

ADDITIONAL DEDICATORY INSTRUMENT  
for  
TEAS LAKES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY    §

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

“My name is Chris 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 stated herein:

I am the attorney for Teas Lakes Property Owners Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records.

- 1. Architectural Control Guidelines and Regulations;
- 2. Application for Improvement or Modification; and
- 3. Request for Variance

Dated this 22nd day of March, 2023.

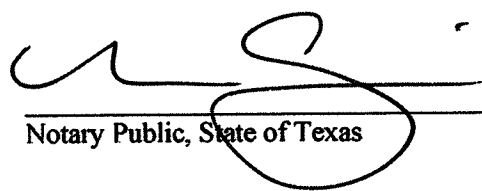
**Teas Lakes Property Owners Association, Inc.**

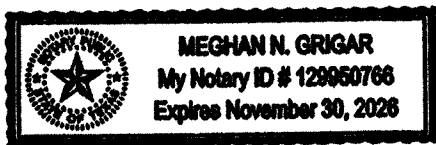
By: 

Name: Chris Archambault  
Attorney for Teas Lakes Property Owners Association, Inc.

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

This instrument was acknowledged before me on the 22nd day of March, 2023, by Chris Archambault, on behalf of Teas Lakes Property Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

  
Notary Public, State of Texas



# TEAS LAKES PROPERTY OWNERS' ASSOCIATION, INC. ARCHITECTURAL CONTROL GUIDELINES AND REGULATIONS

**(Revised March 2023)**

**WHEREAS**, the property affected by these Architectural Control Guidelines and Regulations is subject to certain dedications, covenants and restrictions set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas as follows:

- **Section 1** - Clerk's File No. 2005-136476;
- **Section 2** - Clerk's File No. 2005-136477;
- **Section 3** - Clerk's File No. 2005-136478;
- **Section 4** - Clerk's File No. 2005-136479 (collectively the "Declaration"); and

**WHEREAS**, pursuant to the authority vested in Teas Lakes Property Owners Association, Inc. (the "Association") in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") has determined that, in order to provide clear and definitive guidance for maintaining the aesthetics and architectural harmony of the community, it is appropriate to adopt guidelines toward that end. Therefore, the Board hereby promulgates the following Architectural Control Guidelines and Regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the following conditions and requirements are hereby established for Association Architectural Control Guidelines and Regulations.

## **GUIDELINES AND REGULATIONS**

The following are guidelines adopted by the Board and the Architectural Control Committee (the "ACC") to specify their standards, requirements and thought process used in evaluating various exterior improvements. These guidelines may be amended from time-to-time as circumstances, conditions or opinions of the Board and ACC dictate. The ACC has the right to deny approval for a similar improvement based on the proximity of a property to a main boulevard or the visual relativity of the site to the overall development.

It should be noted that the ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors or ACC has the legal right to enforce its removal.

ACC approval for a requested improvement or modification is only valid for the duration of the actual improvement/modification. For example, if an approved deck starts to rot and needs replacing, a new ACC application will be required; If an approved play structure needs replacing, a new ACC application will be required. When in doubt, submit an application and the ACC will make a determination.

Any legal fees incurred as a result of a build line granted will be the responsibility of the homeowner.

The following guidelines shall be applicable to all properties under the jurisdiction of the Association.

These guidelines shall also encumber any future property which may be brought within the jurisdiction of the Association.

These guidelines supersede and take the place of any previous Architectural Control Guidelines for the Association.

**A. AIR CONDITIONING:**

As stated in Section 3.17 of the Deed Restrictions, all homes shall have central heating and air conditioning systems.

**B. ANTENNAS AND SATELLITE DISHES:**

1. As stated in Section 3.10 of the Deed Restrictions, no antenna or satellite dish will be allowed without ACC approval.
2. All dish devices and antennas must be located to the rear half of the roof and must service only one household.
3. No residence may have more than one satellite dish and antenna at any time.
4. It is the responsibility and obligation of the homeowner to comply with all city ordinances.

**C. BASKETBALL GOALS:**

1. As stated in Section 3.18 of the Deed Restrictions, permanent installation of basketball goals are not permitted on lots.
2. Portable basketball goals may be used on a homeowner's driveway but must not be placed in the street per City Ordinance.
3. Any portable basketball goal that is unused must be removed and stored out of sight. The device may not be laid in a horizontal position which is visible from the street.

4. All basketball goals must be always maintained in good condition.
5. Any basketball goal will be subject to removal at the request of the Board if any of the above guidelines are not adhered to.

**D. DECKS:**

1. All decks require ACC approval.
2. Decks must not be situated on a lot so that it poses a problem to the effective drainage of the lot or neighboring lots.
3. Decks must not be higher than forty-eight (48") inches above grade.
4. At no time is a deck allowed to be painted. It may be stained if necessary but will require ACC approval if other than a clear stain is desired after initial approval. If, a wood tone stain was approved initially, then the re-application of the originally approved color is allowed for deck maintenance. Any and all color changes will require ACC approval.

**E. DISPLAY OF RELIGIOUS ITEMS:**

1. A property owner or resident may display religious items on their property or residence related to any faith that is motivated by the resident's sincere religious belief or tradition.
2. To the extent allowed by the Texas State constitution and the United States constitution, any such displayed or affixed religious items may not:
  - a. threaten public health or safety; or
  - b. violate any law other than a law prohibiting the display of religious speech;
  - c. contain language, graphics or any display that is patently offensive to a passerby for reasons other than religious content;
  - d. be installed on common areas or common elements;
  - e. violate any applicable building line, right-of-way, setback or easement; or
  - f. be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
3. Approval from the ACC is not required for displaying religious items in compliance with

these guidelines.

4. As provided by Section 202.018 of the Texas Property Code, the Association may remove any items displayed in violation of these guidelines.

**F. DRIVEWAY, DRIVEWAY EXTENSIONS AND WALKWAYS:**

1. Driveway curb ramps are allowed only if they are ramps specifically designed for that purpose. They must allow for the free flow of water underneath and must be constructed of heavy-duty rubber that will remain in place during severe weather conditions.
2. All driveway extensions require ACC approval.
3. All extensions must be brick, stone or of like material laid in concrete and must be of similar color to the house.
4. Walkways composed of concrete or any other form of landscape material require ACC approval and must be maintained as part of the landscaping.

**G. EXTERIOR DECORATIONS:**

1. The ACC shall have the authority to require an Owner to remove any object situated on their lot that is visible from a street in the Subdivision or another lot; if, in the ACC's sole judgment, the object detracts from the visual attractiveness of the Subdivision or does not comply with the provisions of these guidelines.
2. Decorative items on porches, such as planters will not require ACC approval, unless a specific complaint is received. The storage of empty planters or those containing dead plants is not permitted.
3. No item is to be temporarily or permanently stored on a driveway, in front or on the side of any residence, or on the front porch, that does not comply with these guidelines. The only exception to this is building supplies for the replacement of roofs, fencing or any other home improvement delivered to the residence prior to installation.
4. A dumpster is permitted in the driveway during renovations to a home.
5. No items stored on a lot may be visible from any street.

## H. EXTERIOR PAINTING/MAINTENANCE:

1. If a homeowner wants to paint their home the same color as the existing color, ACC approval is not required **UNLESS** the lot has a detached structure of any kind.
2. If the lot has an existing shed, that shed must be included in all exterior paint projects even if a color change is not done in accordance with Section 3.20 of the Deed Restrictions. For this reason, an ACC application is required to ensure compliance.
3. An ACC application is required to change the color of any portion of a home, to include siding, trim, pillars, shutters, gutters and doors.
4. Wood structures like decks and fences and must be stained and are not permitted to be painted. Changing the originally approved stain color of these structures requires prior ACC approval.
5. Pergolas may now be painted to match the existing home color and if painted must be included in any future exterior painting applications.
6. When approving a color change, the ACC will only approve colors that are compatible with the existing brick on the home. In general, earth tone colors in browns, tans, and warm grays, will receive ACC approval.
7. Accent colors will be considered for front doors and shutters **ONLY**, on a case by case basis.
8. As stated in Section 3.19 of the Deed Restrictions, the color of neighboring homes will be taken into consideration when approving paint colors.
9. No painting of brick will be approved.
10. The exterior of all homes must be maintained. Rotted wood must be repaired or replaced. ACC approval will not be given to paint over deteriorating wood.
11. Missing fascia boards or other trim must be replaced and painted to match the home.
12. Damaged bricks must be repaired.
13. Garage doors must be in good condition and be operational at all times.
  - a. Doors off of the roller must be reattached.
  - b. Missing or damaged panels must be replaced in a timely manner.

**I. FENCING, BACKYARD PRIVACY FENCING & SECURITY MEASURES:**

1. For backyard privacy fencing the following applies:
  - a. Maintenance of a fence is the shared responsibility of each lot owner equally.
  - b. Any fence needing repair or replacing may be done without ACC approval if it doesn't deviate in any way from its original material, design or location.
  - c. If a fence is shared with another lot owner, both owners must agree to the necessary repairs or replacement.
  - d. In most cases, pressure treated and cedar lumber are the only approved materials when constructing or repairing privacy fencing. Only certain homes within Teas Lakes are approved for the use of wrought iron for backyard fencing and only along certain perimeters. The ACC will make this determination.
  - e. All fencing along the back, sides and front of a lot must always be the same height and never higher than six (6') feet tall.
  - f. All fencing now requires a third backer rail to help prevent bowing of pickets.
  - g. Broken, rotted, or bowed pickets must be replaced.
  - h. To allow for proper drainage, pickets must remain 1-2 inches above the ground.
  - i. Rot boards are not permitted.
  - j. Fence posts must be replaced when they structurally compromise the stability of a fence panel.
  - k. Fences are never allowed to be painted.
  - l. Fence staining requires ACC approval and only standard brown wood tones will be approved. The application of a clear protectant does not require approval.
  - m. When the condition of a fence is disputed between lot owners, the ACC will only make the determination as to whether or not the fence is in need of repair.
2. For all other fencing and security measures the following applies:
  - a. Before any security measure contemplated by Section 202.023(a) of the Texas Property Code ("Code") is constructed or otherwise erected on a Lot, an ACC application must be submitted to the Association along with any required permit from

the City of Conroe and approved in writing in accordance with the Declaration. The following information must be included with the application:

- i. Type of security measure;
- ii. Location of proposed security measure;
- iii. General purpose of proposed security measure;
- iv. Proposed construction plans and/or site plan; and
- v. Current property survey.

3. Type of fencing. The Code authorizes the Association and Committee to regulate the type of security measure fencing that an Owner may install on a Lot.

a. Security measure fencing generally

- i. Security measure fencing cannot contain decorative elements and embellishments (whether part of the fence construction or add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
- ii. Chain link, brick, concrete, barbed wire, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the ACC.
- iii. No vines or vegetation shall be allowed to grow on security measure fencing.

b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:

- i. Must include a permit issued by the city when including electric gates;
- ii. Must be black wrought iron fencing that matches in all aspects (design, height, and color) to the backyard fencing located common areas within the community;
- iii. Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward. Any related fence motors and



equipment must be kept screened from view with evergreen shrubs or in another manner approved in writing by the ACC;

- iv. When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") wrought iron or steel post adjacent to the post/wood fencing;
- v. On corner lots, no security measure fencing shall be placed in the Visibility Triangle. The Visibility Triangle is the triangular area adjacent to the intersection of any street established by measuring 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance;
- c. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and governmental regulations. A permit issued by the City of Conroe prior to installing an electric gate will be required;
- d. Placement of fencing and/or security measure fencing of any type must comply with Texas, City of Conroe, and/or Montgomery County Regulations and Ordinances, if any.
- e. The ACC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- f. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the ACC application evidencing their consent to the security measure fencing before the requesting Lot Owner ("Requesting Lot Owner") submits the ACC application to the ACC. If the Affected Lot Owner(s) refuse to sign the ACC application as required by this section, the Affected Lot Owner(s) and the Requesting Lot Owner hereby acknowledge and agree that the Association shall

have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

4. Security Measures. Any additional security measures must be submitted and approved by the ACC.
5. Location. An approved security measure may be installed only on an Owner's Lot and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.
6. Disputes; Disclaimer; Indemnity. Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS, IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY

MEASURE THAT MAY BE APPROVED BY THE ACC PURSUANT TO THIS POLICY.

**J. FLAG DISPLAY AND FLAGPOLES:**

1. These Guidelines apply to the display of (“Permitted Flags”)
  - a. the flag of the United States; and
  - b. the flag of the State of Texas; and
  - c. the official flag of any branch of the United States Armed Forces
  - d. flag with religious themes.
  
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above but not limited to:
  - a. flags for schools, sports teams, businesses or foreign countries; or
  - b. flags with marketing, seasonal, historical, commemorative, nautical, political or themes; or
  - c. historical versions of flags permitted in section 1 above.
  
