

FOURTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
for
ROYAL SHORES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Royal Shores Community Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements those certain instruments entitled "Notice of Dedicatory Instruments for Royal Shores Community Association, Inc.", "First Supplemental Notice of Dedicatory Instruments for Royal Shores Community Association, Inc.", "Second Supplemental Notice of Dedicatory Instruments for Royal Shores Community Association, Inc." and "Third Supplemental Notice of Dedicatory Instruments for Royal Shores Community Association, Inc." recorded in the Official Public Records of Harris County, Texas under Clerk's File Nos. 20120394954 and re-filed under Clerk's File No. 20130517226, 20130010972, RP-2016-543142 and RP-2022-50536, respectively (collectively the "Notice") which 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.

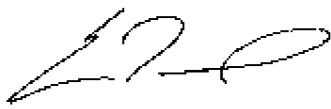
- **First Amendment to Exhibit "A" of Royal Shores Architectural Control Guidelines for Residential Construction in Royal Shores Sections 1,2,3,4,5 and 6 and Royal Shores Patio Homes Sections 1,2, and 3.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris 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 copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 27th day of June, 2022.

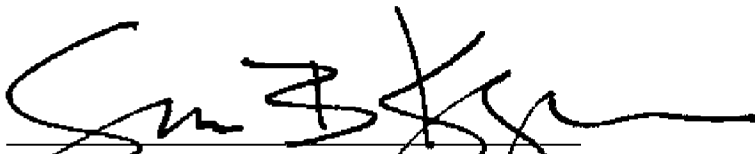
ROYAL SHORES COMMUNITY ASSOCIATION, INC.

By: 
Eric B. Tonsul, authorized representative

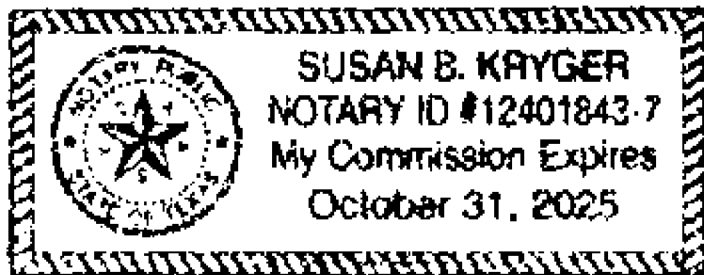
RP-2022-332576

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 27th day of June, 2022 personally appeared Eric B. Tonsul, authorized representative of Royal Shores Community Association, Inc., 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.



Notary Public in and for the State of Texas



RP-2022-332576

FIRST AMENDMENT TO EXHIBIT "A"
OF
ROYAL SHORES ARCHITECTURAL CONTROL GUIDELINES
FOR RESIDENTIAL CONSTRUCTION IN ROYAL SHORES SECTIONS 1,2,3,4,5 and 6
AND ROYAL SHORES PATIO HOMES SECTIONS 1, 2 and 3

THE STATE OF TEXAS §
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I, Fred C. McCarty, Jr., President of Royal Shores Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 26th day of May, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following First Amendment to Exhibit "A" of Royal Shores Architectural Control Guidelines of the Association for Residential Construction in Royal Shores Sections 1,2,3,4,5 and 6 and Royal Shores Patio Homes Sections 1, 2 and 3 (the "Guidelines") was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The Guidelines were recorded under Clerk's File No. 20080292483 of the Official Public Records of Harris County, Texas.
2. The Association desires to amend Exhibit "A" of the Guidelines to address and specify approvable colors and/or specifications relating to exterior stucco, trim, shutters, roofs, etc.
3. This First Amendment to Exhibit "A" of the Guidelines has been approved by the requisite vote of the Board of Directors.

AMENDMENT:

Article II, Section A(2) is hereby amended and restated as follows:

- 2) Stucco - Real stucco of a narrow selection of muted color variations designed to complement with one another. These colors should not create large color contrasts with the brick. Stucco colors to be selected among the colors set forth in Exhibit 1 attached hereto.

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Article II, Section B(1) is hereby amended and restated as follows:

1) Roof Material - Timberline, High Definition or better. 30+ year warranty, color - charcoal as set forth in Exhibit 1 attached hereto.

Article II, Section C(1) is hereby amended and restated as follows:

1) Window Frames - Tan color for all homes (aluminum or vinyl frame). Hardiplank brand (or equal) brick mold framing of windows on front elevations. Paint color specification as set forth in Exhibit 1 attached hereto.

Article II, Section C(3) is hereby amended and restated as follows:

3) Shutters - Panel or louver design shutters with a pre-selected range of ARC pre-approved shutter colors to compliment brick and stucco as set forth in Exhibit 1 attached hereto.

Article II, Section E(1) is hereby amended and restated as follows:

1) Front Door - 8' height, stained or painted according to ARC pre-approved colors.

Article II, Section E(2) is hereby amended and restated as follows:

2) Secondary Doors - (non-garage) French door systems to match window style. Secondary doors to be painted in accordance with the trim color selected as set forth in Exhibit 1 attached hereto.

Article II, Section E(3) is hereby amended and restated as follows:

3) Garage Doors - A consistent, architecturally detailed garage door to be approved by the ARC. Garage doors are to be painted with either the trim color or the stucco color as set forth in Exhibit 1 attached hereto.

Article III, Section D is hereby amended and restated as follows:

D. Front Courtyard Gates - 3/4" picket wrought iron pickets of a consistent design with plastic spears painted black.

All other provisions of Exhibit "A" of the Guidelines shall remain in full force and effect.

EXHIBIT 1

Royal Shores - The Courts (Patio Homes) Exterior Stucco and Trim Combinations Selections

	Stucco Color		Trim Color (for trim, garage doors, & gutters/downspouts)
If	SW 6143 Basket Beige	then	SW 6142 Macadamia or SW 6141 Softer Tan
If	SW 6144 Dapper Tan	then	SW 6143 Basket Beige or SW 6142 Macadamia
If	SW 6149 Relaxed Khaki	then	SW 6150 Universal Khaki or SW 6148 Wool Skein or SW 6147 Panda White
If	SW 6150 Universal Khaki	then	SW 6149 Relaxed Khaki or SW 6148 Wool Skein
If	SW 7037 Balanced Beige	then	SW 7038 Tony Taupe or SW 7036 Accessible Beige or SW 7035 Aesthetic White

Shutter Colors if applicable *
SW 6994 Greenblack
SW 7020 Black Fox
SW 7026 Griffin
SW 7032 Warm Stone
SW 7033 Brainstorm Bronze

**Shutter colors are for shutters only*

Roofing Information Requirements
30+ year Warranty
Manufacturer - Timberline
Series - High Definition or better
Color - Charcoal

RP-2022-332576
Pages 7
06/28/2022 08:52 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-332576