

**FIFTH SUPPLEMENT AND AMENDMENTS
TO THE
TANGLEWOOD POLICY MANUAL**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

RECITALS:

1. The "Tanglewood Policy Manual" was adopted by the Board of Directors of Tanglewood Homes Association, Inc. (the "**Association**") on June 16, 1997 and recorded in the Official Public Records of Real Property of Harris County, Texas on October 19, 2001 under Clerk's File No. V372037.

2. The reservations, restrictions and covenants applicable to the numerous sections in Tanglewood were amended by the instrument entitled "Amendments to Reservations, Restrictions and Covenants for Tanglewood Sections 1 through 4, Section 4-A, Sections 5 through 11, Sections 11-A and 11-B, Sections 12 through 17, Section 17-A, and Sections 18 and 19" (the "**Amendments**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 31, 2002, which instrument makes reference to the Tanglewood Policy Manual and provides that a supplement or amendment to the Tanglewood Policy Manual must be recorded in the Official Public Records of Real Property of Harris County, Texas to be effective.

3. The Tanglewood Policy Manual was supplemented by instrument entitled "Supplement to the Tanglewood Policy Manual" recorded in the Official Public Records of Real Property of Harris County, Texas on June 3, 2005 under Clerk's File No. Y514662.

4. The Tanglewood Policy Manual was further supplemented by instrument entitled "Second Supplement to the Tanglewood Policy Manual" recorded in the Official Public Records of Real Property of Harris County, Texas on August 3, 2007 under Clerk's File No. 20070477857.

5. The Tanglewood Policy Manual was further supplemented by instrument entitled "Third Supplement to the Tanglewood Policy Manual" recorded in the Official Public Records of Real Property of Harris County, Texas on March 14, 2008 under Clerk's File No. 20080129181.

6. The Tanglewood Policy Manual was further supplemented by instrument entitled "Third Supplement to the Tanglewood Policy Manual" recorded in the Official Public Records of Real Property of Harris County, Texas on March 22, 2017 under Clerk's File No. 2017120564.

7. The Board of Directors of the Association desires to further supplement the Tanglewood Policy Manual and, at the same time, amend certain provisions in the Tanglewood Policy Manual.

WITNESSETH:

NOW, THEREFORE, the Board of Directors of the Association hereby supplements and amends the Tanglewood Policy Manual as provided below.

SUPPLEMENTS

Policy Relating to Holiday Decorations

The owner or occupant of a lot in Tanglewood may place temporary decorations, ornamentations and lighting (collectively “**Decorations**”) on the lot and on the exterior of the residential dwelling and other improvements on the lot to celebrate a holiday. Provided that, Decorations must be in good taste, reasonable in quantity and scope, and consistent with the holiday being celebrated. Patently offensive Decorations are prohibited. With the exception of Decorations related to Christmas, Decorations may not be displayed on a lot earlier than thirty (30) days prior to the date of the holiday and must be removed not later than fifteen (15) days after the date of the holiday; Decorations for Christmas may not be displayed on a lot prior to November 1st of the applicable year and must be removed not later than January 24th of the following year. The Board of Directors has the authority to determine whether Decorations on a lot are in good taste, reasonable in quantity and scope, or patently offensive, and the Board’s reasonable, good faith determination will be binding on all parties.

Policy Relating to Exterior Lighting

Exterior lighting fixtures of all types that are visible from a street in Tanglewood must be of an understated design that compliments the architectural style of the residential dwelling on the lot. Exterior lighting may not be directed onto an adjacent lot or otherwise illuminate an adjacent lot or other adjacent property. The Board of Directors of the Association may cause an owner to modify or remove exterior lighting that it reasonably determines is directed onto an adjacent lot or is illuminating an adjacent lot or other adjacent property.

Policy Relating School and Organization Signs and Home Security Signs

One (1) ground-mounted temporary school or organization sign (such as, by way of example and not in limitation, a sign for a swim team or soccer club) is allowed on a lot for each student who resides on the lot. Each sign may be located in the front yard of the lot but no farther than ten (10) feet from the nearest front wall of the residential dwelling on the lot. A sign may not extend above the ground more than four (4) feet or have a width greater than six (6) feet. The content and overall appearance of each sign must be acceptable to the Deed Restriction Committee of the Association and primarily identify the school that the minor attends or the organization in which the minor is a participant. The Deed Restriction Committee of the Association has the authority to determine the appropriate period of time during which such a sign may be displayed. The Deed Restriction Committee of the Association may require the removal of a sign if the text of the sign is determined by the Deed Restriction Committee to be unacceptable, the display of the sign is determined by the Deed Restriction Committee to be no longer appropriate, or the condition of the sign substantially deteriorates.

A home security sign must be provided by a professional security company and may not exceed one (1) square foot in area. One (1) ground-mounted security sign is allowed in the front yard of a lot, provided that the sign may not extend more than two (2) feet above the ground and may not be farther than three (3) feet from the nearest front wall of the residential dwelling. If a corner lot, one (1) ground-mounted security sign is also allowed in the side yard adjacent to the side street, but not extending above the ground more than two (2) feet or located farther than three (3) feet from the nearest side wall of the residential dwelling. The color of the security sign may

not be iridescent or brilliant, as determined by the Deed Restriction Committee. The text and overall appearance of the security sign must be acceptable to the Deed Restriction Committee and primarily provide a security warning without prominent advertising of the security company. Each sign must be maintained in good condition; the Deed Restriction Committee may require the removal of a security sign which it reasonably determines is substantially deteriorated. In addition to a ground-mounted security sign, home security decals may be displayed on the first floor windows and doors, provided that each decal is not larger than three (3) inches by four (4) inches. Not more than three (3) decals may be displayed in windows and doors in the front elevation of a residential dwelling. In the case of a corner lot, not more than two (2) decals may be displayed in windows and doors in the side elevation of the residential dwelling adjacent to the side street.

Policy Relating to Gates

A gate in a wall or fence proposed to be constructed on a lot must be shown in the plans for the wall or fence submitted to the Deed Restriction Committee of the Association for review. A gate to be installed in an existing wall or fence requires the prior written approval of the Deed Restriction Committee of the Association. In no circumstance may a gate exceed a height of nine and one-half (9 ½) feet measured from the ground under the gate to the highest point of the gate as installed. This Policy Relating to Gates does not affect the Policy Relating to Fences, Walls and Hedges which provides that the maximum height of a fence or wall is eight (8) feet measured from ground level.

AMENDMENTS

Policy Relating to General Information on All Construction in Tanglewood

The fourth paragraph in the "Policy Relating to General Information on All Construction in Tanglewood" is amended to read as follows:

All applicants must submit one (1) full and complete set of plans to the Association at its office, which is currently located at 5757 Woodway, Suite 160, Houston, Texas 77057-1590. As used in this policy, the term "plans" means, (a) an accurately drawn and dimensioned site development plan to scale indicating the location of all improvements on the lot, including the residential dwelling to be constructed on the lot, if applicable, the location of all driveways, walkways, decks, patios, air-conditioning equipment, swimming pool equipment and other improvements, and the relationship of such improvements to the applicable setbacks and all easements, (b) for a residential dwelling or garage to be constructed on a lot and any proposed addition or modification of an existing residential dwelling or garage, elevation plans for all elevations of the residential dwelling and/or garage, and (c) a description of the types and colors of the exterior building materials. In some instances, the Deed Restriction Committee may request a sample of a proposed exterior building material. If an application relates solely to a fence or wall to be constructed on a lot, a copy of the lot survey or a site plan may be submitted in lieu of a dimensioned site development plan, so long as the lot survey or site plan clearly

shows the location and height of the fence or wall and, if a gate is proposed to be included in the fence or wall, the location and dimensions of the gate.

All other provisions in the "Policy Relating to General Information on All Construction in Tanglewood" remain in full force and effect.

Policy Relating to Attached/Detached Garages

Section B. of the "Policy Relating to Attached/Detached Garages" is amended by adding subparagraph (7) to read as follows:

- (7) Notwithstanding the foregoing provisions, in the case of a garage on a lot adjacent to a side street that is a major thoroughfare, the garage doors may face the side street that is a major thoroughfare and the applicable side setback for the garage will be the side setback applicable to the residential dwelling; provided that, if the residential dwelling is not located on the side setback, the garage may not be located nearer to the side lot line than the nearest elevation of the residential dwelling. The Board of Directors of the Association has designated, for the purpose of this paragraph, the following streets as major thoroughfares:

Chimney Rock
S. Post Oak Lane
Sage
San Felipe Road

All other provisions in the "Policy Relating to Attached/Detached Garages" remain in full force and effect.

The undersigned hereby certifies that the supplements and amendments to the Tanglewood Policy Manual set forth above were approved by the Board of Directors of the Association at a meeting duly called and held for that purpose on _____, 2018, at which not less than a quorum of the Board of Directors was at all times present.

EXECUTED on this _____ day of _____, 2018, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

TANGLEWOOD HOMES ASSOCIATION, INC.

By: _____

Printed: _____

President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this ___ day of _____, 2018 personally appeared _____, President of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas