

6/4/2019

Make A Payment - Receipt - Brazos County (County Clerk)
I thank you for your Payment - Brazos County (County Clerk)

6/4/2019 1:38 PM Central Standard Time



Customer Name KANAVICTORIA

Effective Date

6/4/2019

Approved 20038420

Item

County Clerk

Subtotal:

Transaction Fee:

Total Charged to:

Visa 479162 ***** 2643 expires 10/21

Amount

\$34.00

\$34.00

\$0.93

\$34.93

V&V

Total Amount Paid:

Collection Mode: POS (scanned)

\$34.93

Payment Details

County Clerk

Cause Number: 20190604000071 - KANAVICTORIA - \$34.00

Merchant ID:

Sequence #: 0015

Name: KANAVICTORIA

Entry Mode: Chip

APPLICATION: VISA CREDIT

CVM: SIGN

Name: KANAVICTORIA

AID: A0000000031010

TVR: 8080008000

IAD: 06010A03600400

TSI: 6800

ARC: 00

A Transaction Fee has been included in the total amount paid for this transaction.



**Karen McQueen
Brazos County Clerk**

Karen McQueen
300 E. 26th Street, Suite 1430
Bryan, Texas 77803
Main: (979) 361-4128
Fax: (979) 361-4125

Receipt: 20190604000071
Date: 06/04/2019
Time: 01:38PM
By: Patsy Davis
Station: CCLERK08
Status: ORIGINAL COPY

Recording Fees

Item No.	Item	Document No.	Serial No.	Amount
1	Real Property Recordings	2019 - 1362674		\$34.00

Collected Amounts

Item No.	Payment	Transaction Id	Comment	Amount
1	Credit Card	20038420		\$34.00

Total Received: \$34.00
Order Total: \$34.00
Change Due: \$0.00

Cayla Campbell
3608 E. 29th, Suite 100
Bryan, TX 77802

Thank you.

For more information about the County Clerk's office and to search property records online, please visit www.brazoscountytexas.gov

**DUCK HAVEN HOMEOWNERS ASSOCIATION, INC.
OUT BUILDING CONSTRUCTION GUIDELINES**

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

WHEREAS, the property encumbered by these Out Building Construction Guidelines (the "Guidelines") is that property initially restricted by the Declaration of Covenants, Conditions, Reservations, and Restrictions of Duck Haven Estates, recorded under Brazos County Clerk's File No. 00846415, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Duck Haven Homeowners Association, Inc. (the "Association"); and

WHEREAS, pursuant to Chapter 209 of the Texas Property Code, the Board of Directors (the "Board") of the Association hereby adopts these Guidelines for the purposes of establishing a uniform and systematic set of guidelines for the review and approval of out building structures.

WHEREAS, the Board has determined that it is in the best interest of the Association to establish these Guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Out Building Construction Guidelines, which shall run with the land and be binding on all owners and lots within the subdivision. These Guidelines replace any previously recorded or implemented guidelines that address the subjects contained herein.

OUT BUILDING CONSTRUCTION GUIDELINES

General

- All proposed out building construction must be approved, in writing, by the Architectural Control Committee (ACC) prior to the commencement of any work.
- All submittals for a proposed out building shall require the following:
 - Site Plan – drawn to scale, showing all the existing structures and improvements on the property and the location of the proposed out building.
 - Elevations – drawn to scale, showing the exterior depictions of all sides of the proposed out building.
 - Landscape Plan – drawn to scale, showing the proposed method of landscape screening for the proposed out building.
- Only one of the following structures may be permitted per lot. This document is for guidelines purposes only. The ACC may deny any proposed out building construction, at its sole discretion.

Definitions

- Portable Building – a structure designed and built to be movable rather than permanently located. These buildings are typically assembled off site and delivered to the site as a completed unit or as a building purchased in kit form and assembled on site.
- Site Built Building – a structured designed and built to be permanently located. These buildings are typically assembled on site and are attached to the site by way of a concrete foundation or pier & beam foundation.
- Earth Tone – as used herein will mean gray, brown, beige, tan, sienna, umber, almond, and other similarly muted colors as approved at the sole and absolute discretion of the ACC.

Landscaping & Screening

- A landscape plan shall be submitted for all proposed out buildings. All building elevations visible from an Access Road or neighboring lot(s) shall be landscaped. Landscaping and screening requirements shall be reviewed by the ACC on a case by case basis. The ACC may require greater landscaping and screening for “larger” out buildings depending on the proposed location and other site related factors. All landscaping must be irrigated, except under the following circumstances: 1) if xeriscape type landscape elements are used, and/or 2) in areas where native vegetation exists in a sufficient manner to provide adequate screening.

