

RIATA RANCH HOMEOWNERS ASSOCIATION, INC.  
Resolution Regarding Storage Building Guidelines

I, the President of RIATA RANCH HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, do hereby certify that a regular meeting of the Board of Directors was held on this the 8<sup>th</sup> day of June, 2010, with a majority of directors being present and remaining throughout and being duly authorized to transact business, the following resolution was duly made and approved:

WHEREAS, the Board of Directors is empowered to govern the affairs of the Homeowners Association by exercising all powers, duties and authority not reserved to the membership, pursuant to Article II of the By-Laws; and

WHEREAS, the Board of Directors is empowered to administer and enforce the Association's deed restrictions, pursuant to Article III Section 3.5 of the Declaration; and

WHEREAS, the Board of Directors is responsible to oversee the operation of the Architectural Control Committee, interpret the ACC Guidelines, communicate ACC requirements and specifications to homeowners, and enforce adherence to the ACC regulations, pursuant to Article IV of the Declaration; and

WHEREAS, the Board of Directors desires to establish a Storage Building Guideline policy in accordance with Section 209 of the Texas Property Code and enforce effectively and impartially;


NOW, THEREFORE, BE IT RESOLVED THAT the Storage Building Guidelines will be enforced through the following:

1. **Approval must be received in writing** by the Architectural Review Committee prior to construction of a Storage building, or any improvement to your property.
2. Storage Buildings must not exceed **8 feet wide by 10 feet deep by 8 feet tall**. No deviation from these dimensions will be allowed.
3. **Only one (1) storage building will be permitted** in a resident's backyard and must be placed inside the building lines and inside the easements.
4. Street view of storage buildings is PROHIBITED.
5. If lot size does not allow placement of storage building behind the house, **the building must be constructed of the same material as the house, roofing shingles must match, and siding/wood trim must be painted one color to match the primary color of the house.**
6. Any storage building constructed prior to April, 2000, whereby written approval was received from the Architectural Review Committee, will be allowed by the Association as it pertains to the dimensions and materials of the storage building. However, the paint color of the storage building must match the primary color of your home.

Correspondence is mailed to the last known address of the homeowner according to Association records. The cost of deed restriction enforcement steps is paid by the Association and charged back to the account of the delinquent owner for reimbursement to the Association

IN WITNESS OF the adoption of this resolution, it is executed to be effective immediately. It shall remain in full force and effect upon all homeowners, residents and guests perpetually, unless amended or rescinded by the Board of Directors in a formal vote. In the event of any conflict in resolutions adopted, the document with the latest date shall prevail.

Dated this the 8<sup>th</sup> day of June, 2010

  
\_\_\_\_\_  
Drew Lapps, President

FILED FOR RECORD  
8:00 AM

DEC 29 2011

  
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.

DEC 29 2011



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS