



RESOLUTION
of the
BOARD OF DIRECTORS
for
CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC.
regarding
BLANKET VARIANCE AND STORAGE BUILDING GUIDELINES FOR
CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC.

At a regular meeting of the *Board of Directors* (Board) for the *CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC.* (Association), held on the 15 day of December, 2021; said meeting being properly called and a quorum being present, came to be heard the matter of authorizing the owners to obtain a variance from the restriction relating to storage buildings upon meeting certain criteria. At such meeting, a majority of Directors voted to adopt the following *Blanket Variance and Storage Building Guidelines for Cambridge Falls Homeowners Association, Inc.* as described in further detail below.

WHEREAS, the *CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC.* has jurisdiction over the property described in the *Covenants, Conditions and Restrictions for CAMBRIDGE FALLS* recorded in the Real Property of Fort Bend County, Texas at Fort Bend County Clerk's File No. 2006012359 as amended and/or supplemented (all such documents collectively referred to herein as the "Declaration"); and

WHEREAS, Article VII, Section 4 of the Declaration provides, "Temporary buildings or storage structures shall not be permitted on any Lot."; and

WHEREAS, Article II, Section 3 of the Declaration provides "the Committees shall have the right, exercisable in their sole discretion, to grant variances to the Restrictions of this Declaration...";

NOW THEREFORE, BE IT RESOLVED that Cambridge Falls Homeowners Association, Inc. wishes to grant variances from Article VII, Section 4 as described in detail below and hereby adopts the following *Blanket Variance and Storage Building Guidelines for Cambridge Falls Homeowners Association, Inc.*

REMAINDER OF THE PAGE LEFT BLANK INTENTIONALLY

**Blanket Variance and Storage Building Guidelines
for
Cambridge Falls Homeowners Association, Inc.**

SHED AND STORAGE BUILDINGS

Any Owner wishes to install, construct and/or maintain a Shed on any Lot must file an ARC application with the Association's managing agent providing all requested information and certifying that the intended Shed complies with all of the following standards.

These rules have been implemented as minimum standards for the installation of all sheds and storage buildings. For purposes of this Policy, the term "Shed" shall refer to all types of detached buildings regardless of their intended purpose; a storage building is defined as any detached addition to the lot used for storage. The minimum acceptable standards for storage buildings or sheds are as follows:

LOCATION:

1. Storage buildings shall be located behind the home, so it is not seen from either side of the home.
2. Storage buildings affixed to the ground shall not encroach on any easement or building lines.
3. Storage buildings shall be a minimum of ten (10) feet from rear and shall be a minimum of five (5) feet from the side property lines.
4. Storage buildings shall not be visible from either side of the home.
5. Storage buildings can be purchased anywhere. In the event, the storage building will be custom built, you must include proof the contractor is licensed.

SIZE:

6. Maximum height shall be eight (8') feet above natural ground.
7. Maximum size shall be 8' x 8'.

MATERIALS:

8. Constructed Storage Building
 - a. Materials shall be or emulate treated wood, cedar, redwood, or treated woodpainted to be in harmony with the existing home. Creosoted wood is not acceptable.
 - b. Colors shall match the color of the house.
 - c. Materials used shall match those of the house in both size and color.
 - d. Roof shall be composition shingles, and closely match color of shingles on existing home.
 - e. Colors shall be muted, i.e., gray, brown, tan, off white.
9. Prefabricated Storage Building
 - a. Prefabricated storage buildings shall be approved by the Modifications Committee.
 - b. Colors shall be muted, i.e., gray, brown, tan, off white.
10. All storage buildings shall stay in good repair at all times.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly-elected and acting President of the CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC. ("Association"), a Texas non-profit corporation;

That the foregoing constitutes the Variance relating to storage buildings for CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC., as duly approved by the affirmative vote of at least a majority of Directors present at a duly called meeting for that purpose.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the 15 day of December, 2021.

CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC.

Beverly Martin
Beverly Martin, President

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Beverly Martin, President of the CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and, in the capacity, therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of December, 2021.

Kristi Elaine Miller
Notary Public for the State of Texas

ALTER RECORDING RETURN TO:
Law Office of Rick J. Miller, PLLC
P.O. Box 15331
Humble, TX 77347