3. Permitted Flags may be displayed subject to these guidelines. ACC approval is required for any permanent free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
  
4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
  
5. Permitted Flags must be displayed from a pole attached to a structure or any ACC approved free standing pole. Permitted Flags may not be draped over or directly attached to structure. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
  
6. Permitted Flags shall be no larger than three foot (3’) by five foot (5’) in size.
  
7. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved permanent free-standing flagpole that is at least fourteen feet (14’) tall.

8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket at an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street. Brackets which accommodate multiple flagpoles are not allowed.
10. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps and must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street.
11. Free-standing flagpoles may not be installed in any location described below:
  - a. in any location other than the Owner's property; or
  - b. within a ground utility easement or encroaching into an aerial easement; or
  - c. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line; or
  - d. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
  - e. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from the adjacent house).
  - f. temporary free-standing flagpoles displaying the flag of the United States may be placed in the front yard of a residence (such as those provided by a flag service company) provided they are only displayed during national holidays.
12. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night. As previously stated, written ACC approval is required. Flag lighting must:
  - a. be ground mounted in the vicinity of the flag; and
  - b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
  - c. points towards the flag as well as the front of the residence; and
  - d. provides illumination not to exceed the equivalent of a 60-watt incandescent bulb.

**K. GENERATORS, STANDBY AND PORTABLE:**

1. Standby generators require a City of Conroe permit prior to installation. The permit, along with an application and all necessary document must be submitted for approval to the ACC.
2. Any landscaping damage incurred from the generator installation must be repaired in a timely manner.
3. All standby generators must adhere to city ordinances.
4. Portable generators may used in an extreme weather event resulting in loss of power. The portable generator must:
  - a. Never be connected directly to residences wiring.
  - b. Never be used indoors or in a closed garage. They may only be used in a dry, well-ventilated area.
  - c. Generator must be kept in good working order, and used in accordance with manufacturers recommendation.
  - d. No longer be used once power has been restored.

**L. GUTTERS, DOWNSPOUTS, AND RAIN RECOVERY SYSTEMS:**

1. The installation of gutters and downspouts require ACC approval and the color must match the color of the existing trim on the home.
2. Missing, hanging, broken, sagging, or otherwise unsightly gutters and downspouts need to be immediately repaired, replaced, or removed.
3. Water from downspouts must be directed away from the home and not adversely affect the existing drainage.
4. Rainwater recovery systems require ACC approval and are subject to the following:
  - a. Systems must be installed on land owned by the property owner. No portion of the System may encroach on adjacent properties or common areas.
  - b. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:

- i. placement behind a solid fence, a structure or vegetation; or
  - ii. by burying the tanks or barrels; or
  - iii. by placing equipment in an outbuilding otherwise approved by the ACC.
5. A rain barrel may be placed in a location visible from public view from any street of common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
  - a. the barrel must not exceed 55 gallons; and
  - b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
  - c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
  - d. and hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
6. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
7. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, ACC approval ponds may be used for water storage.
8. Harvested water must be used and not allowed to become stagnant or a threat to health.
9. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

**M. LANDSCAPING AND YARD MAINTENANCE:**

1. As stated in Section 3.6 of the Deed Restrictions, landscaping of front yards is required. Corner lots are required to landscape the side yard facing the side street.

2. ACC approval is required for additions or changes to any softscape or hardscape design. This includes, but is not limited to, flower beds, trees, shrubs, paved areas, walkways, driveways, retaining walls.
3. Landscaping must never inhibit sightlines.
4. Landscaping **may not** be installed in such a manner as to change the topography or drainage of either the Homeowners lot or any surrounding lot. Any homeowner responsible for altering the existing drainage of ANY lot will be responsible for all costs associated with returning it to its original state.
5. When installing flower bed borders and tree borders only pavers, stones or brick specifically designed for use in landscaping will be approved. Bricks designed for building (those cored with holes) are not permitted to be used in landscaping.
6. Some homes have retaining walls used to support the foundation of their homes. It is the responsibility of each homeowner to maintain the integrity and appearance of said retaining wall. If a retaining wall needs to be replaced it may be replaced with the same material that was previously used, landscape stones or bricks. Railroad ties are strictly prohibited!

**N. LEASING OF PROPERTY:**

1. Any property owner that leases their property is encouraged to provide a copy of these guidelines to their tenants.

**O. PATIOS, PATIO COVERS, PERGOLAS, SHEDS:**

1. All patios (concrete, wood, pavers, stone etc.), patio covers, pergolas, sheds, or detached structures **of any kind** require prior ACC approval.
2. The ACC will follow all restrictions as set forth in Section 3.19 and 3.20 of the Teas Lakes Deed Restrictions.

**P. PLAY STRUCTURES:**

1. All play structures require ACC approval.
2. Only one (1) play structure is permitted on a lot.
3. A play structure must not exceed a maximum height of ten (10') feet.
4. A play structure must be set back at least five (5') feet from the rear fence line.

5. If an approved play structure has a canopy, the canopy must be maintained in good condition at all times.
6. At no time is a wooden play structure allowed to be painted. It can be stained if necessary but will require ACC approval if other than a clear stain is desired after initial approval. If, a wood tone stain was approved originally, then the re-application of the originally approved color is allowed for deck maintenance. Any and all stain color changes will require ACC approval.
7. It is the responsibility of each homeowner to ensure that all play structures are properly anchored in the event of severe weather conditions.

**Q. ROOFS:**

1. **ACC approval is required for all roof replacements unless the new roof matches the existing roof in all aspects including both color, material and all guidelines outlined below are followed. The ACC requests only to be notified in these cases to ensure compliance.**
2. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons.
3. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
4. Roof shingles must be black, brown, or gray tones and blend with existing brick color. Light shades of any color are strictly prohibited. ACC approval is REQUIRED prior to changing your existing roof color. ACC decisions are based on several criteria and if these guidelines are not adhered to a homeowner will be required to replace a "new" noncompliant roof with compliant one at owner's expense.
5. Roof overlays are not permitted. Prior to roofing, all existing material must be removed down to clean decking. For safety reasons, any damaged or deteriorated decking must be replaced.
6. Ridge vents are recommended by the ACC to improve ventilation, reduce attic temperature and reduce cooling costs.
7. All roof penetrations, such as vents or roof jacks must be painted to match the shingle color.
8. Subject to Section 8 below and with advance written approval from the ACC, an owner may install shingles ("Alternative Shingles") which are designed primarily to:



- a. be wind and hail resistant; or
  - b. provide heating or cooling efficiencies greater than traditional composition shingles;  
or
  - c. provide solar energy capture capabilities.
9. Once installed, any such Alternative Shingles must:
- a. resemble the shingles used or authorized to be used on other structures within the Association; and
  - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
  - c. match the aesthetics of properties surrounding the owner's property.

**R. SOLAR ENERGY DEVICES:**

1. The City of Conroe requires a permit prior to the installation of any solar energy device.
2. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
3. Such Devices may only be installed with advance written approval of the ACC subject to these guidelines.
4. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
5. Such Devices may only be installed in the following locations:
  - a. on the roof of the main residential dwelling; or
  - b. on the roof of any other approved structure; or
  - c. within a fenced yard or patio.
6. For Devices mounted on a roof, the Device must:

- a. have no portion of the Device higher than the roof section to which it is attached; and
  - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
  - c. conform to the slope of the roof; and
  - d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section with which it is attached; and
  - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
  - f. be located in a position on the roof which is least visible from the any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by the publicly available modeling tool provided by the National Renewable Energy Laboratory [[www.nrel.gov](http://www.nrel.gov)] or equivalent entity).
7. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening.
8. All Devices must be installed in compliance with manufacturer's instructions and in a manner, which does not void material warranties. Licensed craftsmen must be used where required by law. The City of Conroe does require a permit.
9. Installed Devices may not:
- a. Threaten public health or safety; or
  - b. Violate any law; or
  - c. Substantially interfere with the use and enjoyment of land by causing unreasonable discomfort of annoyance to any adjoining property owner.
10. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.
11. Conduit used in the installation of Solar Panels must be concealed from view.

**S. SPRINKLERS:**

1. The City of Conroe requires a permit for the installation of underground sprinklers.
2. Any ACC application submitted without the permit and/or the required documentation will be rejected.

**T. SWIMMING POOL AND SPAS:**

1. Swimming pools and spas require permits from the City of Conroe prior to installation. The necessary permits, along with an application and all required documents must be submitted for approval to the ACC.
2. All swimming pool equipment must be installed in the backyard behind the property owner's fence.
3. The City of Conroe requires any pool deeper than twenty-four (24") inches to have both an electrical and plumbing permit issued.
4. The ACC will reject all applications submitted without the proper permits and/or documentation.

**U. TRASH CANS:**

1. Trash and Recycle receptacles must comply with all City of Conroe ordinances.
2. If containers are stored in the front of the residence, they must be stored away from the street at a location which is no nearer to the street than the front wall of the primary structure located on the property.
3. No more than one household receptacle and one recycle receptacle is permitted to be stored within view of the front or side of the house in accordance with the above guideline. Any additional receptacles must be stored out of view, within the garage or behind the back fence.
4. Privacy fencing or a concrete pad for trash can storage on the side of the house will require ACC approval. Fencing must match the existing fence in order to blend in and pads must be made of concrete utilizing pavers or a similar material.

These guidelines are effective upon recordation in the Office Records of Real Property of Montgomery County, Texas, and supersede any guidelines which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by these guidelines, all other

provisions contained in the Declarations of any other dedicatory instruments of the Association shall remain in full force and effect.


This is to certify that the foregoing Architectural Control Guidelines and Regulation were adopted by the Board of Directors by unanimous consent, effective 14<sup>th</sup> day of March 2023, until such date as it may be modified, rescinded, or revoked.


The Board of Directors hereby approves and authorizes the above Policy.

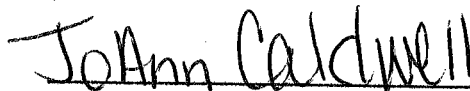
Signed this the 14<sup>th</sup> day of March, 2023.


**TEAS LAKES PROPERTY OWNERS'  
ASSOCIATION, INC.**

**ARCHITECTURAL CONTROL COMMITTEE FOR  
TEAS LAKES PROPERTY OWNERS'  
ASSOCIATION, INC.**

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
ACC Chairman

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Printed Name

**Teas Lakes Property Owners Association**  
**Application for Improvement or Modification**

3500 W. Davis, Suite 190  
Conroe, Texas 77304  
(936) 756-0032  
[management@teaslakespoa.com](mailto:management@teaslakespoa.com)

Owners Name: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Property Address: \_\_\_\_\_

Legal Description of Property - Section: \_\_\_\_\_ Blk: \_\_\_\_\_ Lot: \_\_\_\_\_

**Contact information should the Committee wish to contact you for additional information:**

Daytime Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address (if different from above): \_\_\_\_\_ Zip: \_\_\_\_\_

**Contractor Information (if applicable):**

Contractor Name: \_\_\_\_\_

Contractor Phone: \_\_\_\_\_ Contractor Email: \_\_\_\_\_

Projected Start Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Projected End Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Type of Improvement or Modification:**

- |   |   |
|---|---|
| <input type="checkbox"/> Room/Home Addition/Patio Cover     | <input type="checkbox"/> Landscaping        |
| <input type="checkbox"/> Pool and/or Spa                    | <input type="checkbox"/> Roofing            |
| <input type="checkbox"/> Play Equipment/Structure           | <input type="checkbox"/> Fencing            |
| <input type="checkbox"/> Shed/Storage Building              | <input type="checkbox"/> Exterior Lighting  |
| <input type="checkbox"/> Concrete/Brick/Stone Patio/Pathway | <input type="checkbox"/> Driveway Extension |
| <input type="checkbox"/> Paint                              | <input type="checkbox"/> Other _____        |

The following is **required** for consideration and approval:

- Lot Survey (with improvements drawn to scale)
- All required permits
- Accurate description of the project, including height, width and depth
- Description and samples of all exterior materials (paint color, roofing material, landscape stone, pavers. etc.)
- Elevation Drawing (front and side)
- Picture or drawing of the intended/existing project (pictures, sketches, brochures and other data or links to websites)

**For Office/Committee Use Only:**

Date Application Received: \_\_\_\_\_ Date of Decision: \_\_\_\_\_ Date of Final Compliance/Close-Out: \_\_\_\_\_

- APPROVED       APPROVED WITH CONDITIONS       DENIED       REJECTED-INCOMPLETE APPLICATION

Conditions/Comments/Suggestions: \_\_\_\_\_

\_\_\_\_\_

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Location: (Lot survey of property must be included with desired improvement drawn to scale)

