

RESOLUTION
of the
BOARD OF DIRECTORS
for
NEWPORT COURT HOMEOWNERS ASSOCIATION, INC.
regarding
BLANKET VARIANCE AND STORAGE BUILDING GUIDELINES FOR
NEWPORT COURT HOMEOWNERS' ASSOCIATION, INC.

At a regular meeting of the *Board of Directors* (Board) for the *NEWPORT COURT HOMEOWNERS ASSOCIATION, INC.* (Association), held on the 4 day of February, 2020; said meeting being properly called and a quorum being present, came to be heard the matter of authorizing the owners to obtain a variance from the restriction relating to storage buildings upon meeting certain criteria. At such meeting, a majority of Directors voted to adopt the following *Blanket Variance and Storage Building Guidelines for Newport Court Homeowners Association, Inc.* as described in further detail below.

WHEREAS, the NEWPORT COURT HOMEOWNERS ASSOCIATION, INC. has jurisdiction over the property described in the *Covenants, Conditions and Restrictions for NEWPORT COURT* recorded in the Real Property of Harris County, Texas at Harris County Clerk's File No. RP-2017-58682 as amended and/or supplemented (all such documents collectively referred to herein as the "Declaration"); and

WHEREAS, Article VII, Section 4 of the Declaration provides, "Temporary buildings or storage structures shall not be permitted on any Lot."; and

WHEREAS, Article II, Section 3 of the Declaration provides "the Committees shall have the right, exercisable in their sole discretion, to grant variances to the Restrictions of this Declaration...";

NOW THEREFORE, BE IT RESOLVED that Newport Court Homeowners Association, Inc. wishes to grant variances from Article VII, Section 4 as described in detail below and hereby adopts the following *Blanket Variance and Storage Building Guidelines for Newport Court Homeowners Association, Inc.*

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**Blanket Variance and Storage Building Guidelines
for
Newport Court Homeowners Association, Inc.**

SHED AND STORAGE BUILDINGS

Any Owner wishes to install, construct and/or maintain a Shed on any Lot must file an ARC application with the Association's managing agent providing all requested information and certifying that the intended Shed complies with all of the following standards.

These rules have been implemented as minimum standards for the installation of all sheds and storage buildings. For purposes of this Policy, the term "Shed" shall refer to all types of detached buildings regardless of their intended purpose; a storage building is defined as any detached addition to the lot used for storage. The minimum acceptable standards for storage buildings or sheds are as follows:

LOCATION:

1. Storage buildings shall be located in rear yard.
2. Storage buildings affixed to the ground shall not encroach on any easement or building lines.
3. Storage buildings shall be a minimum of seven to fourteen (7-14) feet from rear and shall be a minimum of five (5) feet from the side property lines.

SIZE:

4. Tuff Shed maximum size: 8' wide x 8' long x 8' tall at its highest point.
5. All other approved temporary storage sheds: 8' wide x 8' wide x 6' tall at its highest point.

MATERIALS:

6. Constructed Storage Building
 - a. Materials shall be or emulate treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
 - b. Colors shall match the color of the house.
 - c. Materials used shall match those of the house in both size and color.
 - d. Roof shall be peaked. Roof shall be composition shingles, and closely match color of shingles on existing home.
 - e. Colors shall be muted, i.e., gray, brown, tan, off white.
7. Prefabricated Storage Building
 - a. Prefabricated storage buildings shall be approved by the Modifications Committee.
 - b. Colors shall be muted, i.e., gray, brown, tan, off white.
8. All storage buildings shall stay in good repair at all times.

CERTIFICATION

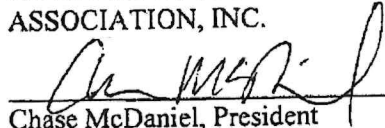
I, the undersigned, do hereby certify:

That I am the duly elected and acting President of the NEWPORT COURT HOMEOWNERS ASSOCIATION, INC. ("Association"), a Texas non-profit corporation.

That the foregoing constitutes the Amendment of the Bylaws of NEWPORT COURT HOMEOWNERS' ASSOCIATION, INC., as duly approved by the affirmative vote of at least a majority of Directors present at a duly called meeting for that purpose.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the 29 day of March, 2021.

NEWPORT COURT HOMEOWNERS ASSOCIATION, INC.


Chase McDaniel, President

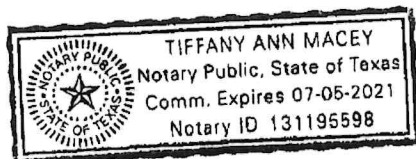
STATE OF TEXAS

§
§

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Chase McDaniel, President of the NEWPORT COURT HOMEOWNERS' ASSOCIATION, INC., known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and, in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of March, 2021.




Notary Public for the State of Texas

AFTER RECORDING RETURN TO:
Law Office of Rick J. Miller, PLLC
PO Box 15331
Humble, TX 77347

UNOFFICIAL COPY

RP-2021-164946

Pages 4

03/30/2021 08:10 AM

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.



Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS