

10 Notice  
KJ

**CERTIFICATE OF CORPORATE RESOLUTIONS OF  
BOARD OF DIRECTORS**

**OEHA, INC., A TEXAS NON-PROFIT CORPORATION  
AKA OAK ESTATES HOMEOWNERS ASSOCIATION**

201

**ARCHITECTURAL PLANS: PLAN REVIEW POLICY**

The undersigned duly authorized Officer of OEHA, INC., a Texas non-profit corporation, also known as **OAK ESTATES HOMEOWNERS ASSOCIATION**, ("Association"), does hereby certify, that by unanimous consent of the Board of Directors in lieu of a meeting on or about June 1, 2013, the following policy establishing **REVIEW AND APPROVAL OF ARCHITECTURAL PLANS** was adopted pursuant to the following resolutions duly made and unanimously approved by the Board of Directors:

WHEREAS, the subdivision/property subject to this Resolution(s) and policy are:

(a) OAK ESTATES subdivision according to the map or plat thereof recorded in Volume 31, Page 67 of the Map Records of Harris County, Texas ("Oak Estates");

(2) el

(b) OAK ESTATES SECTION 2 according to the Map or Plat thereof recorded at Volume 35, Page 43 of the Map Records of Harris County, Texas ("Oak Estates Section; and

1 el

(c) The lots adjacent to Oak Estates along the east side of Oak Estates Described as property "owned by others" on the map or plat of Oak Estates recorded in Volume 31, Page 67 of the Map Records of Harris County, Texas, and more particularly described in the instrument adopting Oak Estates' Restrictions as applicable to said adjacent lots recorded at Volume 2318, Page 625 of the Deed Records of Harris County, Texas (the "Adjacent Lots")

(collectively, the "Subdivision"); and

WHEREAS, the restrictive covenants applicable to the subdivision are:

(a) the Oak Estates Restrictions originally recorded at Volume 1992, Page 581 of the Deed Records of Harris County, Texas, (b) the Oak Estates Section 2 Restrictions originally recorded at Volume 2257, Page 52 of the Deed Records of Harris County, Texas; (c) the imposition and adoption of the Oak Estates Restrictions as made applicable to the Adjacent Lots by that certain instrument recorded at Volume 2318, Page 625 of the Deed Records of Harris County, Texas; (d) "Renewal of Oak Estates Deed Restrictions" recorded under County Clerk's File No. F044670 of the Real Property Records of Harris County, Texas; (e) "Renewal and Adoption of Restrictions of Oak Estates, Oak Estates Section

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2, and Adjacent Lots" recorded under County Clerk's File No. M457661 of the Real Property Records of Harris County, Texas; and (f) "Modification, Addition, and Extension of Restrictive Covenants Pursuant to Texas Property Code Chapters 201 and 204" recorded under County Clerk's File No. U149174 of the Real Property Records of Harris County, Texas (collectively, the "Restrictive Covenants"; and

WHEREAS, the Restrictive Covenants provide that "no improvements of any character shall be erected, or the erection thereof begun, or changes made in the design thereof after the original construction of any lot or homesite in the Oak Estates addition, until plans and specifications have been submitted to and approved in writing by Grantor or his nominee... such approval is to include but not be limited to exterior design, floor area, and the type of material to be used, and the colors to be applied to the exterior of the structure"; and

WHEREAS, the Association, acting by and through its Board of Directors, has acted as, and constitutes the "Architectural Control Committee" for the purpose of reviewing and improving plans and specifications for any improvements or the changes in the design thereof after the original construction of any lot or homesite in the Subdivision, pursuant to the Restrictive Covenants; and

WHEREAS, the Association, acting by and through its Board of Directors, acting as the Architectural Control Committee, is responsible, among other responsibilities, for the architectural control and approval of any exterior addition or change or alteration of on any Lot or homesite located within the Subdivision; and

WHEREAS, the Board of Directors has deemed it necessary and desirable to adopt a formal policy which ratifies and confirms the long standing policy of the Association, as set forth in the website for the Association and Subdivision, for the review and approval of Architectural Plans prior to the construction of any new structure in the Subdivision;

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors, hereby adopts the following policy which establishes a formal policy which ratifies and confirms the long standing policy of the Association, as set forth in the website for the Association and the Subdivision, for the review and approval of Architectural Plans prior to the construction of any new structure in the Subdivision.

FURTHER RESOLVED, that formal notice is hereby given to all existing present Owners of lots within the Subdivision and all prospective and/or future Owners of lots within the subdivision of the following policy of the Association, establishing a formal policy which ratifies and confirms the long standing policy of the Association, as set forth in the website for the Association and the Subdivision, for the review and approval of Architectural Plans prior to the construction of any new structure in the Subdivision.

## **ARCHITECTURAL PLANS: PLAN REVIEW POLICY**

1. The Association presently maintains a website for the Association/Subdivision at "www.oakestateshouston.org".
2. Construction of any new structure (as defined in the Restrictive Covenants) or expansion of any existing structure in the Subdivision requires written certification and approval by the Association that the plans comply with all applicable Restrictive Covenants.
3. To receive a written certification of compliance and approval by the Association, the owner (or his/her/its representative) MUST submit a survey, site plan, all elevations, a floor plan, and the appropriate review fee to the architect designated by the Association as shown in the Association's website. As of the date of this Policy, the architect designated by the Association for such review is:

Ed Bullock, AIA, LEED AP  
CEBArchitecture  
1505 Hawthorne  
Houston, TX 77006  
T: 713-524-3895  
C: 713-213-1747  
[www.cebarch.com](http://www.cebarch.com)  
[ebullock@cebarch.com](mailto:ebullock@cebarch.com)

A licensed architect will review the plans for compliance and will issue a written professional opinion to the Association. This process will take place as quickly as possible, approximately within two weeks of plan submission.

**Fees as of the date of this Policy:**

New home construction: \$300.00

Additions, new garages: \$200.00

Minor alterations such as fences, walls, pools, and porches: \$125.00

These Fees are subject to change. Please refer to the Association's website for current Fee information.

The "Application for Plan Review" is available on-line through the Association's website or may be obtained from the Association and/or its managing agent.

4. All new construction or expansion of any existing structure must comply with all of the applicable deed restrictions set forth in the Restrictive Covenants, including, without limitation, Setback Restrictions. With regard to the applicable setbacks:

No structure shall exist within the setbacks set forth in (a) the Oak Estates Restrictions originally recorded at Volume 1992, Page 581 of the Deed Records of Harris County,

Texas, (b) the Oak Estates Section 2 Restrictions originally recorded at Volume 2257, Page 52 of the Deed Records of Harris County, Texas, (c) the imposition and adoption of the Oak Estates Restrictions as made applicable to the Adjacent Lots by that certain instrument recorded at Volume 2318, Page 625 of the Deed Records of Harris County, and/or the "Modification, Addition, and Extension of Restrictive Covenants Pursuant to Texas Property Code Chapters 201 and 204" recorded under County Clerk File No. U149174 of the Real Property Records of Harris County, Texas.

A schedule reflecting certain setbacks established by the Restrictive Covenants as to Oak Estates and Oak Estates Section 2 is included on the Association's website, and is also attached hereto as Exhibit "A". For information as to setbacks for lots fronting Drexel, contact the Association or its managing agent (KRJ Management Inc., attn; Ms. Ellen Glass, 713-783-4640).

Executed as of the date of the Acknowledgment shown below, effective for all purposes the date of the recordation of the Policy in the Real Property Records of Harris County, Texas.

OEHA, INC., a Texas non-profit corporation

By:   
(Signature)

R. SAALWACHTER  
(Name Printed)

Its: PRESIDENT

RP 087-52-1179

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RP 087-52-1180

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 04 day of June 2013 by Ric Saalwachter of **OEHA, INC.**, a Texas corporation, on behalf of said corporation.

