

LAKEVIEW HILLS SUBDIVISION
Amendments to 2004 Deed Restrictions
Passed (March 1, 2014)

Amendment #1) ARCHITECTURAL STANDARDS AND REVIEW:

Architectural Committee approvals of plans are good for one (1) year. If the approved project has not been initiated within a year from the approval date, plans will have to be re-submitted for a new approval from the Architectural Committee. Approvals are non-transferable to new property owners.

Amendment #2) PROPERTY MAINTENANCE:

No junk personal property, including but not limited to vehicles, boats, equipment, or trailers shall be parked, placed, or stored in open sight on any residential or empty lot. The term "junk" refers to property that is unusable/inoperable, or in extreme disrepair, or is an unsafe/health hazard.

Amendment #3) POLITICAL SIGN REGULATIONS:

Texas State Regulation of Display of Political Signs, 2005, 79th Leg. Sec. 202.009, allows for political signs to be displayed 90 days before and 10 days after an election with the following restrictions permitted:

- a) Property owners are limited to one (1) sign per candidate or ballot item.
- b) Signs are to be ground mounted, not located beyond said building or setback lines, and not attached to any existing structure, pole, vehicle, or plant.
- c) Signs can be no larger than 4'x6' and cannot contain any offensive language or graphics.
- d) No signs are allowed with lights, streamers, balloons, or any component that would be distracting to motorists or violates a law.
- e) No sign can be placed on an empty lot or within an easement.

Lakeview Hills Property Owners Assoc. can remove any sign that violates any of these restrictions.

Amendment #4) FREE-STANDING FLAGPOLE RESTRICTIONS:

Texas State Property Code Sec. 202.011, allows for the display of flags and free-standing flagpoles within a subdivision with the following restrictions permitted:

- a) The display of the United States flag, the State of Texas flag, official flags of the United States armed forces, and official school flags are permitted on a free standing flagpole but must be displayed in accordance with the relevant federal, state, or military code.
- b) These permitted flags shall be no larger than 3'x 5' in size and not draped over or attached to any structure.
- c) Free-standing flagpoles may be up to twenty (20') feet tall, must be permanently installed in the ground, and constructed of long lasting materials.
- d) All flags and flag poles must be maintained in good condition.
- e) Two free-standing flag poles are allowed on owner's property. One between the residence and the street and/or one in the rear or backyard of the property. However, no free-standing flagpole will be allowed nearer the street than said building lines, beyond property setback lines, or within an easement.
- f) Ground mounted lighting may be installed near the free-standing flagpole. This illumination is not to exceed the equivalent of a 60 watt incandescent bulb and must face towards the flag and the owner's residence. If no structure is present (empty lot) the lighting must face towards the center of the lot.

Approval from the Lakeview Hills Architectural Committee is required before installation of any free-standing flagpole or lighting to display permitted flags.

**Amendment #5) RAINWATER RECOVERY SYSTEM
REGULATIONS:**

Texas State Property Code Sec. 202.007 mandates that rainwater harvesting devices must be allowed with the following restrictions permitted:

- a) All portions of a rain water recovery system must be installed totally on owner's property and may not encroach on or adversely affect adjacent properties.**
- b) Other than gutters and downspouts, all other components of the system (tanks, barrels, filters, pumps, pipes, and hoses) must be screened from public view.**
- c) Solid fencing, vegetation, burying, or Architectural Committee-approved structure can be used to screen these components.**
- d) Rain barrels may be located in public view if the guttering system on the structure precludes screening. However, such barrels are limited in size to 65 gallons, downspout must feed directly into the barrel at or near a vertical angle, barrel must be painted a single color to blend in with the structure or vegetation, and barrel discharge hose must be stored from view when not in use.**
- e) All barrel or tank inlets/vents must be sealed or screened to prevent debris, animals, and/or children from entering.**
- f) Water from a rainwater recovery system must be used and not allowed to become stagnant or a health hazard.**
- g) All portions of a rain water recovery system must be maintained. If the system is not used or becomes unusable, the rain storage barrels/tanks must be drained, components disconnected, and all portions removed from public view.**

Approval from the Lakeview Hills Architectural Committee is required before any rain harvesting system can be installed.

Amendment #6) SOLAR ENERGY DEVICE REGULATIONS:

Texas State Property Code Sec. 202.010 allows solar devices to collect or transfer solar-generated energy for heating, cooling, or producing electrical/mechanical power on private property with the following restrictions permitted:

- a) All solar devices must be installed on owner's property and may not encroach on any adjacent property.
- b) The location of any solar device is limited to the roof of main residence, roof of approved structure, or fenced yard or patio.
- c) Roof mounted solar devices must be no higher than roof section, must conform to roof slope, must be parallel to roof ridge line, and cannot extend past the roof outer edge.
- d) Visible framing, brackets, piping, and wiring must be a color to match or blend in with roof materials.
- e) Solar devices mounted on a roof must be located in an area least visible to the public so long as it does not reduce the estimated annual energy production by more than 10%.
- f) Solar devices located in a fenced yard must not be higher than the top of the fence. If the fence is not solid the device may be located behind a structure or screening that limits it from public view.
- g) All solar devices must be installed to comply with manufacture's instructions and by licensed installers.
- h) All portions of a solar energy device must be properly maintained, not violate any law, or be a hazard or annoyance to adjoining property owners.
- i) Solar devices unused or non-functioning must be repaired or removed.

Approval from the Lakeview Hills Architectural Committee is required before installation of all solar energy devices.

Amendment #7) RELIGIOUS ITEM DISPLAY RESTRICTIONS:

Texas State Property Code Sec. 202.018, allows for the display of certain religious items with the following restrictions permitted:

- a) A property owner may display religious items on one or all entries (doors) to their residence.
These items may be related to any faith that is the sincere belief or tradition of the resident.
- b) The total size of all items combined on any door may not exceed 25 square inches and cannot extend past the door frame.
- c) The displayed religious items cannot be a health hazard, violate any law, or have language/graphics that are patently offensive to a majority of other property owners.
- d) The temporary display (60 days) of additional religious items is permitted on owner's property to celebrate special times of the year(Christmas, Easter, etc.)

Approval from the Lakeview Hills Property Owners Association is not required for displaying these religious items but they can be removed if they violate any of these regulations.



President, Lakeview Hills P.O.A.

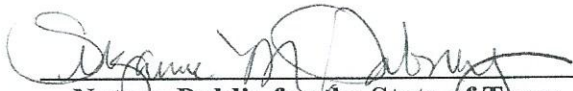
Notary:

The State of Texas

County of San Jacinto

Subscribed before me this 9th day of March, 2014 by Mark E. York





Notary Public for the State of Texas
Commission Expires 7/20/2017