

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE POLICY

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

WHEREAS, the property encumbered by this Architectural Control Committee (“ACC”) Policy (the “Policy”) is that property restricted by the Declaration of Covenants, Conditions and Restrictions for **TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION (the “Association”)**, recorded in the Official Public Records of Galveston County, Texas, as same has been or may be amended from time to time (the “Declaration”), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the “Association”; and

WHEREAS, pursuant to the Dedicatory Instruments governing the Property or State Code, the Association is vested with the authority to adopt policies, rules and/or guidelines; and

WHEREAS, the Board of Directors of the Association (the “Board”) has determined that, in order to provide guidance regarding Architectural Controls authorized by Texas Code Sections 202, 204 and/or 209 (the “Code”), it is appropriate for the Association to adopt an ACC Policy for the properties under the jurisdiction of the Association; and

WHEREAS, any reference made herein to approval by the ACC means prior written approval by the ACC for the Association; and

WHEREAS reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meaning set forth in the Declaration, unless otherwise specified in this Policy.

NOW THEREFORE, pursuant to the authority granted in the Code, the Board hereby adopts this Policy which shall run with the land and be binding on all Owners and Lots within the Property. The provisions of this Policy are in addition to any other applicable guidelines, rules, or policies. In the event of a conflict between the terms of this Policy and any previously adopted guidelines, rules, and/or policies addressing security measures, this Policy will control.

I. DEFINITIONS

For purposes of this Policy “**Improvement, Enhancements, Change or Modification**” shall mean:

Any change to the exterior of the home, yard, structures, or fence that is visible from the street or a neighboring property. Examples could include, but are not limited to:

- | | | | |
|-----------|--------------|------------|------------------------|
| Painting | Fencing | Siding | Walkways and Driveways |
| Flagpole | Solar Panels | Generators | Pools and Spas |
| Staircase | Patios | Pergolas | Storage Building |

A. ACC Approval

Any “**Improvement, Enhancement, Change or Modification**” of any nature shall require approval from the ACC. A homeowner is required to submit an ACC REQUEST FORM (see the attached Example) to the ACC requesting approval prior to commencement of any work.

The specifications should be included with the ACC REQUEST FORM. The completed ACC REQUEST FORM should be submitted directly to management company.

B. Architectural Control Committee

The Architectural Control Committee (the “ACC”) will consist of not less than one person and not more than 4 persons who are appointed by the Association’s Board of Directors. Member(s) of the committee will serve until replaced by the Association’s Board of Directors. Per State Code, a person may not serve on the ACC if they are:

- 1) A current board member
- 2) A current board member’s spouse; or
- 3) A person residing in a current board member’s household

The ACC Committee is charged with following the Rules and Restrictions detailed in the Association’s Deed Restrictions, this policy, and local and state regulations.

C. Appeal of ACC Decision

On occasion the ACC may decline a homeowner’s ACC Request or grant a conditional approval. A homeowner may appeal the denial or conditional approval to the Association’s Board. To file an appeal, the homeowner must provide the management company with written notices of their request to appeal the ACC decision. The notice should include a copy of the original ACC Request Form. Upon receipt of the written notice from a homeowner, the Board will:

- Hold a hearing, either in person, or via a video conference call, within 30-days from receipt of the notice.
- Provide the homeowner with the date, time, and location of the hearing; not less than 10-days before the hearing.
- Provide the homeowner an opportunity to discuss the issues, verify facts, and resolve the denial or conditional approval.

The Board may affirm, modify, or reverse, in whole or in part, any decision of the ACC.

CERTIFICATION

I hereby certify that, as President of the **Terramar Beach Community Improvement Association**, the foregoing Architectural Control Committee Policy was approved on the 1st day of March, 2023 at a noticed meeting of the Board of Directors at which a quorum was present.

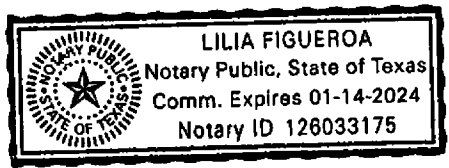
By: [Signature]
Print Name: Jeff Walden
Title: President

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

BEFORE ME, on this day personally appeared Jeff Walden, the President of **Terramar Beach Community Improvement Association**, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said Association.

Given under my hand and seal this the 8th day of May 2023.

By: [Signature]
Notary Public in and for The State of Texas
(SEAL)



After Recording, Return To:

King Property Management
720 N. Post Oak Road, Suite 300
Houston TX 77024

FILED AND RECORDED

Instrument Number: *2023021401*

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 05/11/2023 11:23AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*