



Executed on this 21<sup>st</sup> day of November, 2025.

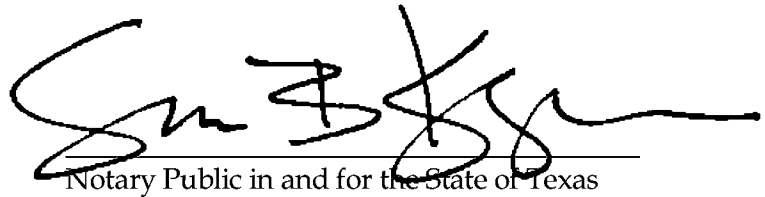
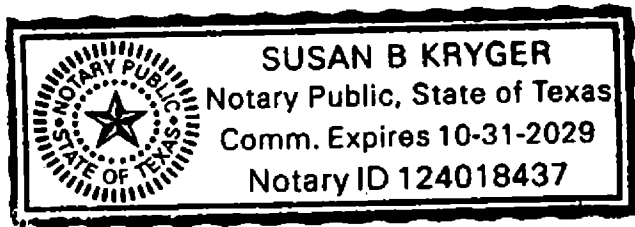
SPRING SHADOWS CIVIC ASSOCIATION



By: \_\_\_\_\_  
Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 21<sup>st</sup> day of November, 2025 personally appeared Cliff Davis, authorized representative of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

RP-2025-462351

**CERTIFICATE OF SECRETARY**  
*of*  
**SPRING SHADOWS CIVIC ASSOCIATION**  
*adopting*  
**EXTERIOR MAINTENANCE GUIDELINES/ARCHITECTURAL CONTROL GUIDELINES**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Janet Marton, Secretary of Spring Shadows Civic Association, do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on November 17, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Exterior Maintenance Guidelines/Architectural Control Guidelines were duly approved by at least a majority vote of the members of the Board present at the meeting.

**RECITALS**

WHEREAS, Section 204.010(a)(18)(A) of the Texas Property Code empowers the Association, acting through its Board of Directors (“Board”), to implement architectural control guidelines and modify them as the needs of the subdivision change; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code provides that a property owners’ association, acting through the Board, may regulate “the use, maintenance, repair, replacement, modification and appearance of the subdivision”;

WHEREAS, pursuant to their power to do so, the Board desires to approve and adopt certain exterior maintenance guidelines/architectural control guidelines governing the administration, management, operation and use of the residential properties under the jurisdiction of the Association; and

NOW, THEREFORE, BE IT RESOLVED, the Exterior Maintenance Guidelines/Architectural Control Guidelines attached hereto and incorporated herein have been approved by the Board and adopted by the Association.

I hereby certify that I am the Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

RP-2025-462351

SPRING SHADOWS CIVIC ASSOCIATION

By: Janet Marton  
Its: Secretary

Name Printed: Janet Marton

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on November 17, 2025, by Janet Marton, as Secretary of Spring Shadows Civic Association, for the consideration and in the capacities stated therein.



Sharon L. Noake  
Notary Public in and for the State of Texas

**SPRING SHADOWS CIVIC ASSOCIATION  
EXTERIOR MAINTENANCE GUIDELINES/ARCHITECTURAL CONTROL GUIDELINES**

1. These Exterior Maintenance Guidelines/Architectural Control Guidelines (“Guidelines”) for Spring Shadows Civic Association (“Association”) supersede and replace the Exterior Maintenance Guidelines recorded under the Supplemental Notice of Dedicatory Instruments recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk’s File No. 20080031621 and the Exterior Maintenance Guidelines/Architectural Control Guidelines recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk’s File No. RP-2022-314548.

2. All improvements on a residential lot including, but not limited to, the single-family residence, the garage and approved outbuildings, if any, shall be maintained in a neat and attractive condition and in a state of good repair. The Association’s Board of Directors shall have the final say in determining if an improvement is not being maintained in a neat and attractive condition and/or in a state of good repair.

3. The exterior of all improvements of any type shall be free of mold, mildew, dirt and/or grime. All improvements shall be cleaned when necessary to keep an improvement free of mold, mildew, dirt and/or grime.

4. All painted surfaces on an improvement shall be clean with no bare areas, chipping paint, or peeling paint. All bare areas, chipping paint, or peeling paint, shall be repainted or repaired when necessary.

5. All exterior wood, siding, brick or other exterior covering on an improvement shall be maintained in good condition and repair. Rotting or damaged wood or siding is prohibited. Any hole in, or other damage to exterior wood, siding, brick or other exterior covering on an improvement shall be repaired or replaced.

6. Garage doors shall be undamaged (without dents that are visible from a public street), kept in good repair, and operational. Any damage to the garage door shall be repaired or replaced.

7. All glass surfaces shall be whole. Any broken or cracked glass on an improvement on a lot is prohibited and shall be repaired or replaced.

8. Window air conditioning units (heating units and/or cooling units) that are visible from any public street are prohibited.

9. Walkways, driveways, and curbs shall be in good repair and must be kept free of weeds and grass. Uneven or broken walkways, driveways, and curbs shall be repaired or replaced when necessary.

RP-2025-462351

10. Gutters shall be kept in good repair and not allowed to sag or hang down from the improvement to which they are affixed. All dented or damaged gutters shall be repaired or replaced as necessary. Plant growth and/or vegetation growth of any type in gutters is prohibited.

11. Roofs shall be maintained in good repair with no missing or curling shingles. All roof patches/repairs shall be made with the same or substantially the same shingle type and color.

12. Fences and gates, including fence hardware, shall be kept in good repair. Any fence or portion of a fence that is leaning shall constitute a violation of this provision. Any fence gate that is broken or not operational should be replaced or repaired. All fence pickets shall be made of cedar or redwood. Fence pickets shall be six feet (6') in height with no more than a one foot (1') rot board for a total fence height of not more than seven feet (7'). All fence pickets and fence materials must be approved in writing in advance by the Architectural Control Committee.

13. Lawns shall be kept mowed and edged on a regular basis and be maintained in a neat and attractive condition. The curb area(s) of a lot shall be kept free of dirt, leaves and debris at all times. Grass that is allowed to grow above nine inches (9") in height shall be in violation of the requirement to keep such grass in a neat and attractive condition. All yards shall be kept weed free. All shrubs and trees shall be trimmed as needed to maintain a neat and attractive appearance. All flower beds on a lot shall be kept free of weeds, leaves, and other debris.

14. All dead trees on a lot shall be removed from public view. The cutting of tree stumps to ground level is prohibited. All tree stumps on a lot, including any root system visible above ground, shall be removed by grinding or other appropriate method, and the area in which the tree stump was located must be sodded to match the existing grass on the lot.

15. Mailboxes shall be maintained in good repair. "Good repair" includes but is not limited to: (a) no dented mailboxes; (b) no leaning mailboxes; and (c) free of mold, mildew, dirt, and/or grime.

16. An owner shall not allow garbage or rubbish to be maintained in public view on a lot.

17. All garbage cans and other trash receptacles shall be kept out of public view during non-collection hours. "Non-collection hours" as used in this provision means any time other than after 6:00 p.m. the day before a scheduled trash pickup and after 10:00 p.m. on the day of collection.

18. Unless currently being used, there shall be no storage of household items in public view. Barbeque pits, smokers, portable pools, patio furniture and other such items on a lot shall be kept out of public view.

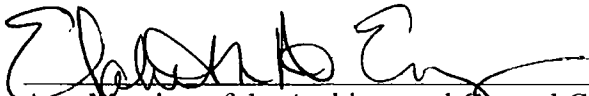
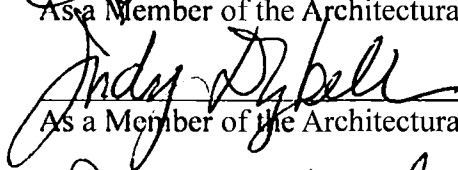

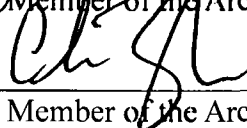
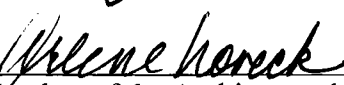
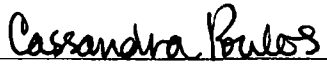
19. Basketball goals shall be kept in good repair. Basketball goals that are in public view shall have a properly maintained backboard, rim, net, and support pole.

20. Except for decorative lighting displayed during a period of forty-five (45) days before an official holiday until thirty (30) days after the holiday, decorative string/patio/party lighting is prohibited forward of the front building line on a lot.

21. Play structures and play/recreational/sports equipment are allowed forward of the front building line on a lot when in use and shall not be permanently affixed to a lot forward of the front building line. One (1) hanging child's swing is permissible forward of the front building line on a lot.

**A violation of these Guidelines constitutes a violation of the dedicatory instruments [as that term is defined in Texas Property Code Section 209.002(4)] governing the residential properties under the jurisdiction of the Association.**

**TO THE EXTENT, IF ANY, REQUIRED BY THE ASSOCIATION'S GOVERNING DOCUMENTS, THE TERMS AND PROVISIONS OF THESE GUIDELINES ARE ALSO APPROVED BY THE ASSOCIATION'S ARCHITECTURAL CONTROL COMMITTEE, AS EVIDENCE BY THE SIGNATURES OF AT LEAST A MAJORITY OF THE MEMBERS OF THE ARCHITECTURAL CONTROL COMMITTEE BELOW:**

Date: <u>11/19/25</u>	 As a Member of the Architectural Control Committee
Date: <u>11/19/25</u>	 As a Member of the Architectural Control Committee
Date: <u>11/19/25</u>	 As a Member of the Architectural Control Committee
Date: <u>11/19/2025</u>	 As a Member of the Architectural Control Committee
Date: <u>11/19/2025</u>	 As a Member of the Architectural Control Committee
Date: <u>11/19/2025</u>	 As a Member of the Architectural Control Committee

RP-2025-462351  
# Pages 8  
11/21/2025 10:01 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$49.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-462351