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**AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS**

LT1-1-2012033243-1

STATE OF TEXAS                    )  
  )  
COUNTY OF MONTGOMERY        )

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 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 Sonoma Ridge Homeowner Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Sonoma Ridge Homeowner Association, which have not been previously filed in the public records of Montgomery County are attached hereto, including:

Sonoma Ridge Homeowner Association Building/Improvement Application Updated February 1, 2012  
Sonoma Ridge Homeowner Association Rules & Guidelines Updated February 1, 2012

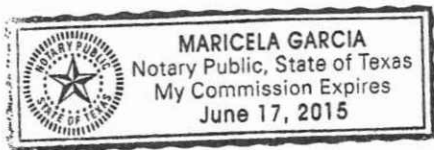
FURTHER, other dedicatory instruments of the Sonoma Ridge Homeowner Association have already been filed in the public records of Montgomery County and these documents supersede the previously filed documents of same name.

SIGNED on this 25 day of March, 2012.

Signature: Forest H. Townley, Jr.  
By: Forest H. Townley, Jr.  
Title: President, Sonoma Ridge Homeowner Association

STATE OF TEXAS                    )  
  )  
COUNTY OF MONTGOMERY        )

Given under my hand and seal of office this 25 day of March 2012, the undersigned authority personally appeared before me.



Maricela Garcia  
Notary Public, State of Texas

Maricela Garcia  
Printed Name

My commission expires: 6.17.15

LT2-7

Return to: Sonoma Ridge Homeowner Association, P.O. Box 38, Tomball, TX 77377-0160

# Sonoma Ridge Homeowner Association

## Sonoma Ridge Rules & Guidelines

P. O. Box 38, Tomball, Texas 77377-0160

[www.SonomaRidge.net](http://www.SonomaRidge.net)

The Declaration of Covenants, Conditions and Restrictions for Sonoma Ridge covers the Architectural requirements. The NEW construction rules in these guidelines apply to any home built in Sonoma Ridge after January 1<sup>st</sup> 2012. The Guidelines noted below will assist you with the specific ACC Improvement requirements, for Approval, by the Architectural Control Committee (ACC). If you have any questions or concerns, after reading the Restrictions, Rules, or Guidelines, contact the Sonoma Ridge ACC committee at [www.SonomaRidge.net](http://www.SonomaRidge.net) or email [SRacc@SonomaRidge.net](mailto:SRacc@SonomaRidge.net)

To process a request for a property improvement or change, an application must be completed and signed by both the owner and builder/contractor and returned with the completed plan information, ownership verification, for new residents, all applicable application fees and required supporting documentation of the project.

The Sonoma Ridge Declaration of Covenants, Conditions and Restrictions states the following, Article III, Use Restrictions, ... "No building shall be erected, altered, placed or permitted to remain on any Lot ... must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the Lot..."

### **NEW Home Construction:**

1. Two story homes must have a minimum of \*2,500 square feet
2. One story homes must have a minimum of \*2,200 square feet
3. Attached garages must be located on the side of the house
4. Front of the house must be set back at a minimum of 65 feet

### **Fencing Requirements; 3.09**

1. Split Rail (3 rails) Treated Cedar or vinyl.
2. Privacy fence 4 ft to 6 ft with up to 2x12 rot board. Maximum fence height not to exceed 7 ft tall.
3. Privacy Fences or Privacy Gates cannot protrude past front corners of main residence.
4. Wrought iron, painted tube steel (rust free), or aluminum 4 ft or 6 ft with sample submitted for ACC approval via picture or a sample of the actual material to the ACC committee before start of any construction.
5. Chain link fencing is **NOT** accepted materials.
6. Gates that protrude past the front of the house and cross the driveway must be approved.
7. **ALL Fencing plans and planned location must be approved and compliant to the Restrictions; 3.09.**

### **Garage/Shop Building – Detached from house; 3.24**

1. Approved building materials are: Wood, Hardie-Plank, Stucco, Brick, or Stone. Garage/Shop Building must be constructed with the same materials used on the main residence as to be harmonious with the main residence's appearance.
2. The front of the Garage/Shop Building must have Stucco, Brick, or Stone to match the appearance of the front of the main residence.
3. Roofing material must follow the "Sonoma Ridge POA Guidelines for roofing materials".
4. ALL Garage/Shop plans and planned location must not encroach into any building setback or easements.
5. Driveways and Foundations must consist of concrete; see 3.04 & 3.05

\* ACC reserves the right to amend size per section 3.01

**Tree Preservation; 3.17**

1. Clearing of any lot may not commence until a new home plan has been approved by the ACC. The ACC may consider a clearing plan as part of a preliminary site plan review.
2. Trees that will not be removed must be tagged, fines will result if said trees are removed.
3. Trees within 6ft. of the improvement can be removed without ACC approval.
4. Trees outside 6ft. of the improvement require ACC approval.
5. Trees that are less than 3 inches in diameter can be removed without approval.
6. Trees that are larger than 3 inches in diameter, live or dead, need to be approved by the ACC before they can be removed.
7. **ACC must approve the Tree preservation plan before construction begins.**

**Landscaping: 3.17**

1. Landscaping plans are required for all homes and must be approved by the ACC prior to occupancy.
2. Landscaping plans must include location of all beds and proposed plants.
3. The ACC reserves the right to require additional landscaping, including after approved landscaping plans were installed if deemed necessary.
4. Sod, or approved grass seeding shall be installed in the front of the house, on the side of the house, as required, if on a corner and exposed to the street.
5. Appropriate plantings shall be installed so as to visually screen air conditioning, pool equipment, and other obtrusive utility installations from front or side views.
6. **ACC must approve all final Landscaping construction before any deposits can be returned.**

**FILED FOR RECORD**

04/13/2012 12:08PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

04/13/2012



County Clerk  
Montgomery County, Texas