

**RESOLUTION REGARDING CARPORTS AND GARAGES**

**CLEARWATER COVE PROPERTY OWNERS ASSOCIATION**

WHEREAS, Article IV, Section 4.10, "Carports/Garages," of the Association's Declaration of Restated and Amended Covenants, Conditions and Restrictions (the "Declaration") requires all Residential Dwellings to have a two-car garage, enclosed by residential-type wood, vinyl or metal garage doors;

WHEREAS, the Preamble of the Association's Declaration excludes those Owners who had an existing carport prior to the Association's Amended Declaration Effective Date from compliance of Article IV, Section 4.10 so long as such Owners may continue to own the property;

WHEREAS, it is the Board's desire to provide clarity to the Preamble and Article IV, Section 4.10;

NOW THEREFORE, BE IT RESOLVED THAT:

The following RESOLUTION REGARDING CARPORTS AND GARAGES is hereby adopted:

1. Those properties who had an existing carport on their property prior to the Effective Date of the Amended and Restated Declaration are exempt from complying with Article IV, Section 4.10 of the Association's Amended and Restated Declaration of Covenants, Conditions and Restrictions;
2. Should an Owner, or subsequent Owners, desire to install a garage as set forth in Article IV, Section 4.10 they must submit an ACC Application and obtain approval prior to doing so, if approval is granted the Owners will from that date forward be subject to Article IV, Section 4.10 in its entirety.

Adopted this \_\_\_ day of \_\_\_\_\_, 2015, by the Board of Directors of the Clearwater Cove Property Owners Association.

CLEARWATER COVE PROPERTY OWNERS  
ASSOCIATION

\_\_\_\_\_  
Signature of Secretary

Print Name: \_\_\_\_\_

ADDITIONAL DEDICATORY INSTRUMENT  
FOR  
CLEARWATER COVE PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS            §  
  §  
COUNTY OF MONTGOMERY      §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_,  
who being by me first duly sworn, states on oath the following:

“My name is \_\_\_\_\_, I am over twenty-one (21) years of age, of sound mind,  
and capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the  
facts stated herein:

I am the Secretary of CLEARWATER COVE PROPERTY OWNERS ASSOCIATION. Pursuant  
to Section 202.006 of the Texas Property Code, the following documents are copies of the original official  
documents from the Association’s files:

1. RESOLUTION REGARDING CARPORTS AND GARAGES”

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CLEARWATER COVE PROPERTY  
OWNERS ASSOCIATION

By: \_\_\_\_\_  
Secretary

SUBSCRIBED AND SWORN TO BEFORE ME by the said \_\_\_\_\_,  
on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

After recording, return to:  
DAUGHTRY & JORDAN, P.C.  
17044 El Camino Real  
Houston, TX 77058  
ATTN: CMJ/LK