

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Lakewood on Lake Conroe Property Owners Assn, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Lakewood on Lake Conroe Property Owners Assn, Inc. which have not been previously filed in the public records of Montgomery County are attached hereto, including:

Architectural Control Committee Lot/Home Improvement Application Effective 11/22/2014

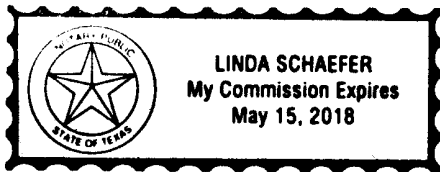
FURTHER, other dedicatory instruments of the Lakewood on Lake Conroe Property Owners Assn, Inc. have already been filed in the public records of Montgomery County and these documents supplement the previously filed documents.

SIGNED on this 14th day of January, 2015.

Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for Lakewood on Lake Conroe Property Owners Assn, Inc.

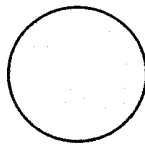
STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on this 14th day of January, 2015 by Susan Gonzales.



Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/18

Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160



**LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

LOT/HOME IMPROVEMENT APPLICATION

Owner: _____ Phone: _____ Alt# _____

Address: _____

Contractor (if applicable): _____ Phone: _____

Address: _____

Deposit Amount:\$ _____ Estimated Completion date: _____

Type of Improvement (please see attached "Application Checklist" for additional application detail):

- _____ New House (plans, elevations, site & drainage plans, permits) _____ Paint (samples)
- _____ Deck (dimensions, elevations and location) _____ Storage Shed (dimensions, elevations, location)
- _____ Antenna/Satellite Dish (location) _____ Basketball Goal (location on lot)
- _____ Roof (color and type) _____ Room Addition(s) (dimensions, elev's, location)
- _____ Fence (type and location)
- _____ Other (Please Describe. Use add'l pages, if necessary):

Who will do the actual work on this improvement? _____

Please include location of the improvement/change, height, width, length (complete applicable areas). A lot survey or to-scale drawing showing property lines, residential building, easements, fences, etc. is required for buildings, decks, patio covers, sidewalks, storage sheds, driveways, pool, etc. Please provide samples of paint colors. Pictures are also very helpful.

I understand that I must follow the guidelines as stated in the Lakewood on Lake Conroe Covenants, Conditions and Restrictions. If any change is made after approval by the Architectural Control Committee, the Committee has the right to ask the homeowner to remove the improvement and/or change from the property. I also understand that the ACC will act on this request as quickly as possible and contact me regarding their decisions. I agree not to begin property improvements/changes until the ACC notifies me of their approval as according to the Deed Restrictions.

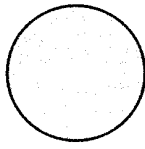
Signature of Homeowner or Agent Date Signed Est. Construction Date

ACC USE ONLY

Date Received _____ By _____

Date Approved _____

Eff. 11/22/2014

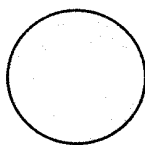


LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.

APPLICATION CHECKLIST

Note: The information (if applicable) required below does not have to be presented on individual drawings for each checklist item but can be consolidated into one, or more, applicable drawings/documents.

- ACC Application: Completed with signature of Owner(s);
- Owner/Builder New Construction Agreement (see attached): Signed by both Owner & Builder;
- Owner/Builder Plan for Demolition of Existing Structures (see attached and if applicable): Completed and signed by both Owner(s) and Builder;
- Site/Plot Plan: Including dimensions of all structures, driveway(s) and setback lines shown;
- Survey: Current copy of property for exterior construction application is required for new house construction;
- Architectural Drawings & Elevations: Three (3) complete sets drawn to scale (drawings neat & legible). Square footage stated on plans and application;
- Boat House, Docks, Piers: If applicable – elevations shown on ALL structures. Show ALL dimensions and distances. Such improvements must have a permit from the San Jacinto River Authority prior to consideration by the Lakewood ACC;
- Property Line Dimensions: Front, side and rear property lines as reflected in a “Recorded Plat” and “Survey” of the property;
- Building “setback” lines and easements for the entire property must be clearly shown on the site/plot plan. Any encroachments on setback lines and/or easements must be clearly identified and a request for a variance(s) for such encroachment must accompany the application;
- “Footprint” of each planned improvement including residence, garage, outbuilding(s), driveway, culvert, sewage management system, pool, fences, etc. must be included with the application;
- Driveway: The driveway width and centerline must be clearly located on the plot plan with the closest distance from the nearest property line identified. Driveway materials must be identified. **Note: Driveway materials can only be concrete or asphalt;**
- All applicable government permits (e.g., aerobic septic design and permit, San Jacinto River Authority permit(s)) must be included with the application or submitted for ACC approval once received;
- Samples of ALL colors (e.g., house, roof, fence, etc.) once determined.



**LAKEWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.
APPLICATION FEES**

Note: Upon project completion and ACC review/approval, the construction deposit will be returned to the Owner/Builder, less the amounts indicated below and any amounts required by the ACC for applicable repairs to community infrastructure and/or violation fees.

New Home Construction: **Deposit: \$2,500**
Maximum Refundable Amount: \$2,000
(\$500 non-refundable application fee retained by HOA to cover anticipated wear and tear on subdivision infrastructure)

Improvements – Large: **Deposit: \$1,250**
Maximum Refundable Amount: \$1,000
(\$250 non-refundable application fee retained by HOA to cover anticipated wear and tear on subdivision infrastructure)

Examples of Large Improvements: Swimming pools, garage/shop structures larger than 140 square feet and/or projects requiring heavy equipment/trucks.

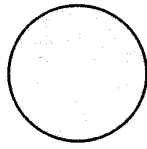
Improvements – Small: **\$0**
Examples of Small Improvements: Storage buildings/Garden sheds/Greenhouses less than 140 square feet. Fences, decks and smaller miscellaneous projects.
Reminder: Outbuildings must be anchored and on slab-/skid-type foundation; Colors must be in harmony with home.

Refund of Building Deposits require a written “request for refund”.

**VIOLATION FEES
(Per Occurrence & Non-Refundable)**

Starting construction without ACC Approval	\$1,000
Change(s) in approved construction without approval	\$500
Burning of Brush/Construction Debris	\$500
Cement waste left in ditch or roadway	\$500
Starting “Small” construction without ACC approval	\$100
No Dumpster or uncontained trash	\$100
No port-a-potty	\$100
No construction fencing	\$100

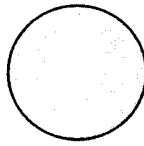
Eff. 11/22/2014



**LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

**OWNER/BUILDER AGREEMENT FOR NEW CONSTRUCTION
(page 1 of 2)**

- 1) Owner hereby acknowledges receipt of Lakewood on Lake Conroe Covenants, Conditions and Restrictions and hereby agrees to **comply with all terms and conditions** contained therein and obtain all applicable surveys and inspections as specified therein prior to occupancy.
- 2) **Owner hereby authorizes the Architectural Control Committee (ACC) or its agents to enter upon and inspect the lot and structure** thereon for the purpose of ascertaining whether said structure is in compliance with the restrictions, the standards and the approved plans and specifications. Site plan and approved plans must be present at time of inspection. Neither the ACC nor its agents shall be deemed to have committed a trespass by reason of such entry or inspections. Failure to comply with the above inspections can result in fines and legal action being brought to require compliance.
- 3) Owner agrees and understands that approval of plans and specifications by the ACC shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements.
- 4) **NO BURNING of brush, trees or construction materials is allowed.**
- 5) Once the slab is complete, **each work site is to provide a "ROLL OFF DUMPSTER" 30 to 40 yard minimum size. A portable toilet or use of a facility on the construction site must be set up. Portable toilets must be staked to prevent turning over by possible high winds. The work site is to be kept clean.**
- 6) **The contractor is to ensure all trash and debris is removed from the site before each weekend. NO construction on Holidays and Sundays. Construction work hours are between 7 AM and 7 PM Monday through Friday and 8 AM to 7 PM on Saturday.**
- 7) Contractors are **responsible for keeping mud, dirt, etc. off the roadway.** A construction drive of crushed rock is encouraged.
- 8) **All improvements, modifications, and alterations after application approval require ACC approval.** This covers new construction as well as, but not limited to, additions, fences, decks/porches, storage buildings, pools and change in house colors.
- 9) **If construction is not completed within six (6) months** after plans have been approved, **an extension must be obtained, provided NO changes have been made to the original design, an approval will be given.** If changes have been made to the original design of the Plan Review Application, a new Plan review Application will have to be submitted for approval.
- 10) **The Architectural Control Committee has 30 days** from the submittal of completed application to review the application. The Committee will make every effort to review plans within fifteen (15) days from final submittal.
- 11) **Construction fencing is required along the side property lines and rear build line of project.** Trash and debris must be maintained along frontage with partial fencing and/or temporary enclosure. The work site is to be kept clean.
- 12) Any damage to the frontage area or right-of-way during construction must be repaired to its original contour and shape; right of way must be corrected immediately to its original state with fill dirt, stabilized materials and vegetation to prevent drainage problems and future erosion. Maintenance of lot frontage must be kept clean and mowed during construction. **NO dirt/mud on roads.**
- 13) Neither the Architectural Control Committee or Lakewood Property Owners Association or any of their respective members, officers, directors, shareholders, employees or agents shall be liable because of the approval or non-approval of any improvement.
- 14) Error in location causing an encroachment will be the direct responsibility of the property owner. The builder/owner must satisfy the ACC that improvements are accurately located in accordance with the approved plans and that encroachments are not to occur without a specific variance having been requested and granted by the ACC, If encroachment occurs without a specific variance having been granted, owner and contractor agree to remove those items.



**LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

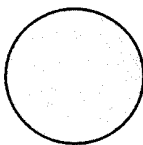
**OWNER/BUILDER AGREEMENT FOR NEW CONSTRUCTION
(page 2 of 2)**

- 15) A letter of completion must be submitted to the ACC within fifteen (15) days after completion of Construction.
- 16) One (1) builder sign with a maximum size of 36" X 36" is allowed. This permission can be withdrawn by the ACC solely at the ACC's discretion. No other types of signs other than permits and house numbers are allowed
- 17) Electrical must be installed underground.
- 18) The undersigned acknowledge receipt of the "Lakewood on Lake Conroe Property Owners', Inc. Association Fees".

Builder Signature _____ Date _____

Owner Signature _____ Date _____

Owner Signature _____ Date _____



**LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

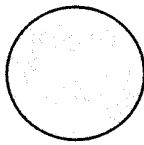
**OWNER/BUILDER PLAN FOR DEMOLITION OF EXISTING STRUCTURES
(page 1 of 2)**

Estimated Demolition Start Date: _____ **Demolition End Date:** _____

Note: If new construction is planned after completion of demolition, the new construction must begin within 90 days of the demolition completion date unless a variance is requested of and granted by the ACC.

- 1) Utility Disconnect: Owner/Builder agree to safely disconnect ALL utilities such as electric, water, and propane gas (if applicable) according to County regulations.
- 2) A portable toilet or use of a facility on the construction site must be set up. Portable toilets must be staked to prevent turning over by possible high winds.
- 3) Contractor agrees to install Silt-Fencing along the side property lines and rear build line of project.
- 4) Proper disposal of chemical containing units: Contractor, please provide a short explanation of your plan for the proper disposal of chemical containing units such as A/C Units, Water Softeners, Asbestos, (asbestos must be removed by a licensed asbestos removal contractor with all necessary permits and approvals in place) or any other potential hazardous materials located at the demolition site.

- 5) Debris Removal: Contractor, please provide a short explanation of your plan for debris removal (e.g. Live Load? Temporary bin placement? (Note: If temporary bins are used to remove debris, they must be placed in a manner that minimizes damage to the road.)



**LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

**OWNER/BUILDER PLAN FOR DEMOLITION OF EXISTING STRUCTURES
(page 2 of 2)**

- 6) Dust Control: Contractor, please provide a brief explanation of procedures to be employed to minimize airborne dust or contaminants from leaving the project site.

Demolition Contractor Signature (if applicable) _____ Date _____

Contractor Signature _____ Date _____

Owner Signature _____ Date _____

Owner Signature _____ Date _____

FILED FOR RECORD

01/26/2015 4:44PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

01/26/2015



Mark Turnbull

County Clerk
Montgomery County, Texas