Michelle M. Kerr  
Notary Public - State of Texas



RECORD AND RETURN TO: ✓  
Frank, Elmore, Lievens, ✓  
Chesney & Turet, L.L.P.  
Attn: Richard C. Lievens  
9225 Katy Freeway Suite 250  
Houston, Texas 77024

KRJ.OEHA>Certificate.ACC.053013

RP 087-52-1181

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA	NET BACK DISTANCES NO. FT. FROM LOT LINE							
				HOUSE				GARAGE			
				N	S	E	W	N	S	E	W
1	74	1,400	800	10	5	25	10	10	3	*	10
	75 - 83, both inc.	1,400	800	5	5	25	10	3	3	*	10
	84	1,400	800	5	10.5	25	10	3	10.5	*	10
2	1	1,750	1,000	10	25	10	7.5	10	*	60	3
	2	1,750	1,000	10	25	7.5	7.5	10	*	3	3
	3	1,750	1,000	10	25	7.5	7.5	10	*	3	3
	4, 5, 6, 7, 8, 9, 10, 11	1,600	900	10	25	7.5	7.5	10	*	3	3
	12	1,600	900	10	25	7.5	10	10	*	3	10
	13	1,750	1,000	25	5	10	7.5	*	5	60	3
3	14	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	15	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	16, 17	1,650	900	25	5	7.5	7.5	*	5	3	3
	18	1,650	900	25	5	7.5	7.5	*	5	3	5
	19	1,650	900	25	5	7.5	7.5	*	5	5	3
	20, 21, 22, 23	1,650	900	25	5	7.5	7.5	*	5	3	3
	24	1,650	900	25	5	7.5	10	*	5	3	10
	25	1,750	1,000	5	25	10	7.5	5	*	60	3
	26, 27	1,750	1,000	5	25	7.5	7.5	5	*	3	3
	28, 29	1,650	900	5	25	7.5	7.5	5	*	3	3
	30	1,650	900	5	25	7.5	7.5	5	*	3	5
	31	1,850	900	5	25	7.5	7.5	5	*	5	3
	32, 33, 34, 35	1,650	900	5	25	7.5	7.5	5	*	3	3
36	1,650	900	5	25	7.5	10	5	*	3	10	

A



BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA	SET BACK DISTANCES NO. FT. FROM LOT LINE							
				HOUSE				GARAGE			
				N	S	E	W	N	S	E	W
4	37	1,750	1,000	25	5	10	7.5	*	5	60	3
	38	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	39	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	40, 41	1,650	900	25	5	7.5	7.5	*	5	3	3
	42	1,650	900	25	5	7.5	7.5	*	5	3	5
	43	1,650	900	25	5	7.5	7.5	*	5	5	3
	44, 45, 46, 47	1,650	900	25	5	7.5	7.5	*	5	3	3
	48	1,650	900	25	5	7.5	10	*	5	3	10
	49	1,750	1,000	5	25	10	7.5	5	*	60	3
	50, 51	1,750	1,000	5	25	7.5	7.5	5	*	3	3
	52, 53	1,650	900	5	25	7.5	7.5	5	*	3	3
	54	1,650	900	5	25	7.5	7.5	5	*	3	5
	55	1,650	900	5	25	7.5	7.5	5	*	5	3
	56, 57, 58, 59	1,650	900	5	25	7.5	7.5	5	*	3	3
	60	1,650	900	5	25	7.5	10	5	*	3	10
5	61	1,750	1,000	25	5	10	7.5	*	5	60	3
	62, 63	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	64, 65	1,650	900	25	5	7.5	7.5	*	5	3	3
	66	1,650	900	25	5	7.5	7.5	*	5	3	5
	67	1,650	900	25	5	7.5	7.5	*	5	5	3
	68, 69, 70, 71, 72	1,650	900	25	10.5	7.5	7.5	*	10.5	3	3
	86	1,500	900	5	25	10	7.5	5	*	45	3
	87, 88, 89, 90, 91	1,500	900	5	25	7.5	7.5	5	*	3	3
	92	1,500	900	5	25	7.5	10.5	5	*	3	10.5

REF 087-52-1182

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA	SET BACK DISTANCES NO. FT. FROM LOT LINE							
				HOUSE				GARAGE OUTBUILDINGS			
				N	S	E	W	N	S	E	W
6	103	1,400	800	10	5	25	10.5	10	3	*	10.5
	104, 105, 106	1,400	800	5	5	25	10.5	3	3	*	10.5
7	94, 95, 96	1,500	900	25	5	5	5	*	5	3	3
	97	1,500	900	25	5	5	10	*	5	3	10
9	86	2,250	1,250	10	10	20	25	5	10	20	*

