

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
 THE CLIFFS AT SOUTH SHORE PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF MONTGOMERY §

The undersigned, being the Secretary of The Cliffs at South Shore Property Owners' Association, a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby amends and supplements those certain instruments entitled "Affidavit for the Filing of Dedicatory Instrument", "Supplemental Notice of Dedicatory Instrument for The Cliffs at South Shore Property Owners' Association", "Supplemental Notice of Dedicatory Instrument for The Cliffs at South Shore Property Owners' Association", "Supplemental Notice of Dedicatory Instrument for The Cliffs at South Shore Property Owners' Association", "Supplemental Notice of Dedicatory Instruments for The Cliffs at South Shore Property Owners' Association" and "Supplemental Notice of Dedicatory Instruments for The Cliffs at South Shore Property Owners' Association" filed of record in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File Nos. 2001-040561, 2007-056167, 2007-089833, 2009-113531, 2012109440 and 2016039914 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

The Cliff's at South Shore Property Owners' Association Construction Regulations and Specifications.

The Cliffs at South Shore Property Owner's Association Building & Architectural Change Application (and all attachments thereto).

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

Executed on this 23rd day of May, 2016.

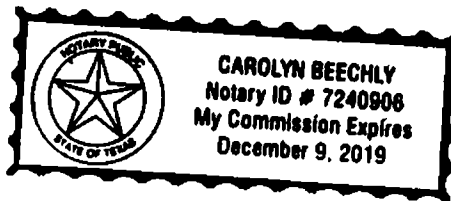
THE CLIFFS AT SOUTH SHORE PROPERTY OWNERS' ASSOCIATION

By: Cragen Buresh
Cragen Buresh, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 23rd day of May, 2016 personally appeared Cragen Buresh, Secretary of The Cliffs at South Shore Property Owners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Carolyn Beechly
Notary Public in and for the State of Texas



The Cliff's at South Shore Property Owners' Association

CKM Property Management, Inc.

P.O. Box 160, Tomball, TX 77377-0160 281-255-3055(Off) 281-255-3056 (Fax)

CONSTRUCTION REGULATIONS AND SPECIFICATIONS

Architectural Control Committee (ACC) approval is required for the construction of a new residence and/or other improvements. Prior to submitting plans for any new construction, we suggest you review these construction regulations and specifications as follows and the Reservations, Restrictions and Covenants for The Cliffs at South Shore in which your lot is located. This information should be reviewed by the designer and the builder as well as the owner. Contact CKM Property Management, Inc. for copies of these documents.

The payment to be made upon submission of the attached application is composed of:

- **New Dwelling on a lot:** Submit a \$5,000 Builders Compliance deposit of which \$2,500 is non-refundable. **Cashier's Checks only will be accepted.**
 - **Pool/Other Improvements:** Submit a \$2,500 Builders Compliance deposit of which \$1,250 is non-refundable. **Cashier's Checks only will be accepted.**
 - **Refundable Balance,** subject to review and inspections to include but not limited to cleanup or any other damage(s) caused by Builder/Owner upon final completion of construction by the ACC and the BOD members.
2. The survey (to be prepared by a surveyor registered in the State of Texas) must show the location of the structures and all other appurtenances on the lot prior to ACC approval. This survey shall show that the structure will not violate any lot lines, building set back lines, easements or creates obstruction to existing structures as described in the Deed Restrictions. A "Form Survey" prepared by a State of Texas registered surveyor **MUST BE** provided and approved by the ACC **PRIOR** to placement of any concrete.
 3. A temporary plastic construction fence will be installed on the property boundary (s) before construction begins and will remain throughout the construction.
 4. All building sites shall be kept clean and materials stored in an orderly manner. A trash receptacle 20-yards minimum/30 yards maximum dumpster will be maintained on the lot where construction is occurring for construction debris, paper, lunch wrappings, drink container, etc. which may be blown onto adjacent properties, and the Builder will be responsible for assuring that it is so used and will see that the trash is properly disposed.

All POA roads and property must be maintained in a clean and orderly state during entire duration of construction.

5. The building site, the POA streets and main entry to The Cliffs at South Shore will be cleaned at least once each week with all mud, dirt, trash and waste building materials removed.

This document is being recorded as a COURTESY ONLY by Roberts Markel Weinberg Butler Hailey PC, without review and without liability, expressed or implied.

6. All vehicles belonging to work crew will be parked either on the lot where the construction is occurring or on the same side of the street. No vehicle will block a driveway or be parked on a neighbor's driveway or vacant lot without obtaining written permission of the property owner and a copy sent for ACC review/compliance.
7. A temporary electrical pole will be installed by the Builder prior to construction and maintained until the permanent connection to the house is made.
8. Port-a-can facilities must be available at all job sites when site clearing starts and maintained in place until construction is completed.
9. **No construction will begin before 7:00 A.M. or continue after 7:00 p.m., Monday thru Saturday. No construction on Holidays or on Sundays before 12:00 Noon CST or later than 5:00 P.M.** Special times may be approved for pouring slabs. Property Owners Association reserves the right to change open hours for construction on job sites due to daylight-saving time.
10. All work performed must meet the requirements of the Standard Building Code and the National Electrical Code.
11. Mail boxes are to be constructed in accordance with attached sketch and must be of brick and/or stucco construction.
12. An eighteen-inch (18") diameter culvert pipe the width of proposed driveway and angled concrete culvert pipe ends (1 at each end), must be installed PRIOR to commencing ANY construction. Placement at permanent driveway location and proper elevation as not to impair existing flow/drainage is mandatory. Stabilized cementitious material covering this area is required.
13. Concrete and/or gunite trucks are not allowed to mix their material deliveries on any streets within the limits of The Cliffs at South Shore. All mixing to be done only on the lot under construction. Placement of 3/4" plywood (4 to 6 sheets) over the asphalt street in front of entry (culvert location) must be in place and maintained/replaced as necessary during construction duration.
14. Building permit issued by Montgomery County must be provided prior to construction and remain posted in a conspicuous place until construction is completed.

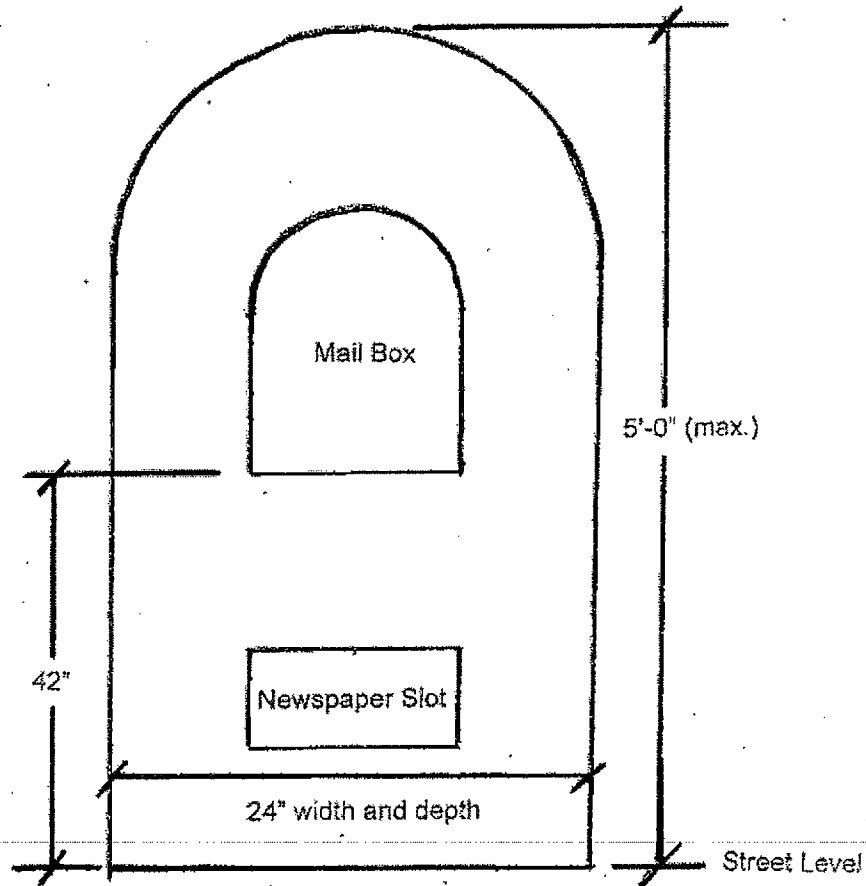
The Architectural Control Committee and the Property Owners Association have no obligation and are not liable for approval of any improvement or modification to any improvement on a lot deemed approved for the improvement or modification of improvement from the standpoint of safety, whether structural or otherwise, or conformance of building codes or other governmental laws or regulations.