Dimensions: \_\_\_\_\_ Distance from fences and easements: \_\_\_\_\_

Colors: \_\_\_\_\_ Dimensions of completed structure: \_\_\_\_\_

Materials: \_\_\_\_\_

**Owners Acknowledgements:**

By submitting this application and by signing below, I understand that:

- the ACC does not have the authority to approve any improvement or modification that encroaches upon an easement. Any easement variance request must be made directly to the POA Board of Directors. The homeowner will incur any fees associated with the preparation, filing and recording of an approved variance;
- the ACC will not process this application without all of the required information, permits and material samples;
- the ACC has up to thirty (30) days to review this application;
- I must complete the requested improvements within six (6) months from the date this application was approved;
- any improvement or modification to subject property prior to approval by the Architectural Control Committee (ACC) is strictly prohibited. If I commenced or completed any improvement or modification and any part of this application is denied, I will be required to return the property to its original condition at my own expense;
- all proposed improvements must comply with city, county, state and local codes. I understand that applications for all required permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes. My signature indicates that these standards are met to the best of my knowledge;
- any variation from the original application is prohibited. Any changes will require a new application;
- if approved, said improvements/modifications must be maintained per the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions for Teas Lakes (Deed Restrictions);
- this improvement/modification will not alter the existing drainage of my lot, any surrounding lot, or common area. I will be responsible at my own expense to correct any drainage problems to such areas that may occur as a result of this modification;

**My Signature constitutes the following:** I certify that I have read and fully understand both the Teas Lakes ACC Guidelines and POA Deed Restrictions for the section that pertains to my property. I also certify that all materials submitted in this application are true and correct. I understand and agree that no work may be performed prior to receipt of a written approval letter issued by the Teas Lakes ACC. I further understand that once approved, the project must not deviate from the terms of the written approval.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please submit this application with all required documents and samples to:

**IMC Property Management  
3500 W. Davis, Suite 190  
Conroe, TX 77304**

PLEASE NOTE: BROCHURES, BLUEPRINTS, SAMPLES, ETC, SUBMITTED TO THE ACC WILL NOT BE RETURNED

# Teas Lakes Property Owners Association

## Variance Request Form

3500 W. Davis, Suite 190  
Conroe, Texas 77304  
(936) 756-0032  
[management@teaslakespoa.com](mailto:management@teaslakespoa.com)

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### Variance Request Form

Owner's Name: \_\_\_\_\_

Mail To:

Property Address: \_\_\_\_\_

Teas Lakes Property Owners Association  
3500 W. Davis Suite 190  
Conroe, Texas 77304

Legal Description of Property – (Section/Blk/Lot) \_\_\_\_\_

Phone(s) w) \_\_\_\_\_ h) \_\_\_\_\_

Date Submitted: \_\_\_\_\_

In accordance with the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions for the Teas Lakes Section applicable for the above Property Address, I am requesting a \_\_\_\_\_ Variance from

(Indicate type of easement in which a variance is being requested)

the Teas Lakes Property Owners Association Board of Directors.

I understand that the Property Owners Association Board of Directors will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

- The homeowner will incur any fees associated with the preparation, filing and recording of an approved variance.
- No work will be started until I have received a written approval for this request.
- I will be responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and I will obtain any necessary permits and approvals for the requested work.
- I understand and agree that the Board of Directors approval of this request shall not be understood as the making of any representation or warranty that the plans specifications or work comply with any law, code, regulation or governmental requirements.

- I understand this request must be approved by the Board of Directors at a regularly scheduled POA meeting before it can be forwarded to the Association Management for recording with the County Clerk.
- I understand a decision may take up to 30 days.

**Description of Requested Project:**

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**Detailed Explanation of Variance Request:**

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Name, address, phone number of contractor: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If approved work would start on or about \_\_\_\_\_ and would be completed by \_\_\_\_\_.

\_\_\_\_\_  
 Homeowner Signature

\_\_\_\_\_ **APPROVED**    \_\_\_\_\_ **REJECTED**    \_\_\_\_\_ **ADDITIONAL DOCUMENTATION NEEDED**

\_\_\_\_\_  
 Date of Decision

\_\_\_\_\_  
 Board Member Signature

\_\_\_\_\_  
 Date Received by Management Company

\_\_\_\_\_  
 Management Signature



**E-FILED FOR RECORD**

03/23/2023 01:47PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**03/23/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas