

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Decker Oaks Estates Community Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Decker Oaks Estates Community Association, Inc. which have not been previously filed in the public records of Montgomery County are attached hereto, including:

Decker Oaks Estates Community Association, Inc. Plan Review Improvement Application Updated Oct 2013

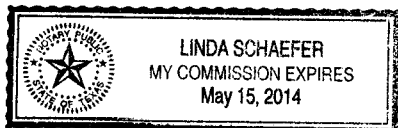
FURTHER, other dedicatory instruments of the Decker Oaks Estates Community Association, Inc. have already been filed in the public records of Montgomery County and these documents supplement the previously filed documents.

SIGNED on this 24th day of October, 2013.

Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for Decker Oaks Estates Community Association, Inc.

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on this 24th day of October, 2013 by Susan Gonzales.



Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/14

Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160
281-255-3055

DECKER OAKS ESTATES COMMUNITY ASSOCIATION, Inc.
PLAN REVIEW IMPROVEMENT APPLICATION

All site or building construction or alterations or additions, thereto, require approval in writing from the Decker Oaks Estates Community Association Architectural Control Committee (ACC) prior to construction. (See Restrictions and attached Architectural Control Standards for more detail.) Please fill out the attached application form and submit **one (1)** set of complete plans and specifications in accordance with attached control standards together with application fee to:

Decker Oaks Estates Community Association
 Attention: Architectural Review Committee (ACC)
 701 Clarence, Tomball, Texas 77375
 P.O. Box 160, Tomball, TX 77377-0160

Please call ACC Department with questions
 or email: ACC@CKM1.com
 281-255-3055 (Off) 281-255-3056 (Fax)
 1-888-CKM-1514

STARTING CONSTRUCTION BEFORE APPROVAL & CONSTRUCTION NON-COMPLIANCE WILL BE SUBJECT TO FINES

SECTION	BLOCK	LOT	PLEASE COMPLETE (print or type)	Updated Oct 2013
OWNER:		PHONE:		DATE:
MAILING ADDRESS		CITY		STATE/ZIP:
BUILDER/CONTRACTOR:				
OFFICE PHONE:		CELL/PAGER:		
E-MAIL ADDRESS:		FAX		
MAIL ADDRESS:		CITY:		STATE/ZIP:
PROPERTY PHYSICAL ADDRESS:				
Description of Improvements: Please select items on application:				
HOUSE (Living SQ. FT.)		PORCH (Sq. Ft.)		
FENCE:	ADDITION:	PAINT:	OTHER	
EXTERIOR MATERIALS:				
EXTERIOR COLORS (Siding and trim)				
ROOF MATERIALS (Colors ~ Include samples)				
START DATE:		PROJECTED COMPLETION DATE		
COMMENTS:				

NON-REFUNDABLE APPLICATION FEES: The Filing Fee as follows must be attached to this application
New Home: \$250
Large Improvements: \$100; Large structural additions to a home or property (room additions, etc.)
Small Improvements: \$0; Non-structural projects (fencing, painting, new roof, swimming pool, storage buildings, covered patios, etc.)

Approval of plans and specifications will be based, among other things, on adequacy of site dimensions, design of the structure, conformity and harmony with external design, relation of finished grades and elevations to neighboring sites and conformity to both the specific and general intent of the restrictions. All plans will be reviewed in a timely manner and a letter will be sent to the person's name and address on the Plan Review Application. *Neither the Architectural Control Committee, Property Owners Association, C.K.M. Property Management, Inc., nor any of their respective members, officers, directors, shareholders, employees, or agents shall be liable because of the approval or non-approval of any improvement.*

Owner Signature: _____ **Date:** _____
Contractor Signature: _____ **Date:** _____

Architectural Control Committee: Approval or Denial (Circle)

Application Fee received: ___ Yes ___ No Check # _____ \$ _____

Member Signature: _____ Date: _____

Member Signature: _____ Date: _____

Member Signature: _____ Date: _____

Remarks: _____

APPLICATION REQUIREMENTS AND CHECK LIST

1. **New Home Construction; A current survey of the lot(s)** upon which the improvements are to be constructed showing all adjoining tracts and/or reserves. A "Form" survey required before pour of slab and any additional structural improvements on the final survey at end of construction.
2. **One set of plans to include all four elevations of structure** (i.e., outbuildings, garages, addition, etc.), **foundation, and floor plan**. **If for a fence, provide a drawing or picture with dimensions and perimeter of fence**
 - a) **Elevations** - An elevation of each side (4) is required to show exterior materials, floor and slab heights and roof slopes. Draft at an architectural scale (1/4" = 1')
 - b) **Floor Plan(s)** - (1/4" = 1'0") A floor plan to show the dimensions and location of all rooms, patios, balconies, garages, and structures at each level. Window sizes, electrical, gas and plumbing fixtures must also be shown.
3. **One site plan to show placement of structures with building setbacks, easements and distances** of all relevant portions of the structure from building setbacks. **Site Plan and driveway** - Draft at an architectural scale (1/8" = 1'0") A site plan to show the dimensions of lot and distance from all structures to lot on all sides and distances between building setback and all structures. **Site plan must show placement of the home, driveway and all other improvements included in this application or previously approved by the ARC.** Indicate all easements, setbacks, slab elevation, driveway location, and curb cuts, walks, decks, A/C unit extensions and fences, existing and proposed. No portion of any improvements will be allowed to be located outside the building setbacks.
4. **Specifications** - List all specifications relating to foundation design, structural framing, and quality of exterior materials, colors, textures and shape.
5. **Exterior Lighting Plan** - indicate on the plan location, size & type of lighting to be used. No exterior lighting may be placed to cause a nuisance to a neighboring property. Location and description of exterior and dock lighting must be included with application. Light shields must be used.
6. **Samples of all exterior colors** must be attached to the application.
7. **Application fee and any outstanding maintenance fees** must accompany this application.
8. **Completed and signed application. Owner and Builder signature must be on application.**
9. **Application fee** made payable to DOECA.


OWNER/BUILDER AGREEMENT:

1. Owner hereby acknowledges receipt of Architectural Control Standards and hereby **agrees to comply with all terms and conditions** contained therein and obtain all applicable surveys and inspections as specified therein prior to occupancy. Owner hereby **authorizes the Architectural Review Committee or its agents to enter upon and inspect the lot and structure** thereon during regular business hours for the purpose of ascertaining whether said structure is in compliance with the restrictions, the standards and the approved plans and specifications. Neither the Architectural Review Committee nor its agents shall be deemed to have committed a trespass by reason of such entry or inspection.
2. Owner agrees and understands that the approval of plans and specifications by the Architectural Review Committee shall not be relied upon by any person or entity as to sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements.
3. **NO UNATTENDED BURNING** of brush, trees or construction materials is **allowed** in the subdivision. A water source must be available at all times during burning and construction. Construction dumping is not allowed. **Each work site is to provide a trash bin, or dumpster required per project size, construction fencing and a portable toilet if applicable; construction fence required on adjacent side to any home and/or structure. The work site is to be kept clean.** The contractor is to insure all trash and debris is removed from the site and placed in the dumpster before each weekend. Debris must be contained to prevent it from going on other property. Contractors are **responsible for keeping mud, dirt, etc., off the roadway. Containers emptied when full.**
4. **All improvements, modifications, and alterations require ARC approval.** This covers new construction as well as, but not limited to, additions, fences, decks/porches, storage buildings, pools, and change in house colors.
5. **If construction is not completed** after plans have been approved **within six (6) months**, an extension must be obtained, if not construction activity is ongoing. Changes to the original design in the original application require approval. If changes have been made to the original design the Plan Review Application, the Plan Review Application will have to be resubmitted.
6. The **Architectural Review Committee has 45-days** from final submittal of plans and permits **to approve** the plans and authorize commencement of construction. The Committee will make every effort to review plans within a reasonable time from final submittal.
7. **All maintenance assessments and any other fees due must be paid in full and no outstanding violations.**
8. Neither the Architectural Review Committee, Property Owners Association, C.K.M. Property Management, Inc., or any of their respective members, officers, directors, shareholders, employees, or agents shall be liable because of the approval or non-approval of any improvement.
9. Error in location causing an encroachment will be the direct responsibility of the property owner. The builder/owner must satisfy the ACC that improvements are accurately located in accordance with the approved plans and that encroachments are not to occur; without a specific variance having been requested and granted by the Architectural Control Committee. If encroachment occurs without a specific variance having been granted, owner and contractor agree to remove those items.
10. Failure to comply with the above inspections can result in fines and legal action being brought to require compliance. If you are fined, **you have the right to a hearing before the Committee. You also have the right to appeal the Committees findings after the hearing before the Board of Directors.**

Owner Signature: _____ **Date:** _____ **Contractor:** _____ **Date:** _____

FILED FOR RECORD

10/31/2013 12:26PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

10/31/2013



County Clerk
Montgomery County, Texas