



**SECOND AMENDMENT TO THE RESIDENTIAL ARCHITECTURAL GUIDELINES  
FOR  
LAKEMONT COMMUNITY ASSOCIATION**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

WHEREAS, Lakemont Community Association, Inc. (the “Association”), a Texas nonprofit corporation, is the governing entity for Lakemont, an addition in Fort Bend County, Texas, described specifically in Exhibit “A” attached hereto, (the “Subdivision”); and

WHEREAS, the Subdivision is governed by the First Amended Lakemont Community Association Declaration of Covenants, Conditions, and Restrictions, recorded in the Real Property Records of Fort Bend County, Texas, under Clerk’s File No. 2003032959, along with any amendments or supplements thereto (the “Declaration”); and

WHEREAS, The Association previously adopted a dedicatory instrument entitled “Residential Architectural Guidelines for Lakemont Community Association”, recorded in the Fort Bend County Real Property Records under Document No. 2003032960, along with an supplements or amendments thereto (the “Architectural Guidelines”); and

WHEREAS, the Association’s Board of Directors has determined that further clarification regarding acceptable roofing materials and colors would aid the Architectural Review Committee (“ARC”) in efficiently reviewing and approving exterior modification requests, thereby benefitting Owners generally; and

NOW THEREFORE, pursuant to the above and as evidenced by the certification hereto, the Association adopts the following “First Amendment to the Residential Architectural Guidelines for Lakemont Community Association”:

**Article F, Section 2, Sub-section c., paragraph (iii) of the Architectural Guidelines, which previously read:**

- (iii) All roofing materials, regardless of type, shall be an acceptable “earth tone” color. Generally acceptable shingle colors include (but are not limited to):
- “Weatherwood”
  - “Driftwood”
  - “Estate Grey”
  - “Granite”
  - “Shenandoah”

Black, red, green, blue, and tan roofing materials are generally prohibited. Consequently, the following colors are generally not acceptable or approvable:

- “Onyx Black”
- “Rustic Black”
- “Shadow Gray “
- “Charcoal”
- “Moire Black”
- “Cottage Red”
- “Hunter Green”
- “Chateau Green”
- “Silver Birch”
- “Sierra Bluff”
- “Resawn Shake”
- “Pacific Wave”
- “Harbor Blue”
- “Merlot”

The above lists are intended only as general guidance and are not determinative of a specific shingle color’s approval or disapproval.

**Is hereby amended to read as follows:**

(iii) All roofing materials, regardless of type, shall be an acceptable “earth tone” Color or certain specific shades of Black. Generally acceptable shingle colors include (but are not limited to):

- “Weatherwood”
- “Driftwood”
- “Estate Grey”
- “Granite”
- “Shenandoah”
- Timberline “HDZ (charcoal) GAF”
- Tamko “Heritage Rustic Black”
- IKO “Cambridge” and
- IKO “Dynasty” (black/ charcoal).

Certain colors of black, red, green, blue, and tan roofing materials are generally prohibited. Consequently, the following colors are generally not acceptable or approvable:

- “Onyx Black”
- “Shadow Gray “
- “Moire Black”
- “Cottage Red”
- “Hunter Green”
- “Chateau Green”
- “Silver Birch”
- “Sierra Bluff”
- “Resawn Shake”

- “Pacific Wave”
- “harbor Blue”
- “Merlot”

The above lists are intended only as general guidance and are not determinative of a specific shingle color’s approval or disapproval.

**[CERTIFICATION FOLLOWS]**

**CERTIFICATION**

“I, the undersigned, being the President of the Board of Directors for Lakemont Community Association, Inc., hereby certify that the foregoing was property adopted and ratified by a majority of the Association’s Board of Directors at an open meeting for which proper notice was given.”

By: *Angela D. Coy*  
ANGELA D. COY  
Print Name

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

BEFORE ME, the undersigned authority, on this 7<sup>th</sup> day of March, 2024, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed herein.”

*Kim Horton*  
Notary Public, State of Texas

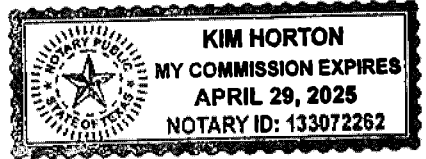


EXHIBIT "A"

Lakemont, Section 1, under Slide No. 2561/B;  
Lakemont, Section 2, under Slide No. 2387/A-B;  
Lakemont, Section 3, under Slide No. 2374/A-B;  
Lakemont, Section 4, under Slide No. 2375/A-B  
Lakemont, Section 5, under Slide No. 2467B;  
Lakemont, Section 6, under Slide No. 2468B;  
Lakemont, Section 7, under Slide No. 2554/A;  
Lakemont, Section 8, under Slide No. 2565/B;  
Lakemont, Section 9, under Slide No. 2566/A;  
Lakemont, Section 10, under Instrument No. 20040043;  
Lakemont, Section 11, under Instrument No. 20040135;  
Lakemont, Section 12, under Instrument No. 20040032;  
Lakemont, Section 13, under Instrument No. 20040031;  
Lakemont, Section 14, under Instrument No. 20040086;  
Lakemont Ridge, Section 1, under Instrument No. 20060207;  
Lakemont Ridge, Section 2, under Instrument No. 20070045;  
Lakemont Meadows, Section 1, under Instrument No. 20040228;  
Lakemont Meadows, Section 2, under Instrument No. 20050022;  
Lakemont Meadows, Section 3, under Instrument No. 20050237;  
Lakemont Terrace, Section 1, under Instrument No. 20050025;  
Lakemont Terrace, Section 2, under Instrument No. 20050029;  
Lakemont Terrace, Section 3, under Instrument No. 20050229;

Lakemont Manor, Section 1, under Instrument No. 20060173;  
Lakemont Manor, Section 2, under Instrument No. 20070019;  
Lakemont Manor, Section 3, under Instrument No. 20070020;  
Lakemont Trace, Section 1, under Instrument No. 20050024;  
Lakemont Shores, Section 1, under Instrument No. 20070091;  
Lakemont Shores, Section 2, under Instrument No. 20090103 and 20100033;  
Lakemont Shores, Section 3, under Instrument No. 20110018;  
Lakemont Court, Section 1, under Instrument No. 20050186;  
Lakemont Cove, Section 1, under Instrument No. 20050023 and 20090113;  
Lakemont Cove, Section 2, under Instrument No. 20050228;  
Lakemont Cove, Section 3, under Instrument No. 20060169;  
Lakemont Grove, Section 1, under Instrument No. 20050119;  
Lakemont West Ridge, Section 1, under Instrument No. 20100147;  
Lakemont West Ridge, Section 2, under Instrument No. 20120101;  
Lakemont Lake Bend, Section 1, under Instrument No. 20120027  
Lakemont Lake Bend, Section 2, under Instrument No. 20120183

along with any amendments, supplements and replats thereto and any other property annexed into the jurisdiction of the Lakemont Community Association, Inc.