

**ADDITIONAL DEDICATORY INSTRUMENT FOR
HAMILL CROSSING HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:


My name is Christopher J. Archambault 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 for HAMILL CROSSING HOMEOWNERS 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:

**Hamill Crossing Homeowners Association
Architectural Guidelines and Regulations**

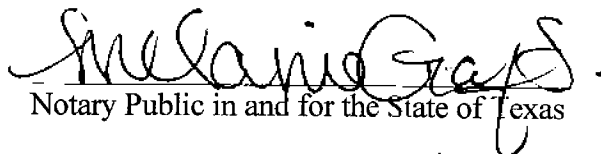
DATED this 18th day of January, 2022.

Hamill Crossing Homeowners Association, Inc.

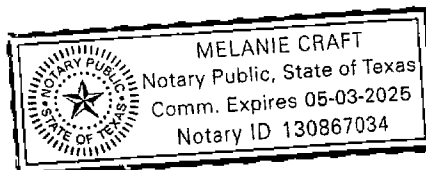
BY: 
Christopher J. Archambault, Attorney
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 18th day of January, 2022 by the said Christopher J. Archambault, Attorney for Hamill Crossing Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public in and for the State of Texas

After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: CJA/mc
(1959.0001)



RP-2022-30534

HAMILL CROSSING HOMEOWNER'S ASSOCIATION

**ARCHITECTURAL GUIDELINES
RULES AND REGULATIONS**

A Handbook
For
Board of Directors
Architectural Control Committee Members
And
Homeowners

Adopted
August 12, 2021

RP-2022-30534

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Glossary of Terms

ACTION OF THE ACC	A decision reached by the ACC Committee.
ACC	The Architectural Control Committee appointed by the Board of Directors to review and act upon applications for compliance with the restrictions and Architectural guidelines.
Association	The homeowners' association, also known as Hamill Crossing Homeowners Association, Inc., a Texas non-profit corporation.
Board	The Hamill Crossing Homeowners Association Board of Directors.
Declaration (CCR's)	The Declaration of Covenants, Conditions and Restrictions of Hamill Crossing Homeowners Association.
Improvement	Any addition to or alteration of a lot or structure.
Owner	Refers to the record owner, whether one or more Persons of the fee simple title to a Lot within the properties, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation or those owning an interest in the mineral estate
Property Management Company	The organization or company that provides management services to Hamill Crossing on a contractual basis.
The Subdivision	All land and improvements within Hamill Crossing, a subdivision located in Harris County, Texas
Variance	Any document which allows an improvement or alteration (or request for same) to a lot or structure that is not in compliance with existing CCR's or Guidelines.

I. OVERVIEW

The Board of Directors of the Association has established the following outline of architectural review guidelines in accordance with the authority granted to it by the Declaration and the Texas Property Code. These guidelines are established to assure a uniform and fair interpretation of the Declaration and to more fully clarify the authority of the Association relating to architectural control and regulation of the appearance of the Subdivision. The Declaration remains in full force and effect and controls in the event of any conflict(s) with these guidelines. The guidelines are intended to provide all lot owners in the Subdivision with information relating to i) the design, color, location and grade of materials which may be used in the construction of various kinds of structures and improvements, ii) the size and location of such improvements and structures and iii) the procedure utilized by the Association with respect to applications for proposed improvements and structures and exterior alterations thereto.

These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as the Board deems necessary and appropriate, and as the needs of the Subdivision change.

II. ARCHITECTURAL REVIEW PROCEDURES

- 2.1. Applications. All applications for approval to make exterior changes, additions, improvements and/or alterations (including any change in color) must be submitted to the ACC, in writing, by completing the application form currently in use by the Association. Site plans and a schematic plan (as defined by Article III, Section 3 of the Declaration) must accompany all applications for any exterior addition, change, alteration or improvement, and should be attached to the application. All applications, additional information, attachments and/or requests for appeal shall be mailed or delivered to the office of the managing agent of the Association, and shall not be mailed directly to any Board member.
- 2.2. Additional Information. The ACC reserves the right to request any additional information it deems necessary to properly evaluate any application. In the event the ACC requests additional information, the application shall be considered incomplete and "denied" until such additional information is submitted to the ACC, and the time allowance for consideration (approval or denial) shall not begin to run until all requested information is received by the ACC.
- 2.3. ACC Decisions. The ACC shall consider each application for compliance with the Declaration and with these guidelines. The decision of a majority of members to approve or deny an application shall be considered the decision of the ACC. ACC decisions shall be conveyed in writing by the ACC or the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving or denying the application.
- 2.5. Pre-Approval. Improvements made to lots which conform to the exact specifications set forth in the following sections shall be considered pre-approved by the ACC and do not require an application: Sections 4.10 – Outdoor Carpeting; 4.13 – Antennas; 4.16 – Landscaping; 4.24 – Flagpoles; 4.25 – Window Coverings and 4.28 – Soft Water/Water Filtration Systems.

