

**Resolution Regarding Play Structure Guidelines**

WHEREAS the Board of Directors of Lakes on Eldridge Community Association, Inc. has the authority to make and enforce guidelines within the community; and

WHEREAS the Architectural Control Committee has recommended certain guidelines by which to consider installation of play structures by owners; and

WHEREAS The Board of Directors has duly considered said guidelines in terms of architectural control and deed restriction enforcement;

NOW THEREFORE, be it resolved that the following guidelines regarding play structures be adopted:

*"All play structures that are visible to the public (includes adjacent neighbors) must receive prior approval of the Architectural Control Committee. Play structures must also adhere to the following guidelines:*

1. *Must be made of materials (wood with fabric or shingled covers) that compliment the overall plan of development for the community;*
2. *Must not encroach on easements or building set-back boundaries;*
3. *No part of the structure may exceed twelve feet (12') in total height from the ground;*
4. *Any part of a play structure that exceeds ten feet (10') in height must be positioned a minimum of fifteen feet (15') from the fence lines of the property;*
5. *Canvas or fabric roof covers must be of solid earth tone color (e.g.; green, brown, tan);*
6. *Shingled roof covers must match the roof of the house in type, quality and color;*
7. *Wooden roofs must match the wood of the play structure;*
8. *Metal roofs are not permitted;*
9. *In no event shall a play structure be placed in a front yard;*
10. *If a play structure is placed on a side yard, it must sit back a minimum of ten feet (10') from the front of the house in accordance with the Lakes on Eldridge fence guidelines;*
11. *Play structures visible from a public street, common or lake area, or located on property boundaries must be screened from view by fences, wall or evergreen plantings or a combination thereof. Screening with evergreen plants is to be accomplished with installation of fence-height plants, not ultimate growth at maturity;*
12. *Play structures are to be kept in good repair at all times."*

Adopted this 22<sup>nd</sup> day of May, 2003 by:

*Robert B. Trimble*

Robert B. Trimble, President

*Nikki Favero*

Nikki Favero, Secretary

**EXHIBIT**

" C "

574-58-1023

574-58-1829

ANY PROMISE HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

SEP - 5 2003



*Brody B. Kayman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS