

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
COUNTY OF FORT BEND)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of Title 11 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 Settlers Park Homeowners Association is a property owners' association as the term is defined in Title 11 of the Texas Property Code and has property located in Fort Bend County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Settlers Park Homeowners Association which have not been previously filed in the public records of Fort Bend County are attached hereto, including:

Guidelines for Fencing (revised 07/17/2002)

FURTHER, other dedicatory instruments of the Settlers Park Homeowners Association have already been filed in the public records of Fort Bend County and these documents supplement the previously filed documents.

SIGNED on this 23rd day of July, 2003.

Signature: _____

By: Ralph A. Troiano

Title: C.I.A. Services, Inc., Managing Agent for
Settlers Park Homeowners Association

STATE OF TEXAS)
COUNTY OF FORT BEND)

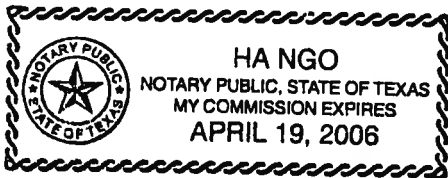
This instrument was acknowledged before me on this 23rd day of July, 2003 by Ralph A. Troiano.

Signature: _____

By: Ha Ngo

Title: Notary in and for the State of Texas

My commission expires on 04/19/06



Return to: C.I.A. Services, Inc.
9800 Centre Parkway, Suite 625
Houston, Texas 77036-8294
Phone: 713-981-9000 Fax: 713-981-9090

**GUIDELINES FOR FENCING
SETTLER'S PARK HOMEOWNERS ASSOCIATION
FROM SPHOA DOC# 04/28/97.0009**

(Revised 07/17/2002)

The following policy statement clarifies and publishes the Settler's Park Homeowners Association (SPHOA) Board of Directors (Board) policy regarding the covenants, conditions and restrictions regarding the installation of fencing within the boundaries of the Association. The SPHOA Deed Restrictions are detailed in the Declaration of Covenants, Conditions and Restrictions for Settler's Park Homeowners Association, Sections One through Four and Settler's Grove Section One. In creating this policy, the Board of Directors relies on Section 5.21 - Fences of these Restrictions.

In order to insure the quality of materials, workmanship and harmony of external design of buildings, improvements and structures erected on the residential properties in this association, it is requested that a Request for Home Improvement/Repair form be submitted to, and the written approval obtained from the Architectural Control Committee prior to installing a fence on your lot.

SIZE LIMITATIONS

No fence, wall or hedge in excess of three (3) feet in height shall be permitted in the front yard of any residence. Rear fences, walls or hedges shall have a maximum height of six (6) feet. However, wood fences enclosing the rear yard may be up to six foot, eight inches (6'8") if they are a three rail design with a rot board and cap (6" maximum rot board, 6'0" maximum picket and 2" maximum cap board).

MATERIALS

Wood fences and gates – The following standards are recommended:

- Pickets 1x4 or 1x6 Cedar, Lumber Grade #1 (no wane, rot, holes, spike or soft knots)
- Posts 4x4 Treated Yellow Pine, Lumber Grade #2. Treatment Grade .40 cpf; maximum of eight (8) feet apart
- Rails 2x4 Treated Yellow Pine, Lumber Grade #3, Treatment Grade .25 cpf

Where possible, side yard neighboring fences should align with each other. All wood fencing visible from the street or common area shall have all pickets nailed on the street side or common area side of the fence so that no rails or posts show when viewed from the street or common area.

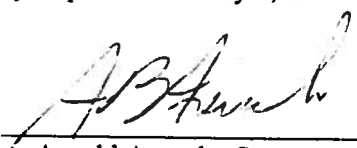
Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.

Metal fences and gates – Metal, wrought iron and aluminum fencing will have a maximum allowable height of six (6) feet and a minimum height of four (4) feet and must be painted black. No chain link fence is permitted.

MAINTENANCE

All fencing must be maintained in such a fashion that it does not detract from the neighborhood. Repairs that do not encompass the complete replacement of a fence should match as closely as possible the style, and material of the remaining fence so as to blend as well as possible.

Revised Guidelines approved by the Board on this 17th day of July, 2002.


Arnold Arevalo, Secretary

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

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DM \$9.00

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS