

**CERTIFICATE OF ADOPTION
OF
ADJACENT LOT USE GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZOS §

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended effective June 14, 2013, to add Section 209.015 ("Section 209.015") thereto; and

WHEREAS, Section 209.015(a)(1) of the Texas Property Code defines "adjacent lot" (herein called "Adjacent Lot") to mean: (i) a lot that is contiguous to another lot that fronts on the same street; (ii) with respect to a corner lot, a lot that is contiguous to the corner lot by either a side property line or back property line; or (iii) if permitted by the dedicatory instruments of the property owners' association, any lot that is contiguous to another lot at the back property line; and

WHEREAS, Section 209.015(a)(2) of the Texas Property Code defines "residential purpose" (herein called "Residential Purpose" or "Residential Purposes") with respect to the use of a lot: (i) means the location on the lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose; and (ii) includes the location on the lot of a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the dedicatory instruments of the property owners' association, the parking or storage of a recreational vehicle; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines on the use of an Adjacent Lot for Residential Purposes in the Community, it is appropriate for the Association to adopt the guidelines set forth in Section 209.015 and described herein below (the "Adjacent Lot Use Guidelines"); and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the Adjacent Lot Use Guidelines.

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Adjacent Lot Use Guidelines. The Adjacent Lot Use Guidelines are effective upon this Certificate in the Official Public Records of Real

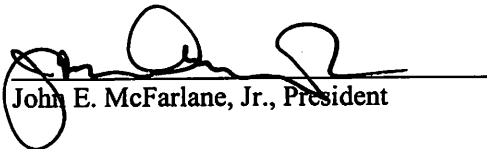
Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding the Residential Use of Adjacent Lots described in the Adjacent Lot Use Guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Adjacent Lot Use Guidelines, in which case the terms in the Adjacent Lot Use Guidelines will control. The Adjacent Lot Use Guidelines are as follows:

- a. An owner must obtain the approval of the Association or, if applicable, an architectural committee established by the Association or the Association's dedicatory instruments, based on criteria prescribed by the dedicatory instruments of the Association specific to the use of a lot for Residential Purposes, including reasonable restrictions regarding size, location, shielding, and aesthetics of the Residential Purposes, before the owner begins the construction, placement or erection of a building, structure or other improvement for the Residential Purpose on an Adjacent Lot.
- b. An owner who elects to use an Adjacent Lot for Residential Purposes shall, on the sale or transfer of the lot containing the residence:
 - 1) Include the Adjacent Lot in the sales agreement and transfer the Adjacent Lot to the new owner under the same dedicatory conditions; or
 - 2) Restore the Adjacent Lot to the original condition before the addition of the improvements allowed under these Adjacent Lot Use Guidelines to the extent that Adjacent Lot would again be suitable for the construction of a separate residence as originally platted and provided for in the conveyance to the owner.
- c. An owner may sell the Adjacent Lot separately only for the purpose of the construction of a new residence that complies with existing requirements in the Association's dedicatory instruments unless the Adjacent Lot has been restored as described by Subsection (b)(2) above.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

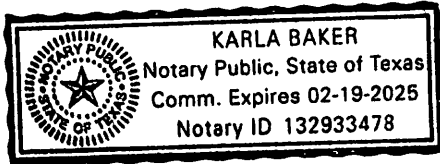
The Spring Community Foundation,
a Texas non-profit corporation

By:


John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th 2021, 2020, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



Karla Baker
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056