

**CYPRESS TRAILS COMMUNITY IMPROVEMENT
ASSOCIATION ARCHITECTURAL REVIEW POLICY**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS the CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS chapter 209 of the Texas Property Code was amended, specifically, adding Section 209.00505 thereto regarding the Architectural Review Authority; and

WHEREAS, the Board of Directors (“Board”) of the Association desires to establish a policy for the Architectural Review Committee consistent with the Section identified above in order to provide clear and definitive guidance to property Owners.

NOW, THEREFORE, the Board has duly adopted the following, *Architectural Review Policy*.

- (a) “Architectural Review Authority” means the governing authority for the review and approval of improvements within Cypress Trails which is the Architectural Control Committee.

Members of the Architectural Review Committee

- (b) A Person may not be appointed or elected to serve on an Architectural Control Committee if the person is:
 1. A current Board member;
 2. A current Board member’s spouse; or
 3. A person residing in a current Board member’s household.

Decisions By the Architectural Control Committee

- (c) A decision by the Architectural Control Committee denying an application or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board.

Notices

- (d) A written notice of denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The notice must:
 1. Describe the basis for the denial in reasonable detail and the changes, if any, to the application or improvements required as a condition to approval; and

RP-2021-478711

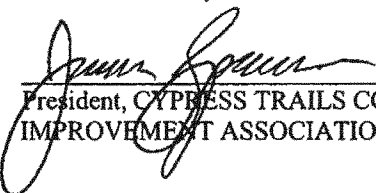
2. Inform the Owner that the owner may request a hearing before the Board on or before the 30th day after the date the notice was mailed to the owner.

Hearing

- (e) The Board shall hold a hearing not later than the 30th day after the date the Board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing.
- (f) During a hearing, the Board or the designated representative of the Association and the Owner or the Owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the Owner's application or request for the construction of the improvements, and the changes, if any, requested by the Architectural Control Committee in the notice provided to the Owner.
- (g) The Board or the Owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
- (h) The Board may affirm, modify, or reverse, in whole or in part, any decision of the Architectural Control Committee as consistent with the Cypress Trail's Declaration.
- (i) Only one hearing is required.
- (j) The Association or the Owner may make an audio recording of the meeting.

The policy is effective upon recordation in the Public Records of Harris County, and supersedes any policies for architectural review which may have previously been in effect. Except as affected by Section 202.00505 and/or by this policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 17th day of August 2021.



President, CYPRESS TRAILS COMMUNITY
IMPROVEMENT ASSOCIATION

STATE OF TEXAS

COUNTY OF HARRIS

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Before me, the undersigned authority, on this day personally appeared James Spencer, President of CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she has executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 17 day of August, 2021.

Alli Malonda

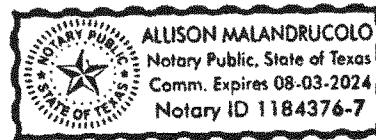
Notary Public in and for
the State of Texas

Allison Malandrucolo

Printed Name
the State of Texas

8-3-24

My Commission Expires



RP-2021-478711

RP-2021-478711
Pages 4
08/23/2021 12:15 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

RP-2021-478711