- 2.6 Right to Hearing. Any owner whose application has been denied by the Architectural Control Committee shall have the right to request a hearing before the Board to reconsider the application. A request for a hearing before the Board shall not be considered another application and all applications previously denied by the ACC shall remain denied unless and until specifically approved in writing by the Board. Owners may also request a hearing before the Board if they have reason to believe another Owner has violated the guidelines in effect at the time any structure or improvement was installed or altered.
- 2.7. Completion Deadline. Unless otherwise stated in the ACC's written response or in these guidelines, all approved exterior changes, additions or improvements shall be completed within six (6) months of the date the approval is granted, unless an extension to such deadline is otherwise approved by the ACC.

III. GENERAL GUIDELINES

- 3.1. ACC Approval Guidelines. The ACC shall consider the following criteria when reviewing each application for approval of a proposed exterior addition, change, improvement or alteration, as well as any other factors deemed pertinent by the ACC:
- a. conformity and harmony of external design and location in relation to surrounding structures and topography;
 - b. dimension, shape, height, and location;
 - c. harmony and appeal of exterior design;
 - d. structural, mechanical, electrical, and plumbing details;
 - e. nature, kind, type, and color of materials; and
 - f. improvements shall not interfere with the natural drainage of the lots or neighboring lots; and
 - g. such other factors as the ACC may deem appropriate.
- 3.2 Maintenance of Improvements. All improvements and structures must be maintained at all times by the Owner of the lot in a good, attractive and neat condition, as determined by the Board.
- 3.3 Prior Written Approval. Unless otherwise specifically provided in these guidelines, all proposed changes, alterations and replacements of residential dwellings, improvements, and other structures must obtain prior written approval from the ACC.
- 3.4 No Warranty. The approval of an application shall not be construed as a warranty or representation by the ACC that the change, addition or improvement, as proposed or as built, complies with any applicable statute, ordinance or building code, or as a warranty or representation by the ACC concerning the fitness, design or adequacy of the proposed construction.

- 3.5 Grandfather Clause. Buildings and other improvements erected prior to the date these guidelines were adopted by the Board, which buildings and improvements were either (i) previously approved by the ACC or the Board and/or (ii) are in compliance with the Declaration and the previous Architectural Review Guidelines, shall be deemed in compliance with these guidelines. From and after the date these guidelines are adopted by the Board, all new buildings and improvements and all alterations thereto must comply with these guidelines.

IV. SPECIFIC GUIDELINES

4.1 Swimming Pools/Spas.

- 4.1.1 All applications for the construction of a swimming pool/spa must include a plot plan showing the proposed location of the pool/spa in relation to the property lines, building lines, easements, existing structures and existing fences.
- 4.1.2 Pools and spas must be completely enclosed by a perimeter fence as defined in Section 4.5 of these guidelines and all gates must be self-closing and self-latching.
- 4.1.3 The application must include a timetable for construction. During construction, the construction area must be adequately barricaded. Equipment and supplies shall not be parked or stored on any street.
- 4.1.4 Pool pumps and equipment must be screened behind a fence and shall not be visible from the fronting street.
- 4.1.5 Utility easements and lot lines specified by plats must be observed.
- 4.1.6 Pools and spas must not be closer to the rear lot and/or side lot line than five feet (5').
- 4.1.7 A \$1,000.00 damage deposit is required to be included with the submission of the ACC application. The deposit will be returned upon completion of the pool and confirmation that there is no damage to any surrounding properties.

4.2 Patio Covers.

- 4.2.1 The standard, type, quality and color of all materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Colors will be approved on a case-by-case basis.
- 4.2.2 The location of the structure must be clearly depicted on a plot plan showing the proposed location.

4.3 Birdhouses.

- 4.3.1 Birdhouses shall not be supported by any perimeter fence, and shall not be mounted upon any perimeter fence.
- 4.3.2 Maximum dimensions for birdhouses shall be two feet (2') in width, two feet (2') in length and two feet (2') in height.

- 4.3.3 No birdhouse shall be mounted on a pole exceeding twelve feet (12') in height.
- 4.3.4 The materials, color and construction of the birdhouse must be harmonious with the main residence and other improvements on the lot.

4.4 Permanent Basketball Goals. (Portable basketball goals are not allowed)

- 4.4.1 The backboard, rims, and net shall be maintained at all times with the colors and styles as originally purchased. The net, pole and all mounting supports must be maintained in an attractive and "like-new" condition.
- 4.4.2 With the exception of maintenance and repair addressed in Section 4.4.1, a basketball goal shall not be modified in any respect, nor shall the location be changed from that which is approved by the ACC.
- 4.4.3 All basketball goals must be erected or placed behind the building set back line of the lot or erected or placed not closer to the street than half the distance from the front of the garage to the street. Provided, however, in the case of residences with an attached garage, basketball goals must not be closer to the street than half the distance from the front of the garage to the street; this provision also applies to detached garages on corner lots.

4.5 Fences.

- 4.5.1 Screening Fences. Plants, fences or walls utilized in protective screening areas shall be maintained to form an effective screen for the protection of the Subdivision throughout the entire length of such areas by the Owners of the Lots adjacent thereto at their own expense.
- 4.5.2 Fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street. Pickets must be made of wood, and shall be a minimum of six feet (6') high, and may be constructed with a six inch (6") "rot board" at the bottom.
- 4.5.3 Fences cannot exceed six feet (6' 6"), six inches including the rot board.
- 4.5.4 Chain link fences shall not be permitted.
- 4.5.5 Fences shall be constructed of raw wood (natural cedar or similar type wood product).
- 4.5.6 No painting, colored staining or colored varnishing of fences is allowed without ACC approval.
- 4.5.7 No fence may extend forward of the front building line.

4.6 Painted Concrete.

- 4.6.1 Concrete that is visible from any street may not be painted or stained.

4.7 Screen Doors/Solar Screens/Storm Doors/Windows.

- 4.7.1 Must be color compatible with the exterior of the main residence.
- 4.7.2 Storm doors/windows are acceptable, provided they are compatible with the color of the exterior of the house and are recessed **within door closing**.

4.8 Yard Decorations.

- 4.8.1 Lot owners must seek approval for all decorative appurtenances, such as sculptures, birdbaths, birdhouses, fountains, benches, swings or other decorative embellishments placed on any portion of a lot visible from the street.
- 4.8.2 Lot owners must seek approval for excessive seasonal yard decorations. ("Excessive" is defined as that which causes traffic congestion.)

4.9 Burglar Bars.

- 4.9.1 Burglar bars must not be installed so as to be in public view. Burglar bars must be installed inside a residence and screened at all times by shades, shutters, curtains, blinds or other suitable window coverings.

4.10 Outdoor Carpeting.

- 4.10.1 Outdoor carpeting can only be installed in back yards and must not be visible from the fronting street.

4.11 Swing Sets/Play Forts/Playhouses.

- 4.11.1 All applications for construction of swing sets, play areas, and playhouses must include a plot plan showing the proposed location in relation to the property lines, building lines, existing structures and fences.
- 4.11.2 Such items shall not exceed twelve feet (1') in height, with the deck height not to exceed five feet (5').
- 4.11.3 Such items must be made of weatherproof wood, metal or aluminum. If the material is painted, the color must be harmonious with the color of the main residence or landscaping.
- 4.11.4 Roofs on such items must be a single color, which is harmonious with the surrounding improvements in the area.
- 4.11.5 Play structures must be maintained and located in rear or side yards behind a fence, which encloses the yard, and which is constructed in accordance with the specifications set forth within Section 4.5.
- 4.11.6 Play structures must not be closer to the rear and side lot lines than ten feet (10').

4.12 Awnings.

4.12.1 Awnings, which are visible from any street, shall not be permitted. Awnings on the rear portion of a lot must be one (1) color and harmonious with the color of the main residence.

4.13 Antennas.

4.13.1 No exterior antennas, aerials, satellite dishes, masts or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any lot, which are visible from any street, Common Area or another lot, unless it is impossible to receive an acceptable quality signal from any other location. In that event the receiving device and mast may be placed in the least visible location where reception of an acceptable quality signal is possible. After installation, the Board may require painting or screening of the receiving device, which painting, or screening does not substantially interfere with an acceptable quality signal. In no event are the following items permitted: (i) satellite dishes, which are larger than one (1) meter in diameter; (ii) broadcast antenna masts, which exceed the height of the center ridge of the roofline; or, (iii) MMDS antenna masts to exceed the height of twelve feet (12') above the center ridge of the roofline. No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed, allowed, or maintained upon any lot, which transmit television, radio, satellite or other signals of any kind. This section is intended to promote compliance with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time. This section shall be interpreted as restrictively as possible, while not violating the Act.

4.14 Mailboxes.

4.14.1 Only U.S. postal approved and installed mailboxes are acceptable in the areas designated by the U.S. Postal Service.

4.15 Driveways and Sidewalks.

4.15.1 Driveways shall be a minimum of ten feet (10') in width. Lot owners seeking to make changes or additions to driveways must seek approval from the ACC.

4.15.2 Owner shall maintain at his or her own expense the driveway from the garage to the abutting street, including the portion of the driveway in the Street right-of-way.

4.15.3 The cracks between cement driveway and sidewalk sections shall be kept free of vegetation.

4.15.4 An improved walkway or sidewalk must be a minimum of four feet (4') in width from the front door of a residence to the curb or private driveway.

4.15.5 Owner shall maintain at his or her own expense the improved walkway or sidewalk located within the property lines including any portion in the Street right of way.

4.16 Landscaping.

- 4.16.1 All front yards and side yards on all lots, up to the fence that extends from the side of the house to the side of the property line, must be sodded the full length of the property line adjacent to the street. Grass and type must be St. Augustine so as to be consistent with existing properties within the Subdivision. Grass shall be mowed, and weeds shall be removed to prevent unsightly appearance.
- 4.16.2 Landscaping must be maintained in an orderly and attractive condition at all times. Shrubs and bushes must be maintained so the home and address plate are visible.
- 4.16.3 Landscaping must compliment the style and architecture of the home and be proportionate in scale and height to the structure. Owners shall maintain or replace shrubbery provided by the Builder in order to comply with the initial construction plans and requirements for Lot as approved by the Committee.
- 4.16.4 Landscaping must not interfere with sight lines for vehicular traffic, particularly on corner lots.
- 4.16.5 Landscaping shall not interfere with the natural drainage of the lots or neighboring lots.

4.17 Outbuildings/Storage Sheds/Gazebos/Decks/Patios.

- 4.17.1 The term "outbuilding" shall mean and refer to any structure that is not attached to the main residence, excluding detached garages. This includes, but is not limited to, all storage sheds, gazebos and spas, etc.
- 4.17.2 All applications for the construction of an outbuilding, storage shed, gazebo, deck or patio must include a plot plan showing the proposed location of the improvement in relation to the property lines, building lines, existing structures, easements and existing fences.
- 4.17.3 The standard, type, quality and color of the materials used in construction shall match or be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot.
- 4.17.4 Outbuildings shall not exceed eight feet (8') in height, with a maximum floor space of ten feet (10') long by ten feet (10') wide. All outbuildings shall be constructed on a concrete slab so as to become part of the real property.
- 4.17.5 Metal and/or portable outbuildings are not allowed.
- 4.17.6 Outbuildings shall be maintained in good condition at all times.
- 4.17.7 All outbuildings must be located in the rear yard and be enclosed by a fence meeting the specifications set forth in Section 4.5 of these guidelines and must not be visible from the street.
- 4.17.8 Outbuildings shall not be placed upon existing easements, unless the utility companies involved have granted their written consent to such encroachment, and a copy of consent documentation is provided to the ACC. In any case, unless the ACC agrees otherwise all outbuildings shall be placed on the lot so as not to be visible from the street in front of the lot and may not be closer to the rear lot line than five feet (5'), nor to the side lot line than five

feet (5') or aligned with the side wall of the main residence structure, whichever is greater.

4.17.9 Outbuildings shall not interfere with the natural drainage of the lot or neighboring lots.

4.18 Exterior Lighting.

4.18.1 Exterior lighting shall be white or yellow light, and shall not be of an intensity that causes annoyance to neighboring residences.

4.18.2 For yard light poles, the maximum acceptable height is six feet (6'), and the pole must be black, brown, white, or a color that is harmonious with the existing residence.

4.19 Room Additions to Home or Garage.

4.19.1 All room additions require pre-approval from the ACC. Detailed design and construction plans and a lot survey showing the exact proposed location shall be included with and/or attached to each application submitted to the ACC.

4.19.2 The standard, type, quality and color of materials used in construction shall be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot. Shingles, siding bricks and paint utilized shall match that of the residence. All such improvements must be to building code standards, and must be architecturally compatible with the original and neighboring homes.

4.19.3 Room additions shall not be placed within existing easements, nor encroach over any building setback line.

4.19.4 No second story additions may have windows or doors that allow sight into the rear or side yards of neighboring properties.

4.20 Exterior Paint.

The Board has adopted approved colors. The approved colors are attached and incorporated into this document.

4.20.1 A color sample or "paint chip" of the proposed exterior color of any new addition or improvement must be attached to each application submitted to the ACC. If the color requested is an approved color incorporated into this document, the band name and color is acceptable, and a paint sample is not required.

4.20.2 The existing exterior color of a main residence, garage or other improvement on a lot shall not be repainted with the same nor a different color, without first submitting an application with a color sample or paint chip to the ACC and receiving prior written approval. If the color requested is an approved color incorporated into this document, the band name and color is acceptable, and a paint sample is not required.

4.21 Siding/Gutters.

- 4.21.1 The standard, type and quality of the materials used shall be harmonious with the standard, type and quality of the materials of the main residence and on other lots throughout the subdivision.
- 4.21.2 Siding must be painted to match the existing siding of the main residence on the lot.
- 4.21.3 Gutters must be painted to match the existing color of the main residence on the lot and must be installed to prevent water shed across or onto any other lot.
- 4.21.4 Gutters must be periodically cleaned and shall be kept in an orderly and attractive condition at all times.

4.22 Roofing/Sky Lights/Solar Panels.

- 4.22.1 Roofs of all residences shall be constructed so that the exposed material is asphalt or composition type shingles of No.240 or heavier weight with a color consistent with other roofs in the Subdivision. Colors not consistent with the existing roofs in the Subdivision will not be allowed.
- 4.22.2 Applications for roof replacement are also subject to the Regulation of Certain Roofing Materials (File #RP-2020-477003 recorded 10/06/2020).
- 4.22.3 No skylights, solar panels or similar types of additions shall be placed on a roof slope so that they are visible from a street or the common area.
- 4.22.4 Applications for installation of solar panels are also subject to the Regulation of Solar Energy Devices (File #RP-2020-477011 recorded 10/06/2020).

4.23 Wall and Window Unit A/C.

- 4.23.1 Wall and window unit A/Cs are prohibited.

4.24 Flagpoles.

- 4.24.1 Applications for flagpoles are subject to the Resolution Regarding Regulation of Flag Display (File #RP-2020-476990 recorded 10/06/2020).

4.25 Window Coverings.

- 4.25.1 Mirrored or reflective window coverings will not be allowed.
- 4.25.2 Permanent interior window treatments (curtains / blinds / shutters) that are visible from the street must be in place with three (3) months after establishing residence. Use of sheets, blankets, paper, and/or similar items shall not be allowed. Blinds must be maintained and replaced if any slats are broken, missing or bent.

4.26 Garages.

- 4.26.1 Garages as built by the builder for the use of vehicles must be capable of housing a minimum of one (1) full size vehicle at all times.

4.27 Carports.

4.27.1 Carports are prohibited.

4.28 Soft Water/Water Filter Systems.

4.28.1 Water systems such as soft water or treatment systems must be installed out of sight from the fronting street and screened from public view.

4.29 Tree Removal.

4.29.1 Dead or damaged shall be promptly removed or repaired.

4.29.2 No tree shall be removed from any lot without ACC approval, except as may be reasonably necessary for construction or to remove a dead or diseased tree.





4.29.3 Any dead or diseased tree to be replaced to comply with the initial construction plans and requirements for Lot as approved by the Committee.

**HAMILL CROSSING
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS**

Adopted August 12, 2021

**Hamill Crossing HOA
Approved Paint Colors**

Behr Paints:

<p style="text-align: center;">GUAVA JELLY P180-4</p>	<p style="text-align: center;">INDIAN SUNSET M170-5</p> 
<p style="text-align: center;">AUTHENTIC TAN N290-2</p>	<p style="text-align: center;">HONIED WHITE YL-W03</p>
<p style="text-align: center;">UPBEAT P300-5</p>	<p style="text-align: center;">VANILLA ICE CREAM P260-3</p>
<p style="text-align: center;">CHINESE JADE PPU10-09</p>	
<p><u>Glidden Paints:</u></p>	 <p style="text-align: center;">Sprite Twist <small>SPR1200-1X</small></p>
 <p style="text-align: center;">Blue Promise <small>PPG1000-1X</small></p>	 <p style="text-align: center;">Everlasting <small>PPG1000-1X</small></p>

RP-2022-30534

RP-2022-30534
Pages 16
01/18/2022 02:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$74.00

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-2022-30534