

AMEND
V

**FOURTH AMENDMENT TO THE
LAKESHORE COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL CONTROL GUIDELINES
FOR THE MODIFICATIONS COMMITTEE**

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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

As certified below by an officer of the Lakeshore Community Association, Inc. ("Association"), a majority of the Members of the Association's Modifications Committee ("MC") and the Board of Directors have voted for, adopted, approved and consented to the following amendment to the Association's Architectural Control Guidelines for the MC ("Guidelines"). The Guidelines were recorded on March 14, 2006, under Harris County Clerk's File Number Z155281, and were amended by: the First Amendment, recorded on September 22, 2006, under Harris County Clerk's File Number 20060066622; the Second Amendment, recorded on June 29, 2007, under Harris County Clerk's File Number 20070396704; and the Third Amendment, recorded on November 16, 2007, under Harris County Clerk's File Number 20070683381.

1. Article 2.0, Paragraph 2.12, is added to the Guidelines as follows:

2.12 Notwithstanding anything to the contrary, a storage shed is not permitted on a lot where a wrought iron fence is installed or required along a side or rear property line.

2. Article 12.0, Paragraph 12.15(e), is deleted in its entirety.

3. Article 29.0 is added to the Guidelines as follows:

29.0 Boathouse or Pier

29.1 Any approval by the MC will require the homeowner to also obtain a permit or license from the City of Houston.

- To apply for a permit and license, please contact the City of Houston Public Works Office located at 22627 W. Shorewood Loop, Huffman, Texas 77336, phone number (281) 324-2979.
- The City of Houston will require plans prepared and sealed by a licensed engineer, and a survey showing the proposed location of the structures.

29.2 Any boathouse or pier must be constructed in accordance with the permit and license from the City of Houston and the

approval from the MC. These Guidelines are in addition to the requirements of the City of Houston.

- 29.3 Any application for a boathouse must contain a drawing of the planned improvement depicting the location, dimensions and materials.
- 29.4 No such structure may be more than one-story, however, a one-story structure may have a deck above it. A flat roofed structure may have a railing around its outer edge, provided that the railing is no more than 40 percent solid in appearance when viewed from a right angle and does not exceed 3.5 feet (3.5') in height. A roof is not permitted on a structure with a deck.
- 29.5 No storage rooms are permitted. All boathouses shall be "see through". A boathouse shall contain no more than two lifts.
- 29.6 The roof materials must comply with either Section 1.5 or Section 4.0 of these Guidelines.
- 29.7 No structure shall be more than 20 feet (20') in height from the surface of the pier.
- 29.8 Any exterior lighting must comply with Section 14.0 of these Guidelines.
- 29.9 Boathouses must be constructed of wood. All colors must match or blend with the predominant exterior colors of the home.
- 29.10 A boathouse must be located a minimum of 10 feet (10') in from either side lot line (to help avoid disputes with a current or future neighbor). Side yard setbacks may be reduced to 5 feet without a variance if a signed letter of no objection is obtained from the affected adjacent property owners.
- 29.11 A boathouse should be in its simplest form – a structure containing no more than two lifts, where boats and/or jet skis and associated equipment can be stored and protected from the weather damage.
- 29.12 To design or use a boathouse for human habitation of any kind is prohibited.
- 29.13 There are boathouse or pier structures installed or approved as of May 31, 2008, located at the following addresses: 13726 Elm Shores, 13734 Elm Shores, 13710 Elm Shores, 13714 Elm Shores, 13722 Elm Shores and 13730 Elm Shores ("Existing Structures"). Any new additions to the Existing Structures must comply with the above guidelines. Any maintenance or replacement of the Existing

Structures must comply with the following guidelines (which were in effect at the time the Existing Structures were approved):

Notwithstanding anything to the contrary, any pier, or other structure, such as a boathouse, on, or extending from, or into, Lake Houston must first be permitted and licensed by the City of Houston, and then approved by the MC.

- To apply for a permit and license please contact the City of Houston Public Works Office located at 22627 W. Shorewood Loop, Huffman, Texas 77336, phone number (281) 324-2979.
- The City of Houston will require plans prepared and sealed by a licensed engineer, and a survey showing the proposed location of the structures.

Any pier or other structure, such as a boathouse, must be constructed in accordance with the permit and license from the City of Houston and the approval from the MC. No such structure may be more than one story, however, a one story structure may have a deck above it. The color and exterior materials for any structures must be approved by the MC.

Except for this amendment, the Guidelines, as previously amended, are otherwise unaffected and remain in full force and effect.

Corporate Certificate

I, S. Bradley Todes, Vice President of the Lakeshore Community Association, Inc. ("Association"), hereby certify that a majority of the members the Modifications Committee and the Board of Directors of the Association have approved this Fourth Amendment to the Lakeshore Community Association, Inc. Architectural Control Guidelines for the Modifications Committee ("Amendment"); and that the attached document is an original or true and correct copy of the Amendment.

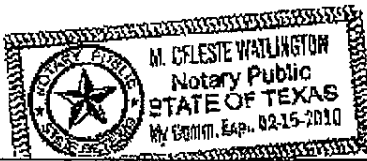
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By: S. Bradley Todes
S. Bradley Todes, Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 22 day of August, 2008 by S. Bradley Todes, Vice President of Lakeshore Community Association, Inc., a Texas non-profit corporation, on behalf of the non-profit corporation.



Seal Showing Name and Commission Expiration

M. Celeste Watlington
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

S. Bradley Todes
Lakeshore Community Association, Inc.
P.O. Box 34306
Houston, Texas 77234