Applicants hereby have read and agree to the construction regulations and specifications as stated herein and acknowledged by signature below.

Owner: _____ Date: _____

Builder: _____ Date: _____

MAIL BOX DESIGN
ATTENTION: OWNER/CONTRACTOR OR BUILDER
THIS DRAWING IS THE APPROVED MAILBOX DESIGN
TO BE USED FOR ALL HOMES LOCATED IN:
THE CLIFFS OF SOUTH SHORE



Brick or Stucco To Match Dwelling
(see item # 11)

Page 3 of 3
Construction Regulations and Specifications

Page 3 of 3
Construction Regulations and Specifications

Revised March 15, 2006

**THE CLIFFS AT SOUTH SHORE
PROPERTY OWNER'S ASSOCIATION**

Mail Application to:
The Cliffs at South Shore POA
C/O Planned Community Management, Inc.
Architectural Control Committee
2002 W. Grand Parkway N. # 100
Katy, TX. 77449
Phone 281-870-0585

Building & Architectural Change Application

Legal Description: Section _____ Block _____ Lot _____

Physical Address _____

Property Owner _____

Mailing Address _____ Email _____

Home Phone _____ Cell _____ FAX _____

Contractor Name _____

Mailing Address _____ Email _____

Phone Office & Cell _____

Proposed Commencement Date: _____

Required Completion Date : _____ (Dwelling not to exceed 10 months/Pool-2 months)

Other _____ (Please Describe) _____

The undersigned owner and builder (applicants) hereby request The Cliffs at South Shore Architectural control Committee approval to construct the improvements described above in accordance with the plans and Specification submitted as the undersigned applicants represent and agree as follows.

Signature / Owner

Signature / Builder

Date

Date

This document is being recorded as a COURTESY ONLY by Roberts Markel Weinberg Butler Hailey PC, without review and without liability, expressed or implied.

THE CLIFFS AT SOUTH SHORE PROPERTY OWNER'S ASSOCIATION REQUIREMENTS

1. Applicants have read and understand the Declaration of Covenants, Conditions and Restrictions of The Cliffs at South Shore applicable to the above described property and the applicable construction regulations, specifications and state that the improvement will be made in compliance with such Declaration of Covenants, Conditions and Restrictions and construction regulations and specifications.
2. Applicants understand and agree that if the Committee approves this application and the agreements or representations made by the applicants are not complied with, the Committee will revoke and rescind its approval of the application, the compliance deposit will be forfeited and non-compliance may require removal of improvement(s) at the owner's/builder's costs.

3. Each application made to the Committee shall be accompanied by:
 - *Two (2) sets of full size plans and complete specifications for all proposed construction prepared by a registered Architect/Designer. One (1) set will be stamped approved and returned to the applicant upon approval of the ACC.
 - *Site plan showing the location and dimensions of all structures and appurtenances on the lot performed by State of Texas Registered Survey company.

ACC COMMITTEE SHALL HAVE FINAL APPROVAL ON PLACEMENT AND ELEVATION OF PAD ON LOT TO MAINTAIN CONTINUITY WITH OTHER RESIDENCES.

- *Elevations of all sides of the exterior structure, pad, and any other improvements.
- *Colors, ie: Brick, Siding, Roof, Mailbox, Driveway if other than natural concrete.
- *Floor plans, electrical, HVAC, plumbing, etc.
- *Sewer connect point (House and Sewer), clean outs and line drop.
- *Complete set of Engineered foundation plan as performed and stamped by a registered engineer.
- *Builders resume
- *Building Permit as provided by The Montgomery County Permit Office
- *Water Tap Receipt provided by Stanley Lake MUD.
- *Water Flow Plan, ie: Gutters, home displacement of water. Water flow cannot be directed so as to flood or pond on adjacent lots.
- *Fence Plan
- *Landscape Plan-Sodding Only (no seeding), sprinkler plan, shrubbery plan. Landscaping is required to be completed within one (1) month of construction completion.
- *Pool Plan
- *Proposed Tree Removal
- *Propane Tanks are not authorized
- *Forms survey prior to concrete pour stamped by Texas registered Surveyor. ACC approval of survey prior to concrete pour.
- *Forms survey at completion of construction of approved plans. Must be presented to ACC Chairperson.
- *Placement location of A/C Units, Exterior Water Softeners, Gas Meter, pool equipment, spider/mosquito sprayers, etc.

Signature / Owner

Signature / Builder

Date

Date

*Any additional detail to show adherence with DCCR's

*Culverts shall be set ensuring proper elevation for drainage prior to any construction deliveries. Culverts shall be of 18" concrete pipe with sloped end caps at each end. Concretious material shall be used to set pipe.

*Builder shall lay 3/4" plywood over lip of concrete roadway for the entire width of culvert. Plywood should be adjusted and replaced as necessary to protect roadways. At no time shall the plywood protrude into roadway in excess of twelve (12) inches.

*Boat docks and adjoining stairs shall be in harmony and with the color range approved by the POA. Color range chart may be obtained from the POA management company.

*Boat slip covers and lighting shall be in harmony, color and style as approved by the POA.

Please be aware that the provided plans and agreed upon specification will become the metric for verification of compliance. Non-compliance will result in a cease of work order until compliance occurs.

Signature / Owner

Signature / Builder

Date

Date

THE CLIFFS AT SOUTH SHORE FEE SCHEDULE AND REGULATIONS

NEW DWELLINGS ON LOT: Submit \$5,000 Builders compliance deposit using two (2) Cashier's Checks. The first check for \$2,500 is non-refundable. The second check for \$2,500 will be held until end of construction. Failure to abide by all construction regulations and requirements will result in forfeiture of the second builder's compliance deposit. Only cashier's checks will be accepted.

POOL/MAJOR IMPROVEMENTS: Submit \$2,500 Builder's compliance deposit using two (2) cashier's checks. The first \$1,250 is non-refundable unless otherwise agreed to by the Board of Directors for major improvements other than a pool.

MINOR ARCHTECURAL CHANGES: Submit a \$100 compliance deposit which is considered "Refundable" subject to review and inspection by the Board of Directors.

The "Cashier's Check" shall be made payable to The Cliffs at South Shore Property Owner's Association. *Refundable balance, subject to review and inspections to include but not limited to cleanup or any other damage caused by Builder/Owner upon final completion of construction. Failure to comply with construction regulations or requirements shall result in forfeiture of any remaining deposit balance.

Signature / Owner

Signature / Builder

Date

Date

**THE CLIFFS AT SOUTH SHORE
PROPERTY OWNER'S ASSOCIATION
CONSTRUCTION REGULATIONS
SPECIFICATIONS AND WEIGHT RESTRICTIONS**

1. All construction/delivery vehicles are limited to a maximum weight of 55,000 pounds. Builder/Owner will be required to furnish weight/yardage receipts upon request. Concrete trucks are not allowed to spin barrels on the streets of The Cliffs at South Shore. Spinning of barrels shall be done prior to entry gate stamped concrete on Old River Road or on the property owner's lot. Clean outs are only authorized on the owner's lot with a black construction grade plastic to catch and retain debris. Maximum of three concrete truck/dump trucks authorized in the subdivision at a given time. (This is for the safety of our neighbors) Either the concrete supplier or builder shall provide a person assigned to open entry gate and control number of vehicles in subdivision.
2. Orange builder's fence shall be erected around construction area prior to commencement of construction.
3. Dumpster-minimum 20 yard/max 30 yard shall be placed on the lot.
4. Port o can to be on site from beginning to end of construction. Port o can to be serviced weekly by provider.
5. Construction site shall be cleaned of debris daily.
6. Roads and entry to The Cliffs at South Shore shall be cleaned of debris/daily.
7. Entry/Exit gates shall not be blocked in the open position.
8. Construction superintendent shall remain on site during all concrete pours.
9. Construction worker vehicles shall be parked on owner's lot or on same side of street. Vehicles shall not block a driveway or park opposite a driveway.
10. **Construction Hours: Monday thru Saturday 7 a.m. to 7 p.m.
Sunday/Holidays 12 p.m. to 5 p.m.**

**NO CONSTRUCTION AUTHORIZED ON:
EASTER, THANKSGIVING, CHRISTMAS**

Signature / Owner

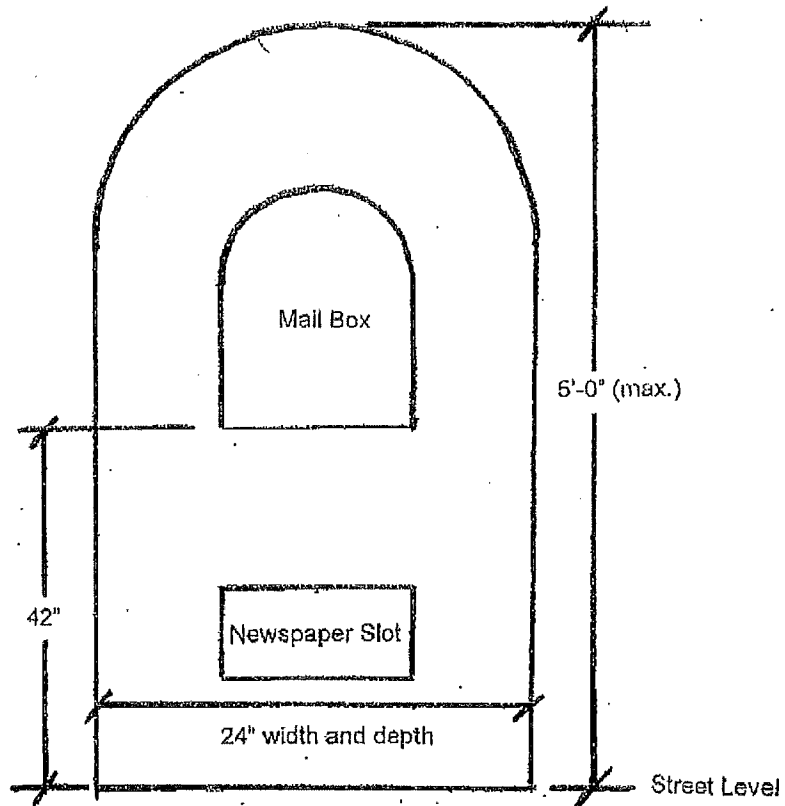
Signature / Builder

Date

Date

The Cliffs at South Shore
Property Owners' Association

MAIL BOX DESIGN
ATTENTION: OWNER/CONTRACTOR OR BUILDER
THIS DRAWING IS THE APPROVED MAILBOX DESIGN
TO BE USED FOR ALL HOMES LOCATED IN:
THE CLIFFS OF SOUTH SHORE



Brick or Stucco To Match Dwelling

PLEASE KEEP INSTRUCTIONS FOR FUTURE APPLICATIONS

FAILURE TO SUBMIT ALL REQUIRED INFORMATION CAN RESULT IN THE APPLICATION BEING RETURNED DENIED UNTIL ALL INFORMATION IS PROVIDED. EVERY EFFORT WILL BE MADE TO NOTIFY APPLICANT OF ANY LACKING INFORMATION. THE ARCHITECTURAL CONTROL COMMITTEE WILL REVIEW EACH SUBMITTAL AS QUICKLY AS POSSIBLE UPON RECEIPT OF ALL REQUIRED INFORMATION.

- 1) If you are applying for a structure (**PATIO COVER, ARBOR, GAZEBO, STORAGE SHED, ROOM ADDITION, ETC.**) you must submit plan and elevation drawings showing how the structure will look. Indicate size, **overall height**, color, materials and roofing. Copy of any permits if applicable. Show placement on the Lot survey and access route to rear of property if applicable.
- 2) If you are applying for play structures (**PLAY STRUCTURE, SWING SET, TRAMPOLINE, BASKETBALL GOAL, ETC.**) you must submit a photo, brochure or drawing. Indicate size, height, color, materials, etc. and show location on Lot survey.
- 3) If you are applying for a **POOL/SPA** you must submit detailed drawings of pool and indicate on Lot survey the location of pool, pool equipment and drain lines. Access to rear of property must be indicated on Lot survey.
- 4) If you are applying for exterior **PAINTING OR SIDING** submit sample(s) of paint color and location of the color such as "trim", "body", "shutters", etc.; and for siding, product information from the manufacturer. Supply photo of home showing present color, brick, stone, rock, etc.
- 5) If you are applying for a new **ROOF** please submit manufacturer's name / product name / color name / length of warranty/ specify dimensional or high definition. A color brochure or small sample may be requested if it is an uncommon manufacturer or product.
- 6) If you are applying for new **DOORS, STORM DOORS, OR WINDOWS** please provide photo or brochure of the product and explain the location on the home.
- 7) If you are applying for **SOLAR SCREEN/WINDOW TINTING** please provide material data and samples and explain the location on the home.
- 8) If you are applying for **SECURITY CAMERAS, SECURITY GATES/SECURITY BARS** please submit drawing indicating design, size, color, and indicate placement on Lot survey; for cameras, show direction aimed.
- 9) If you are applying for **DECKING/PATIO** please indicate location on Lot survey, materials to be used and height of decking off adjacent ground.
- 10) If you are applying for **CONCRETE WORK/PAVERS, ETC.** (sidewalks, driveway extension, etc.) indicate location on Lot survey. Provide dimensions of improvement, dimensions from side Lot line(s), and description of materials. Provide a color brochure if applicable.
- 11) If you are applying for **LANDSCAPING OR TREE REMOVAL/REPLACEMENT** please submit a plant list indicating plant type, size at maturity and indicate placement on Lot survey.
- 12) If you are applying for **FENCING/GATES** please indicate height and materials, provide a drawing for each. Indicate location on Lot survey.
- 13) If you are applying for **YARD DECORATIONS** (birdbath, benches, statues, signs, lighting, etc.) submit photo or brochure, list dimension. Indicate location on Lot survey.
- 14) If you are applying for **SOLAR ENERGY DEVICES**, please provide a photo, description and/or brochure and indicate size, height, color, materials and show location on lot survey. **If the chosen location does not comply with guidelines, please provide energy analysis for the location that is most efficient.**
- 15) If you are applying for a **FLAG POLE**, please submit height, material, installation specifications, and brochure and indicate location on lot survey. Also submit the size and type of flag(s) to be flown.

PLEASE FORWARD APPLICATION AND SUPPORTING INFORMATION TO THE CONTACT CHOICE(S) ON THE APPLICATION FORM

E-FILED FOR RECORD
05/24/2016 9:25AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

05/24/2016



County Clerk
Montgomery County, Texas