Portable Buildings

- Lot Size: Permittable on lots 1.0 acre or greater
- Building Size: Must not be greater than 12’ wide by 24’ long, maximum ridge height of 13’.
- Location: Must be placed at a location behind the rear wall plane of the Dwelling Unit, not less than 25’ from any side property line
- Materials: Must be constructed with wood siding, cement fiber, metal, or a combination of these materials. Framing may be wood or metal.
- Color: Must be of an “earth tone” color palette that complements the Dwelling Unit.

Site Built Buildings (< 1,000 Square Feet)

- Lot Size: Permittable on lots 1.0 acre or greater
- Building Size: Maximum 1,000 square feet (length x width variable), maximum eave height of 10’, maximum ridge height of 13’.
- Location: Must be placed at a location behind the rear wall plane of the Dwelling Unit, not less than 20’ from any side property line for buildings with an eave height of 8’ or less, not less than 25’ from any side property line for buildings with an eave height of greater than 8’.
- Materials: Must be constructed with masonry wainscot, all four sides, at least 33% of the vertical height of the structure. The remaining 67% of the vertical height may be wood, cement fiber, metal, or a combination of these materials. Framing may be wood or metal. All vehicular or “shop style” access doors shall be architectural grade overhead doors. Roll-up or canister style doors shall not be permitted.
- Color: Must be of an “earth tone” color palette that complements the Dwelling Unit.

Site Built Buildings (Between 1,000 and 1,500 Square Feet)

- Lot Size: Permittable on lots 1.5 acres or greater
- Size: Between 1,000 and 1,500 square feet (length x wide variable), maximum eave height of 10’, maximum ridge height of 13’.
- Location: Must be placed at a location behind the rear wall plane of the Dwelling Unit, not less than 25’ from any side or rear property line for buildings with an eave height of 8’ or less, not less than 30’ from any side or rear property line for buildings with an eave height greater than 8’. ACC may require the location of the proposed structure to receive prior approval, in writing, by all adjacent property owners.
- Materials: Must be constructed with masonry wainscot, all four sides, at least 50% of the vertical height of the structure. The remaining 50% of the vertical height may be wood, cement fiber, metal, or a combination of these materials. Framing may be wood or metal. All vehicular or “shop style” access doors shall be architectural grade overhead doors. Roll-up or canister style doors shall not be permitted.
- Color: Must be of an “earth tone” color palette that complements the Dwelling Unit.

Site Built Buildings (> 1,500 Square Feet)

- Not permitted, variance not allowed.

Open Sheds or Roof Structures

- Not permitted, variance not allowed.
- Exception: Carport structures, utilized for the sole purpose of automobile parking, may be approved on a case by case basis

Display of Permit

- Applicant must display the ACC permit for construction/installation, in a manner and location approved by the ACC, at all times during the construction/installation of the proposed structure.
- Applicant shall contact the ACC upon completion of the proposed structure for final acceptance. Occupancy of the proposed structure shall not occur until such time as the ACC provide a Certificate of Occupancy notification.

CERTIFICATION

I hereby certify that the foregoing Out Building Construction Guidelines were approved on the 16 day of March, 2019, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 16 day of March, 2019


PAUL J. CLARKE, President

STATE OF TEXAS

§

§

COUNTY OF BRAZOS

§

BEFORE ME, on this day personally appeared Paul J. Clarke, the President of the Duck Haven Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 16 day of March, 2019.


Notary Public – State of Texas



After Recording Please Return To:

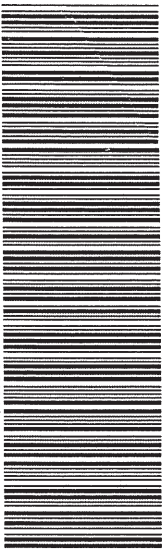
Cliff Davis

Roberts Markel Weinberg Butler Hailey P.C.

2800 Post Oak Blvd., 57th Floor

Houston, TX 77056

**Brazos County
Karen McQueen
County Clerk**



V-G-267-2019-1362674

Instrument Number: 1362674
Volume : 15362
Real Property Recordings

Recorded On: June 04, 2019 01:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 1362674

Receipt Number: 20190604000071

Recorded Date/Time: June 04, 2019 01:38 PM

User: Patsy D

Station: CCLE RK08

Record and Return To:

Cayla Campbell

3608 E. 29th, Suite 100

Bryan TX 77802

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.



Karen McQueen
County Clerk
Brazos County, TX