



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 8 Fee: \$ 44.00

**ADDITIONAL DEDICATORY INSTRUMENTS
FOR
CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Charles A. Daughtry who, being by me first duly sworn, states on oath the following:

My name is Charles A. Daughtry, 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 **CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are the originals, or true and correct copies of the originals, of the governing instruments of the Association:

- 1) **Canyon Gate at the Brazos Owners Association, Inc. Parking and Towing Policy; and**
- 2) **Canyon Gate at the Brazos Owners Association, Inc. Resolution Regarding Exterior Residential Paint Colors.**

DATED this 8th day of June, 2021.

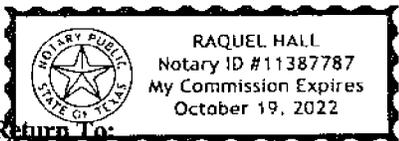
**CANYON GATE AT THE BRAZOS OWNERS
ASSOCIATION, INC.**

BY: 

CHARLES A. DAUGHTRY,
Attorney for Association

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 8th day of June, 2021 by Charles A. Daughtry, Attorney for Association, **Canyon Gate at the Brazos Owners 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 & Farinc, P.C.
17044 El Camino Real
Houston, Texas 77058

**CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.
RESOLUTION REGARDING EXTERIOR RESIDENTIAL PAINT COLORS**

WHEREAS, CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC. (hereinafter referred to as the “ASSOCIATION”), a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, as presently constituted, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS, by those certain Declarations of Covenants, Conditions and Restrictions for all sections of CANYON GATE AT THE BRAZOS (hereinafter collectively referred to as the “Deed Restrictions”) duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas, all lots within CANYON GATE AT THE BRAZOS (the “Association”) were made subject to the covenants, conditions and restrictions set forth in the Declarations;

WHEREAS, Section 22.201 of the Texas Business Organization Code (“TBOC”) provides that “[e]xcept as provided by Section 22.202, the affairs of a corporation are managed by a Board of Directors” and Section 22.202(b) of the TBOC provides that “[a] corporation is considered to have vested the management of the corporation’s affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation;”

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural control guidelines; and

WHEREAS, Texas Property Code Section 204.010(a)(18) grants the Association the authority to “implement written architectural control guidelines for its own use or record the guidelines for its own use or record the guidelines in the real property records of the applicable county; and modify the guidelines as the needs of the subdivision change;”

WHEREAS, Article II, Section 1 of the Declarations of Covenants, Conditions, and Restrictions for the Association recorded in the Fort Bend County real property records (collectively hereinafter, the “Declaration”) provides that: “Architectural Control. Any construction plans, detailed specifications, survey (or original plat plan) for any of the following must be submitted to and approved in writing by the Architectural Control Committee, or its duly authorized representative: the erection of any buildings or improvements of any character; changes to the exterior of any improvement on any Lot which would modify the design, *color*, materials, or size; any change to the exterior of any Lot which would include additions, remodeling, renovations and redecorations.”

WHEREAS, Article III, Section 1 of the Declaration provides that “No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any Lot which may be, or may become, an annoyance or a nuisance to the neighborhood;”

WHEREAS, property values in the subdivision are affected by the paint colors chosen to be applied to the exterior of individual residences;

WHEREAS, it is the desire of the Board of Directors to maintain the harmony of residential paint colors in the subdivision and to alleviate potential deed restriction violations in regard to this matter;

WHEREAS, the following Architectural Control Guidelines Regarding Exterior Paint Colors will help maintain the attractiveness of the subdivision in regard to exterior residential paint colors and thereby support property values of the subdivision.

NOW THEREFORE, BE IT RESOLVED THAT the following Guidelines Regarding Exterior Paint Colors for all sections within the jurisdiction of **CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.** are hereby adopted:

ARCHITECTURAL CONTROL GUIDELINES
REGARDING EXTERIOR PAINT COLORS
FOR CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.

1. All homeowners desiring to paint the exterior of their homes in the Association must acquire Architectural Control Committee (“ACC”) approval prior to painting by submitting an **ACC Application and paint chip sample** to the ACC Committee. All ACC rules and procedures in the Primary Guidelines must be followed in order to acquire such approval.
2. All homeowners desiring to paint the exterior of their homes must choose a neutral paint color in accordance with the color sheet entitled “**Canyon Gate at the Brazos Approved exterior paint colors**,” which is attached hereto and incorporated herein as **Exhibit “A”**.
3. The ACC's goal is to maintain the architectural color scheme throughout the subdivision in a harmonious, consistent, and aesthetic manner.
4. Paint colors chosen must be subtle and in harmony with the brick color of the house.
5. Colored stains are not allowed but naturally stained wood front doors are acceptable.
6. Wooden front doors must be stained. Light to dark brown stain permitted. Colored stains including red, black, green, blue, and yellow stains not permitted.
7. A maximum of one (1) accent trim color is allowed.
8. All trim and accent colors are to be in harmony with the primary color of the house in hue and muted/dull in value. No vibrant accent colors are allowed.
9. Items that may receive accent colors are: shutters, cupolas, porches, front and back doors.
10. Items that are considered trim are: metal trim/flashing, soffits, gutters, fascia boards and fascia vents. Color of these items must be in harmony with the main paint color or trim color of the house.
11. Garage and its overhead doors should be painted the same color as the primary color of the house.
12. Painted front doors are not acceptable unless they are made of steel or metal.
13. Stone, brick, and concrete may not be painted or stained.
14. The Board of Directors may amend these Exterior Paint Guidelines from time to time if deemed to be in the best interest of the Association

Adopted and approved at a meeting held by the Board of Directors of CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC., this 5th day of November, 2020, by at least a majority of the Board of Directors of the Association.

CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.

Signed:



President, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 2nd day of June, 2021, by RAYMOND STONE, President CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

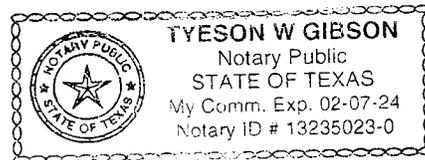


EXHIBIT "A"

CANYON GATE AT THE BRAZOS
APPROVED EXTERIOR PAINT COLORS

Antler Velvet – sw9111

Grecian Ivory – sw7541

Accessible Beige – sw7036

Greek Villa - sw7551

Westhighland White – sw7566

Aged White – sw9180

Dover White – sw6385

Whitetail – sw7103

Crème – sw7556

Paperwhite – sw7105

Steamed Milk – sw7554

Outerbanks – sw7534

Urban Putty – sw7532

Crescent Crème – sw7721