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA
6	107	1,400	800
	108	1,250	800
7	93	1,500	900
	98	1,400	800
	99, 100, 101, 102	1,400	800
8	109	1,250	800
	110, 111, 112, 113	1,350	800
	114, 115, 116		
	117, 118	1,400	800

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SET BACK DISTANCES NO. FT. FROM LOT LINE

BLOCK NO.	LOT NUMBER	HOUSE									GARAGE OUTBUILDINGS							
		N	NE	E	SE	S	SW	W	NW	N	NE	E	SE	S	SW	W	NW	
6	107	5		25	5	10		10.5		3	*		3	10		10.5		
	108		25		10	10			5	*		10	10				3	
7	93	25		10			5	5		*		20			5	3		
	98	5	5		25		5			5	5		*		3			
	99	5	5		25		5			5	3		*		3			
	100	5	5		25		5			5	3		*		5			
	101	5	5		5			25		5	5		3			*		
	102		5		10		25		5		5		60		*		3	
	109		5			10			25		3			10			*	
	110, 111		5			10	5		25		3			10	3		*	
8	112		25		5	10	5		25	*		3	10	3		*		
	113	25	5			10			5	*	3		10			3		
	114		5	20		10	5		25		3	20		10	3		*	
	115			20		5	25		5			20		3	*		3	
	116	5		20	5		25		25	3		20	3		*		*	
	117	5		20		5			25	3		20	3				*	
	118	10		20		5		25		10		20		3		*		

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\* No garage, outhouse or other detached building may be built nearer the face of the lot than the back line of the house erected thereon; provided, however, that if any such garage, outhouse or other structure be made a part of the residence or main building constructed on any of the Restricted Lots, such garage, outhouse or other structure shall not be placed nearer than Twenty-five (25') feet from the front property line of the property or face of the lot upon which the same is erected or constructed.

**SCHEDULE**

Block No.	Lot Number	Total Floor Area	Set Back Distances No. Ft. From Lot Line							
			House				Garage Outbuildings			
			N	S	E	W	N	S	E	W
9	1 to 10 incl.	1250 sq. ft.	3'	3'	25'	10'	3'	3'	*	10'
10	11	1400 " "	25'	5'	5'	10'	*	5'	5'	10'
10	21	1400 " "	10'	5'	5'	25'	10'	5'	5'	*
10	12 to 16 incl.	1400 " "	25'	5'	5'	5'	*	5'	5'	5'
10	17 to 20 incl.	1400 " "	5'	5'	5'	25'	5'	5'	5'	*
11	22 to 27 incl.	1400 " "	5'	25'	5'	5'	5'	*	5'	5'
11	28	1400 " "	5'	25'	5'	10'	5'	*	5'	10'
12	29	1400 " "	25'	5'	5'	10'	*	5'	5'	10'
12	30 and 31	1400 " "	25'	5'	5'	5'	*	5'	5'	5'
12	32	1400 " "	25'	5'	10'	5'	*	5'	10'	5'
12	33	1400 " "	5'	25'	10'	5'	5'	*	10'	5'
12	34 and 35	1400 " "	5'	25'	5'	5'	5'	"	5'	5'
12	36	1400 " "	5'	25'	5'	10'	5'	*	5'	10'

\* No garage, outhouse or other detached building may be built nearer the face of the lot than the back line of the house erected thereon; provided, however, that if any such garage, outhouse or other structure be made a part of the residence or main building constructed on any of the Restricted Lots, such garage, outhouse or other structure shall not be placed nearer than twenty-five feet (25') from the front property line of the property or face of the lot upon which the same is erected or constructed.

**RECORDER'S MEMORANDUM:**  
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP 087-52-1485

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FILED FOR RECORD  
8:00 AM

JUN 18 2013

*Stan Stewart*  
County Clerk, Harris County, Texas

RP 087-52-1186

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.

JUN 18 2013



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS