



# Villages Homeowners' Association, Inc.

18271 Singingwood Lane Flint, TX 75762 903-534-9060 [1]

By action of the VHOA Board of Directors with an affirmative vote on October 16, 2012, has determined the following Clarifications of the Association's By-Laws and Declaration of Restrictions, Covenants and Conditions shall be in effect (and to incorporate elements of the Texas Property Code, Title 11, Chapter 209) and filed in the Smith County, Texas file of records.

## Clarification to By-Laws, Article XII, Section 8:

Section 8. The Architectural Control Committee shall have the duties and functions described in Article VI of the Declaration of Restrictions and Covenants, implement written building requirements, fees and guidelines, and modify them as the needs of the subdivision change, and those documents and their modifications shall require approval from the Board of Directors. The Committee shall be composed of three (3) or more representatives appointed by the Board.

## Clarification to Restrictions and Covenants, ARTICLE VI:

### Architectural Control

Section 1. No trees shall be removed except by utility companies as required in furnishing of utility services, or as permitted in Article VIII, Section 1. No building, fence, wall, shed, patio cover, tent, driveway, driveway extension, or other structures shall be commenced, erected, or placed upon The Properties, nor shall any exterior addition to or change or alteration thereon be made until the details, plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee (ACC).

a. In preparing its submission to the ACC, the Owner shall comply with the requirements of the appropriate ACC Building/Remodeling/Exterior Improvements Packet and its related fees and guidelines. Members of the ACC, or their agents, shall have access onto the Owner's property at reasonable times for the purpose of performing reviews and inspections related to the requirements specified herein this Article.

b. Owners, whose projects have been disapproved by the ACC, have the right of appeal to the Board of Directors of The Association. In the event the ACC fails to approve or disapprove any such detail, design, plan, specification or location within thirty (30) days after its submission to the ACC, or in any event if no suit to enjoin has been commenced prior to the end of the thirty (30) day period after submission of such materials, approval will not be required and this Article will be deemed to have been fully complied with.

c. In the event an Owner performs activities described herein this Article not in compliance with the requirements stated herein, those activities shall be a violation of this Declaration of Restrictions and Covenants, and the Owner shall be subject to and liable for individual assessments as provided by law.

(end)