constructed on less than one Lot, except by an instrument signed by the Owners of not less than one hundred percent (100%) of the Lots.

ARTICLE XI  
ADJACENT PROPERTY

The Subdivision is a part of a larger tract or block of land owned by Developer. While Developer may subdivide other portions of its property, or may subject the same to a declaration such as this Declaration, Developer shall have no obligation to do so, and if Developer elects to do so, any subdivision plat or declaration executed by Developer with respect to any of its other property may be the same as or similar or dissimilar to any subdivision plat covering the Subdivision, or any part thereof, or to this Declaration as Developer shall, in its sole discretion, desire. Any such additional subdivided property or properties may be annexed into the jurisdiction of the Association at the sole election of the Developer. Any such annexed property or properties shall be subject to a declaration providing for a uniform rate of Assessments with the Lots covered by this Declaration and with such reservations, restrictions, covenants, and easements as shall be compatible with such matters as set forth herein.

Executed effective the 28<sup>th</sup> day of March, 2005.

WINDSOR PARK ESTATES, LTD., a Texas limited partnership

By: Academy Development, Inc., its general partner

By: Jamie Trapolino  
Jamie Trapolino, Vice President

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Harris County, Texas

Gabriel S. Infante Deputy  
GABRIEL S. INFANTE

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2005, by Jennie Trapolino, Vice President of Academy Development, Inc., general partner of Windsor Park Estates, Ltd., a Texas limited partnership, on behalf of said entities.



Deke C. Hays  
Notary Public

1-918-64-688 22

After Recording Return to:

Lana Herff  
10410 Windermere Lakes Blvd.  
Houston, Texas 77065

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COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in the number Sequence as 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 on

APR - 5 2005



Beverly B. Kaufman  
COUNTY CLERK  
HARRIS COUNTY TEXAS

FILED  
05 APR - 5 PM 12:10  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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