

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's HOMEOWNERS INFORMATION AND NEW CONSTRUCTION APPLICATION (November 18, 2013).

Signed this 26th day of November, 2013.

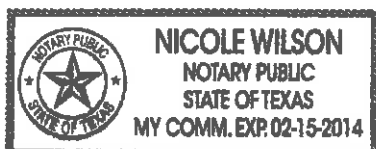
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

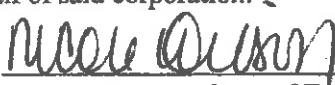
By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

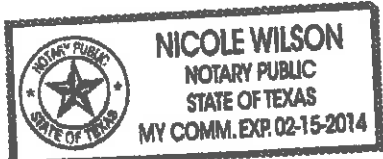



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

P1148-2013128832-15

FILED FOR RECORD

12/02/2013 3:59PM



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.

12/02/2013



County Clerk
Montgomery County, Texas

LONGMIRE ON LAKE CONROE
Architectural Control Committee (Committee)
PROPERTY IMPROVEMENT AND REPAIR APPLICATION
November 18, 2013

Owner _____ Date of Application _____
Owner's Phone number _____ Owner's email _____
Property Address _____ Section _____ Block _____ Lot _____
Owner's mailing address, if different from above _____
Contractor's Name _____ Company Name _____
Project description _____ Date to begin _____

Your application must include a description of your project (improvements/repair), survey, plans, specifications, sketch, etc., and any other pertinent information. Your project must be in compliance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions); the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for Rainwater Recovery Systems, Display of Religious Items, Roofing Materials (see HINCA update), and Solar Energy Devices; and the LOLC Fence Policy, latest revision. Certain improvements such as a new home, exterior room additions, etc., will require more extensive submittals and must be in accordance with the Homeowners Information and New Construction Application (HINCA). Please note that contractor signs are not allowed to be placed on any lot (exception; builder may display a sign on the same lot during construction and sale period of a new home and must be in compliance with the LOLC Sign Policy). For any project requiring it, the owner or owner's contractor must secure a permit from the City of Conroe in addition to the approval of the Architectural Control Committee (Committee).

Please make any remarks below and continue on separate pages as necessary.

Owner's Signature _____

Please mail, fax, or e-mail your application to the address below for the Committee's review. Note: An application shall NOT be deemed submitted until it is actually received and date stamped in the office of Investment Management Co.

Longmire on Lake Conroe
Attn: Architectural Control Committee
3500 W. Davis, Ste. 190
Conroe, TX 77304

fax: 936-756-0023 Phone: 936-756-0032
email: meganberry@imcmanagement.net
PLEASE NOTE - YOU MUST RECEIVE LETTER OF APPROVAL BEFORE BEGINNING YOUR PROJECT

IMC signature for receipt of application _____ Date _____

Committee Member signature _____ Approved / Denied Date _____

Notes: _____

Committee Member signature _____ Approved / Denied Date _____

Notes: _____

(Two members' signatures are required for approval)

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's PROPERTY IMPROVEMENT AND REPAIR APPLICATION (November 18, 2013).

Signed this 26th day of November, 2013.

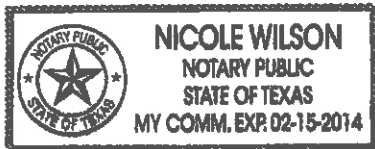
**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

By: BPF
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

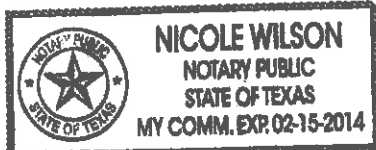


Nicole Wilson
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Nicole Wilson
NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

PI145-2013128633-3

FILED FOR RECORD

12/02/2013 3:59PM

Mark Jumball

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.

12/02/2013



Mark Jumball

County Clerk
Montgomery County, Texas

**ARCHITECTURAL CONTROL GUIDELINES AND REGULATIONS
OF
LONGMIRE ON LAKE CONROE OWNER'S ASSOCIATION**

WHEREAS, the property affected by these Architectural Control Guidelines and Regulations is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas as follows:

- *Section One* – Clerk's File No. 9546016;
- *Section Two* – Clerk's File No. 9603593;
- *Section Three* – Clerk's File No. 9647466; and
- *Amendment regarding Sections I and II* – Clerk's File No. 9766425; and

WHEREAS, pursuant to the authority vested in Longmire on Lake Conroe Owner's Association (the "Association") in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") and the Architectural Control Committee (the "ACC") have determined that, in order to provide clear and definitive guidance for maintaining the aesthetics and architectural harmony of the community, it is appropriate to adopt guidelines toward that end. Therefore, the Board and the ACC hereby promulgate the following Architectural Control Guidelines and Regulations.

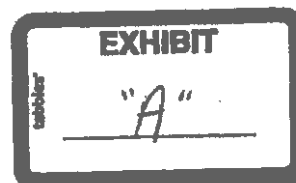
NOW, THEREFORE, BE IT RESOLVED that the following conditions and requirements are hereby established for Association Architectural Control Guidelines and Regulations:

GUIDELINES AND REGULATIONS

The following are guidelines adopted by the Board and the ACC to specify their standards, requirements and thought process used in evaluating various exterior improvements. These guidelines may be amended from time-to-time as circumstances, conditions or opinions of the Board and ACC dictate. The ACC has the right to deny approval for a similar improvement based on the proximity of a property to a main boulevard or the visual relativity of the site to the overall development. As an example, a home located on the perimeter of the development may be permitted to have a certain styled storage building, whereas on a main entry boulevard and depending on the configuration of the lot, this same item may not be approved. The intent being to maintain overall integrity within areas of higher visual impact.

It should be noted that the ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

The following guidelines shall be applicable to all properties under the jurisdiction of the Longmire on Lake Conroe Owner's Association (the "Association").



These guidelines shall also encumber any future property which may be brought within the jurisdiction of the Association.

These guidelines supercede and take the place of any previous architectural control guidelines for the Association.

A. RAINWATER RECOVERY SYSTEMS:

1. Rainwater Recovery Systems may be installed with advance written approval of the ACC subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the ACC.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. the barrel must not exceed 55 gallons; and
 - b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.

6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, ACC approved ponds may be used for water storage.
7. Harvested water must be used and not allowed to become stagnant or a threat to health.
8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

B. DISPLAY OF RELIGIOUS ITEMS:

1. A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include any thing related to any faith that is motivated by the resident's sincere religious belief or tradition.
2. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
3. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
4. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. contain language, graphics or any display that is patently offensive to a passerby.
5. Approval from the ACC is not required for displaying religious items in compliance with these guidelines.
6. As provided by Section 202.018 of the TEXAS PROPERTY CODE, the Association may remove any items displayed in violation of these guidelines.

C. ROOFING MATERIALS:

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons.

2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
4. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
5. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
7. Subject to Section 8 below and with advance written approval from the ACC, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
8. Once installed, any such Alternative Shingles must:
 - a. resemble the shingles used or authorized to be used on other structures within the Association; and
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of properties surrounding the owner's property.

D. SOLAR ENERGY DEVICES:

1. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

2. Such Devices may only be installed with advance written approval of the ACC subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and
 - d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

8. Installed Devices may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.

9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

This is to certify that the foregoing Architectural Control Guidelines and Regulations was adopted by the Board of Directors, effective as of December 29, 2011, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 29 day of December, 2011.

**LONGMIRE ON LAKE CONROE OWNER'S
ASSOCIATION**

By: Jim Noser
JIM NOSER, President

**ARCHITECTURAL CONTROL COMMITTEE OF
LONGMIRE ON LAKE CONROE OWNER'S
ASSOCIATION**

By: Carl Brown
Printed: CARL BROWN
Title: ACC



CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE OWNER'S ASSOCIATION

The undersigned certifies that he/she is the President of Longmire on Lake Conroe Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association is attached to this certificate as Exhibit "A."

Signed this 15 day of December, 2011.

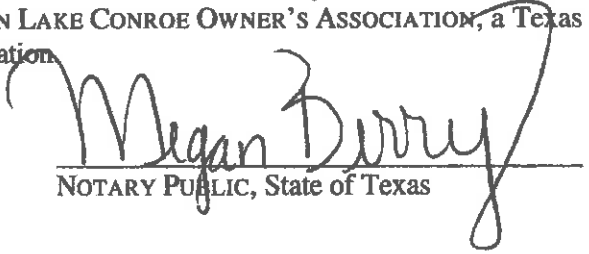
LONGMIRE ON LAKE CONROE OWNER'S ASSOCIATION

By: 
JIM NOSER, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 15 day of December, 2011, by JIM NOSER, President of LONGMIRE ON LAKE CONROE OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas



THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 15th day of December, 2011, by JIM NOSER, President of LONGMIRE ON LAKE CONROE OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

FILED FOR RECORD

01/10/2012 2:37PM



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.

01/10/2012



County Clerk
Montgomery County, Texas

LONGMIRE ON LAKE CONROE
Architectural Control Committee
HOMEOWNERS INFORMATION AND NEW CONSTRUCTION APPLICATION
November 18, 2013

Owner(s)/Applicant(s) Information: Name(s) _____

Home phone no. _____ Cell phone no. _____ e-mail _____

Property Address _____ Section _____ Block _____ Lot _____

Owner's mailing address, if different from above _____

Building Contractor's Information: Co. Name _____ Contact _____

Phone Number(s) _____ e-mail _____

Your project must be in compliance with the applicable Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions); the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for Rainwater Recovery Systems, Display of Religious Items, Roofing Materials (see HINCA update), and Solar Energy Devices; the Homeowners Information and New Construction Application (HINCA) (including the "Agreement" and the "Construction Regulations, Specifications, and Policies"); and applicable local and national codes. Please note that contractor signs are not allowed to be placed on any lot (exception; builder may display a sign on the same lot during construction and sale period of a new home). Contractor must secure a permit from the City of Conroe in addition to the approval of the Architectural Control Committee (Committee).

Please check one: APPLICATION FOR NEW HOME CONSTRUCTION
 APPLICATION FOR ADDITION TO EXISTING HOME

Note: Approval of this application constitutes acceptance of the Committee for the project to proceed and the first stage of the approval process, and not to be construed as approval for future stages of construction.

Owner's Signature _____

Please mail, fax, or e-mail your application for the ACC review to the address below. Note: An application shall

NOT be deemed submitted until it is actually received and date stamped in the office of Investment Management Co.

Longmire on Lake Conroe

fax: 936-756-0023 Phone: 936-756-0032

Attn: Architectural Control Committee

email: meganberry@imcmanagement.net

3500 W. Davis, Ste. 190

PLEASE NOTE - YOU MUST RECEIVE A LETTER OF

Conroe, TX 77304

APPROVAL BEFORE BEGINNING YOUR PROJECT

IMC signature for receipt of application _____ Date _____

ACC Member signature _____ Approved / Denied Date _____

Notes: _____

ACC Member signature _____ Approved / Denied Date _____

Notes: _____

(Two members' signatures are required for approval)

Owner's initials _____

Builder's initials _____

LONGMIRE ON LAKE CONROE
Architectural Control Committee
HOMEOWNERS INFORMATION AND NEW CONSTRUCTION APPLICATION "AGREEMENT"
Revised November 6, 2013

Owner(s)/Applicant(s) Information: Name(s) _____

Home phone no. _____ Cell phone no. _____ e-mail _____

Property Address _____ Section _____ Block _____ Lot _____

Owner's mailing address, if different from above _____

Building Contractor's Information: Co. Name _____ Contact _____

Phone Number(s) _____ e-mail _____

Project description _____

Amounts Received: From Contractor \$ _____ From Owner(s) \$ _____

Proposed groundbreaking date _____ Completion Date (180 days per deed restrictions) _____

The undersigned applicant(s) hereby request Longmire on Lake Conroe Architectural Control Committee's ("Committee") approval to construct the improvements described above in accordance with the Plans and Specifications submitted with this application. Applicant(s) represent and agree as follows:

- 1) Applicant(s) and Building Contractor have carefully read and reviewed the following documents and policies and agree to be bound by them and that the improvements will be made in compliance with them: Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions) applicable to the above described Property; Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for Rainwater Recovery Systems, Display of Religious Items, Roofing Materials (except as updated herein), and Solar Energy Devices; and the Longmire on Lake Conroe Construction Regulations, Specifications, and Policies.
- 2) Applicant(s) understand and agree that if the committee approves this application and the agreements or representations made by applicant(s) are not complied with, the Committee will revoke and rescind its approval of the application; at which time all construction endeavors will cease until compliance issues are remedied. Funds will be deducted from deposits as indicated in the various attachments to this application. Should there be insufficient funds on deposit, the balance due must be paid prior to any future application being approved. Repeated non-compliance may result in legal injunction(s) to cease out of compliance activities.
- 3) Each application made to the Committee shall be accompanied by:
 - a) Copy of certified soil sample.
 - b) Three (3) complete sets of stamped and dated engineered drawings (professional architectural plans and specifications) for all proposed construction. Plans that have been flip-flopped or plans cobbled together or with inconsistencies in the set will not be considered.
 - 1) Site plan showing location and dimensions of all structures including boat slips and appurtenances on the lot.
 - 2) Elevations of all sides of the exterior structure.
 - 3) Floor plans.
 - 4) Complete engineered (certified) Foundation Plan including the "detail sheet" showing cross-sections of all beams and piers where used.
 - 5) Framing Plans including:
 - a) Wall sections showing detail of construction,
 - b) Ceiling and floor joist size, direction and spacing.
 - c) Roof sections, structural details and materials.

- 6) Electrical Plans.
 - 7) Roofing and exterior materials and colors.
 - 8) Elevation and Drainage Plan in relation to adjoining lots (refer to deed restrictions).
 - 9) Pool plans, specifications, dimensions, location on survey to include rear building line, etc.
 - 10) Solar energy devices, solar panels, rainwater recovery systems, generators, air conditioning units, outdoor lights, and outdoor alarm horns.
 - 11) Landscaping specifications, locations on property, and details. The Committee must approve Landscaping before work commences. Landscaping shall be completed within three (3) months after the residence is occupied. Front, sides, and rear of lots are to be completed. On waterfront lots where extensive landscaping is involved with the rear lot, extensions may be granted by the Committee.
 - 12) Fence designs, specifications, and locations. The Committee must approve all fencing before work commences.
- c) Boat stalls: Construction must not begin prior to beginning residential construction (i.e., foundations forms are in place. This applies to Longmire on Lake Conroe Section 3 only). Applications for boat stalls including boat slip, low profile cover, dock, and any new bulk heading, etc., must be submitted on a separate application for approval by the Committee (use Property Improvement and Repair Application). The applicant must then submit plans along with the written letter of Committee approval to the San Jacinto River Authority (SJRA) for their approval and licensing.
- d) Site Inspection: Applicant acknowledges that construction cannot start until the property has been properly staked out and the site inspection is completed and approved by the Committee. Items to be staked out (marked) include property lines, side lot lines, front and rear building lines, location of the residence and garage staked at all corners, including porte-cochere, driveway, and pool location (if any). Trees and brush which must be removed for construction are to be clearly marked.
- e) In addition to the requirements of the deed restrictions and Architectural Control Committee, the City of Conroe requires a building permit for all residences, pools, etc.
- f) Applications must be submitted and approved for additions to existing homes. For future additions of pools, fences, decks, etc., use the Property Improvement and Repair Application.
- g) With approved application, owner must secure a "contractor gate code" from the Committee.
- h) Owner and/or contractor must coordinate concrete truck entrance with the Committee so that the subdivision gates are not damaged. Contractor will be held liable for any damages.

Disclaimer. No approval of plans and specifications and no publication or designation or architectural standards shall ever be construed as representing or implying that such plans specifications will result in a properly designed structure or satisfy any legal requirements.

Non-Liability for Committee Action. No member of the Architectural Control Committee, The Property Owner's Association Board of Directors, their successors, assigns, agents, or the Declarant shall be liable for any loss, damage or injury arising out of, or in any way connected with the performance, or non-performance, of the duties of the Architectural Control Committee.

Owner/ applicant signature	date	Owner/ applicant signature	date
Building Contractor	date		

LONGMIRE ON LAKE CONROE
Architectural Control Committee
CONSTRUCTION REGULATIONS, SPECIFICATIONS, AND POLICIES
Revised November 6, 2013

Pursuant to the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), Sections 1 and 2, article V, section 4, and Section 3, article VI, section 4, Minimum Construction Standards, the Architectural Control Committee (Committee) has promulgated these minimum construction standards. THESE STANDARDS DO NOT REPRESENT THE ENTIRE RESPONSIBILITIES OF THE OWNER/BUILDER. It is imperative that you familiarize yourself with the requirements of the deed restrictions, the Architectural Control Guidelines and Regulations of Longmire on lake Conroe Owner's Association, and the contents herein prior to submitting any plans for new construction, alterations, additions, or remodeling.

Architectural Control Committee approval is required for the construction of a new residence and any outside alterations or additions to an existing residence. ANY COMMENCEMENT OF CONSTRUCTION PRIOR TO WRITTEN APPROVAL FROM THE COMMITTEE WILL RESULT IN A FINE OF \$100.00 PER DAY.

Violation of the Construction Regulations, Specifications, and Policies can cause a \$100.00 per day, per incident fine if not followed. The most common violations are excessive dirt in the street, failure to place timber(s) to bridge the curb, using dirt to bridge the curb, no protective fencing, accessing or using other lots, not saw cutting driveway curbs, loose trash and debris, not protecting any specific/significant trees that need special or protective fencing, concrete trucks washing out in restricted areas.

With three Committee members, it is our belief that one of us should be available most of the time to assist the builder/homeowner with questions he/she may have in completing the various phases of construction or home improvement. Our goal is to improve areas of communication, coordination, and approval processes. Please request the Committee member's contact information from the management company or from the Longmire on Lake Conroe website.

FEES AND DEPOSITS:

Fees and deposits are to be paid directly to the property management company (See Application form).

Payment is to be made upon submission of the application and is comprised of the following:

- A. ONE-TIME NEW RESIDENCE CONSTRUCTION FEE (non-refundable).....\$1,000
- B. ARCHITECTURAL PLAN APPROVAL FEE (non-refundable).....\$ (mgmt. co.to advise)
This fee is based on a one-time review of completed plans which are submitted to the staff architect. Any additional review of plans required by the Architectural Control Committee will incur additional charges and will be assessed to the owner at the then current rate of the staff architect. Failure to pay additional review fees when incurred will result in the delay of the Committee approval for the project. If a set of building plans is withdrawn by the property owner or builder for any reason, the architectural plan approval fee will be forfeited.
- C. LANDSCAPING DEPOSIT (refundable to homeowner).....\$ 500
This deposit will be refunded to the homeowner provided the completion of all grass planting and landscaping is completed within 90 days. The Committee may grant extensions.
- D. FORM SURVEY, TREE, SITE MAINTENANCE AND CLEANUP DEPOSIT \$2,500
This fee is refundable to the builder upon completion of project, less any fines for non-compliance.

PRIVACY AND VIEWS:

Privacy and views are design issues and therefore the committee urges homeowners to address these issues with the architect. Window openings and outdoor living areas on common side and rear lot lines in areas where privacy is an issue should be placed with careful consideration of existing and future construction adjacent to your home. Outdoor air conditioning units and generators shall be placed in such a manner so as not to interfere with outdoor living areas of adjacent lots. This is especially critical on waterfront lots. The committee will make every attempt to minimize the loss of privacy to the individual homeowner, but be aware that you are "At Risk" with openings onto side lot lines.

CODES:

All work performed must meet the requirements of the International Residential Building Code, the National Electrical Code, the City of Conroe codes, and other codes as may apply.

SUGGESTED PROCESS TO EXPEDITE APPLICATIONS:

- Turn in the soil report, architectural drawings, drainage plan, completed and signed application, signed agreement, this signed document with initials on all pages, along with fees and deposits to the property management company. The drawings will then go to the staff architect for review.
- The Committee will, upon receipt of the above documents, attempt to expedite the approval process. The application will be returned to the applicant as quickly as possible if found to be inadequate or incomplete.
- The "Site Inspection" by the Committee should be requested at least 72 hours in advance. Two of the three members are required to complete the inspection. See attached "Site Inspection Form". The Committee will inspect the site and advise the owner or builder as to its acceptance or required changes.
- A "Form Survey", drawn to scale and completed by a registered surveyor in the state of Texas, must be submitted to the Committee prior to pouring the foundation.
- A copy of the City of Conroe's on-line record of "form inspection" is to be forwarded to the Committee within seven (7) days after pouring the foundation.

JOB SITE ACCESS:

No construction is to be performed on Sundays or on the following Holidays: Fourth of July, Thanksgiving, Christmas, and New Year's Day.

Owner must secure a "contractor gate code" from the Committee for the builder, his workers, subcontractors, deliveries, etc. The builder is encouraged to make the gate code a part of the address for all deliveries. Property owners are requested not to give a builder or their subcontractors their personal gate access code. Access to the jobsite by workers and delivery personnel is from 7am to 7pm only. Workers must leave the job site by 7pm each day. Please be sure your builder is familiar with these hours and has the gate code. If any work is performed before or after these hours, or on a SUNDAY or a HOLIDAY, a fine of \$250.00 per violation will be assessed to the builder when the house is in the building phase. This fine will be assessed to the property owner for construction projects occurring while the owner is occupying the residence.

SITE CLEARING AND MAINTENANCE:

All building sites shall be kept clean and materials stored in an orderly manner. The following restrictions shall apply:

- Each job site will be cleaned daily of loose debris and trash.
- A construction debris enclosure (dumpster) must be provided for the retention of all construction material that may be windblown or otherwise inadvertently placed on adjoining property, and must be replaced when full.
- Debris in view of the public (not concealed in an enclosed container), shall be hauled off the job site.
- Portable toilet facilities must be available at all job sites when site clearing starts and maintained in place until construction is completed.

Allowing trash and construction debris to be blown onto adjoining properties, or excess dirt in the street, will not be permitted and will result in fines. The Committee reserves the right to hire a cleanup crew in the event that accumulated debris is not disposed of in a timely manner. All involved cost will be passed on to the builder.

During site clearing and during construction, access to each lot shall be at the proposed driveway area(s). Dirt will not be used as a bridge for truck access to lots. Only timber will be used for this purpose.

A \$100 per-day fine will be imposed for the failure to maintain a construction debris enclosure and a portable toilet on-site.

CLEARING AND TREE REMOVAL – SITE INSPECTION:

Site inspection is required prior to cutting any trees or brush on the property (see attached Site Inspection Form). No brush cutting or tree removal work may be performed on any lot until the following conditions are met:

- 1) Contractor has staked out (marked) the location of the lot boundaries and easements lines by means of "string lines".
- 2) Contractor has shown location of proposed residence, garage (if detached), porte-cochere (if applicable) and driveway by means of "string lines".
- 3) Contractor has marked trees to be removed. See copy of attached "Tree Removal Policy".
- 4) Attached "Site Inspection Form" has been completed and approved by the Committee.

Following an inspection of this activity and a determination of whether the residence and improvements, including access of garage and porte-cochere are in harmony with existing structures, the owner or contractor will be advised in writing by the Committee if brush cutting and tree removal can commence. The Contractor shall be held accountable for damage to trees not scheduled for removal. Tree protection shall be maintained during tree removal and construction as stated by the attached "Tree Removal Policy".

Failure to have a "Site Inspection" completed prior to removal of any trees will result in a fine of \$500.

ORANGE FENCING AND SILT FENCING:

The side and back property lines are to be totally fenced in orange protective fencing on interior lots and both sides of waterfront lots as well as trees not marked for removal. In addition, black silt fencing must be used when there is a potential for erosion or runoff from the construction site onto adjacent properties, streets or into Lake Conroe.

FORM SURVEY:

A "Form Survey", drawn to scale and completed by a registered surveyor in the state of Texas, must be submitted to the Committee prior to pouring the foundation. The form survey must be drawn to scale showing no encroachments or other problems. Faxed copies will not be accepted. Note: the Form Survey is not to be confused with the Foundation Inspection report from the City of Conroe.

Note: Lots 1 thru 8, Sections 1 and 2, Block 3 shall comply with a 35' Building Line.

The Form Survey must show the location of the forms on the lot prior to pouring the foundation. This survey shall show that the structure will not violate any lot lines, building set back lines or easements as described in the deed restriction. The survey shall also show that the elevation of the finished slab is at least eight inches higher than the highest finished grade at the foundation perimeter (see deed restrictions).

This elevation requirement does not allow or condone the placing of excessive fill that may alter natural drainage patterns and cause additional flows onto adjacent properties. Gutter drains (downspouts) will not be directed toward and allowed to drain onto adjacent property.

Failure to provide the form survey to the Committee prior to the pouring of the foundation will result in a fine of \$500.

FOUNDATION AND DRIVEWAYS:

A copy of the City of Conroe's on-line record of form inspection is to be forwarded to the Committee within seven business days after pouring the foundation. Failure to furnish a copy of the City of Conroe's on-line record of form inspection as specified will result in a fine of \$500 per violation.

All foundation concrete is to be PUMPED unless prior approval is obtained from the Architectural Control Committee. Concrete trucks are forbidden to wash out in the neighborhood or on or surrounding streets or shoulder areas. The builder will be required to clean up any washout at his sole expense or a \$1,000 fine will apply for each occurrence.

Driveways (see deed restrictions) may be built of brick pavers, stone, concrete, or other materials approved by the Committee. All concrete driveways shall be constructed with quality grade concrete, four and one-half (4 1/2) sack cement per cubic yard and be reinforced with a minimum of # 6, 6" X 6" welded wire mesh. Driveways width shall be a minimum of nine (9) feet. If more than one driveway is constructed on a common Property, a minimum distance of twenty (20) feet shall separate such driveways at the curb. Driveways shall be constructed so as to prevent normal street flooding from entering upon the adjoining property accessed by the driveway.

Driveways connecting into subdivision streets shall be saw cut when constructing the concrete driveway. An expansion joint shall be installed at each saw cut and at the property line. Any repairs to the curb made necessary because of the driveway shall be made during construction (see "use restrictions" in deed restrictions). Broken curbs must be repaired or replaced in accordance with the deed restrictions.

Timber(s) must be placed at the curb for bridging. With approval by the Committee, the curb may be cut to allow construction equipment to egress the property; only at the point of the driveway installation and only if proper drainage can be assured. Aggregate or crushed concrete must be spread 10 feet or more from the street into the property.

EXTERIOR MATERIALS AND COLORS:

The exterior materials of the main residential structure and any garage (attached or unattached) and porte-cochere must meet the requirements set forth in the deed restrictions. The exterior material shall meet the 80% masonry requirement (See deed restrictions). The front elevation shall be 100% masonry. Hardi-plank is an approved siding but is not a substitute for the 80% masonry requirement. Hardi-plank must be applied over an approved substrate. All exterior materials and colors require approval by the Committee.

The mailbox is to be designed to match the outside front masonry of the home and built of the same material. The mailbox shall be installed on a concrete foundation.

ROOFING AND SHINGLE POLICY:

Roof shingles and roof components must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for roofing materials (except as updated herein), and be approved by the Architectural Control Committee (Committee). Materials and installation thereof must be in compliance with local and national code requirements. Shingles must be installed in accordance to the manufacturer's specifications. In addition:

All buildings shall be roofed with "composition" shingles unless otherwise approved by the Committee. Shingles on boat houses, pergolas, gazebos, detached garages, etc., must match the main residence. Shingles must have a "laminated" design (also referred to as "architectural" or "dimensional") and have a stated warranty of at least 30 years. "Three-tab" shingles are specifically prohibited. Wood shingles are specifically prohibited for safety reasons.

Shingles and shingle color must be approved by the Committee. Shingle color must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.

An example of an acceptable shingle is GAF Timberline HD, or equal, in color choices of Weathered Wood, Barkwood, Charcoal, and Slate. Other shingles may also prove acceptable.

Owner's initials _____
Builder's initials _____

Painted steel accent roofing sections are acceptable when used in conjunction with, and painted to match the approved shingles used on the home.

Roof overlays (placing new shingles over the old ones) are not allowed. All old materials must be removed such that only clean decking remains. Any damaged or deteriorated decking must be removed and replaced.

With advance written approval by the Committee, "alternative" shingles may be allowed which are designed primarily to be wind and hail resistant, or provide greater cooling and heating efficiencies, or provide solar energy capture capabilities. Alternative shingles must resemble, be more durable to, and of equal or superior quality to, the shingles used or authorized on other structures within the Association. Alternative shingles must match the aesthetics of other properties surrounding the subject residence.

If previously approved for use on the same home, the existing shingle style, material, and color shall be acceptable when replacing all or a portion of the roof shingles.

All roof protrusions such as vents, vent stacks, roof jacks, and other roof items must be painted to match the shingles. Ridge vents are encouraged but not required.

On new homes and new home additions, the exterior encasement of fireplace chimneys must be of masonry construction (stucco, stone, or brick) including that portion which extends above the roof.

SATELLITE DISHES:

As service with a small rooftop dish is routinely available from satellite television providers, the installation of large satellite dishes referred to in the deed restrictions will not be approved.

GARAGES:

Homes with front-loading garages shall have a porte-cochere attached to the garage front unless otherwise approved by the Architectural Committee. A modified porte-cochere with less than a five (5) foot extension from the front of the garage will be considered for approval when lot line limitations are involved.

PLUMBING:

All waterfront residences shall have a backflow preventer installed in the sanitary sewer. It is recommended that all interior lots have pop-up valves on the clean-outs.

TREE POLICY:

In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "The removal of existing trees from lots must be approved by the Committee". "Unless otherwise approved by the Committee, no tree larger than eight (8) inches in diameter shall be cut or removed except to provide room for construction of improvement, or prevent a hazard to the structural integrity of the slab, or to remove dead or unsightly trees".

It is the Architectural Control Committee's (Committee) position that persons who violate this restrictive covenant should be held accountable for the damage they cause to the subdivision. Therefore, the Committee hereby gives notice that it intends to demand payment of damages from persons who violate the foregoing restrictive covenant. A fine of up to \$1,000 per tree may be imposed against the owner for this violation.

Any trees not approved for removal that are damaged during construction, or by excessive fill required due to foundation pad elevation, shall be replaced with "equivalent trees" as indicated on a landscaping plan. The Committee may expend such amounts of the "Form Survey, Tree Deposit, Site Maintenance and Cleanup Deposit" (deposit) as are required to replace the trees which were improperly removed or damaged. If the damage exceeds the balance of the deposit, the excess amount shall be paid by owner/builder. In addition, a fine of \$1,000 per tree will be imposed for damage or removal of "significant" trees. A "significant" tree is defined as one of significance to Longmire on Lake Conroe and/or its residents. The significance may be related to a historic event, uniqueness of shape or species, location, age, size, or functionality. The significance of any tree shall be at the sole determination of the Committee.

Only after the "site inspection" and approval by the Committee shall any trees or brush be cut or removed from any lot to provide room for construction of improvements.

Owner's initials _____
Builder's initials _____

If the owner wishes to remove trees other than those approved for construction of improvements, he may, upon approval of the Committee, replace such removed trees with "equivalent trees" as follows:

NOTE: This does not apply to "Significant" trees.

<u>Existing tree size *Caliper (inches):</u>	<u>Number of trees. **6 foot height min. (15 gallon container min):</u>
Ornamental trees and 4" - 6".....	2 trees
Greater than 6" and less than 12"	3 trees
Greater than 12"	4 trees

* Caliper shall mean the diameter of a tree as measured six (6) inches above the root collar for trees up to and including four (4) inches in diameter and twelve (12) inches above the root collar for trees having a larger diameter.

** Prior to removal of an existing tree, the Committee must approve the equivalent trees.

The City of Conroe has a tree policy that requires each new residence to plant three (3) trees with a minimum caliper of two (2) inches. At least one tree must be located in the front yard. The city will allow a credit for existing trees. It is the owner's responsibility to obtain and familiarize him/herself with Conroe's tree policy.

With concern for views to and from the lake, new trees planted beyond the rear building line must be shown in the landscaping plans and be approved by the Committee. In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "all trees within fifty (50) feet of the waterfront shall be trimmed of limbs eight (8) feet from the base of the tree". In addition, no part of any limb shall hang down below eight (8) feet from the base of the tree.

SIGN POLICY:

Longmire on Lake Conroe has a sign policy which applies to all signs within the subdivision. All signs must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (Deed Restrictions). For purposes herein, references to the "Association" shall mean the Property Owner's Association Board of Directors. References to the "Committee" shall mean the Architectural Control Committee.

In accordance with the Deed Restrictions, "No signs, billboards, posters, or advertising devices of any character shall be erected, permitted or maintained on any Lot or plot without the express written consent of the Association" and"shall conform to the Committee's predetermined sign policy" (this instrument). Signs shall be permitted for the purpose of "advertising the property for sale or rent, or signs used by a builder....to advertise the property during construction and sale period." "The....Association or their agents shall have the right to remove any sign not complying with the above referenced policy...."

All signs must have forest green lettering on a white background, to include any logo. No other colors are allowed. The size of any sign shall not be more than two feet (24") high by three feet (36") wide. Only one sign is permitted on any lot with the exception that a waterfront lot may have a second sign in the rear of the lot facing the lake. A sign in the front of the property must be set eight feet (8') from and parallel to the street. A sign on the rear of a waterfront property must be set eight feet (8') from and parallel to the bulkhead. Signs must free-standing and placed in the ground, in accordance with the manufacturer's instructions, such that it is maintained in a vertical position, self-supported, and free of guy wires or other supporting methods.

No "contractor" signs are allowed to be placed on any lot. Temporary signs complying with the above referenced colors may be employed by the Association to post notices of Property Owners Association meetings and other information deemed necessary by the Board of Directors.

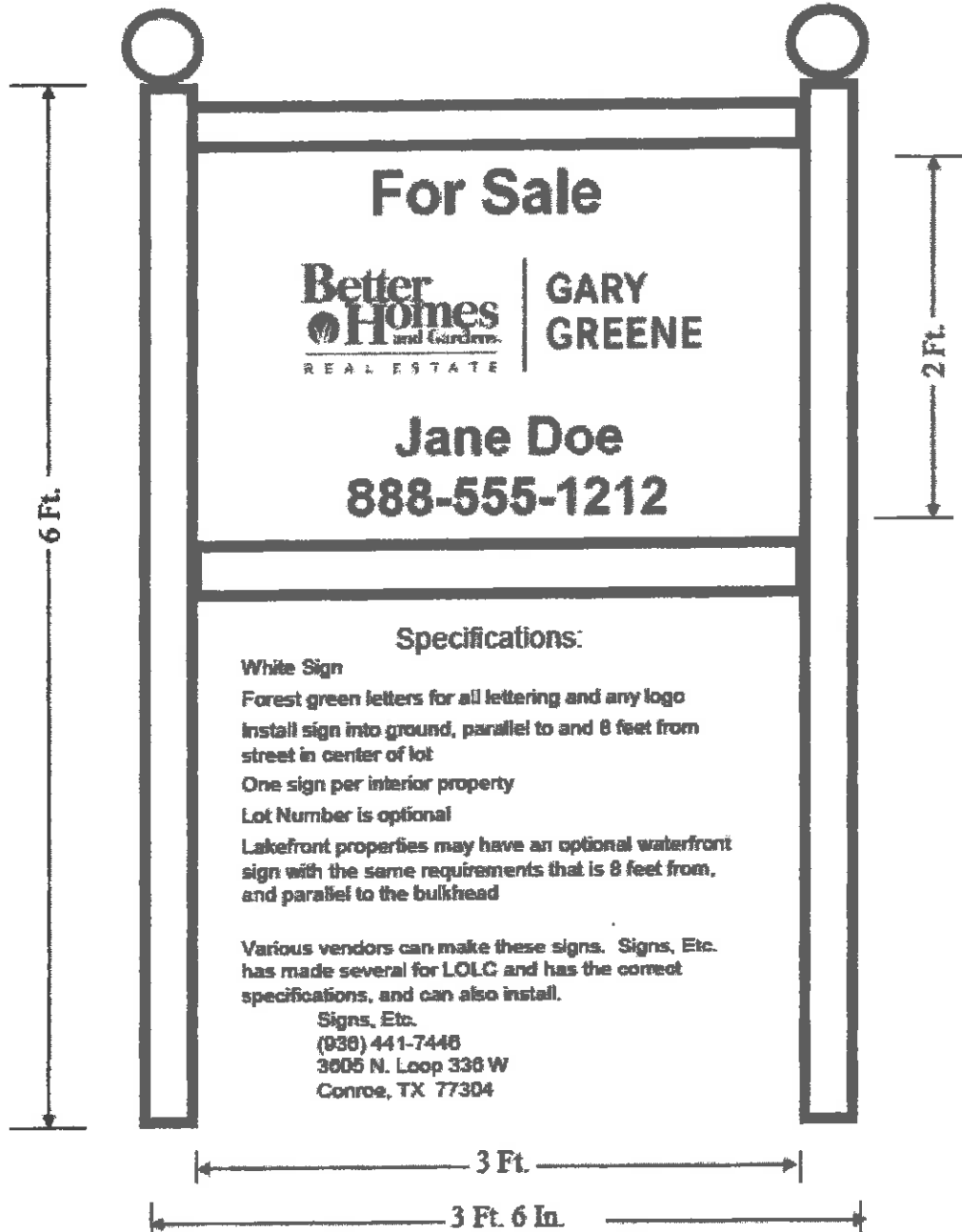
A "home builder" may display a sign on the same lot during construction and sale period of a new home, but not before construction begins nor after completion of the sale.

Realtors, Real Estate Agents, & Brokers may display a "for sale" or "for rent" sign on a lot during the period that the lot is under contract for such purpose, and must be removed immediately thereafter. Indication of the lot number on the sign is optional. The sign must be placed as close as possible to the center of the lot, side to side.

Owner's initials _____
Builder's initials _____

Any sign not in compliance with the intent of this policy must be removed within 24 hours of notice. Notice may be given in writing and via any avenue.

The following drawing is an example of a sign in compliance with this policy for size and color:



FENCE POLICY:

Fences must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions) and be approved by the Architectural Control Committee (Committee). Fences and gates must be in compliance with local and national code requirements. In addition:

No walls or fences shall be erected or maintained nearer to the front of any lot than the front of the residential dwelling constructed on the lot, or on corner lots, nearer to the side lot line than the side lot building line parallel to the side street as shown on the recorded plat. A small patio which is an integral part of the residence may be enclosed with a fence or wall. No fence shall be installed which will impede the natural flow of water across the lot.

Fences on waterfront lots must be of plain ornamental iron construction, without designs, black in color, and a maximum of 5 feet (60") overall height to include pickets, points, and posts. Minimum height (and any fence installed on top of support walls or decking) is to be 4 feet (48") but in no case shorter than code requirements. Metal pickets are to be ½" square-bar and be of plain finish or with the common spear point, PSM30. The primary pickets shall not be spaced less than 3-7/8" apart as measured inside to inside, but in no case spaced farther apart than allowed by code requirements. Puppy bars may be installed at a maximum height of 2 feet (24"). No pilasters are allowed on waterfront lots.

Interior lot fences, as modified below, may be of ornamental iron, as described above; masonry, in harmony with the main residential structure; or wood construction. No chain link or barb (barbed) wire fences are allowed. Maximum overall height of interior fences shall be as follows: ornamental iron, 5 feet (60"); masonry, 6 feet (72"); and wooden fences, 6.5 feet (78") to include base board and top cap, if any. Pilasters which are in harmony with the main residential structure shall be used in conjunction with all ornamental iron fences (except as modified herein).

All fences on common interior rear lot lines with a view of the lake shall be ornamental iron, as above, and without pilasters. This includes lots 1 – 15, block 2, sections 1 and 2, and lots 1 – 20, block 2, section 3.

All wooden fences exposed to view from the street shall be built so that the finished side faces the street. In addition, wooden fences shall be installed such that the finished (picket) side faces outward unless the adjoining side or rear property is improved with a home. In that case the fence between two improved properties may have the finished (picket) side facing inward. Pickets must be cedar and installed vertically.

Gates should open outward with spring closure and positive closing latch. All referenced heights are as measured above finished grade. Plans and specifications shall be submitted with applications for approval.

**LONGMIRE ON LAKE CONROE
ARCHITECTURAL CONTROL COMMITTEE
SITE INSPECTION FORM
Revised November 6, 2013**

(To be completed by the Committee prior to tree or brush removal)

Owner(s)/Applicant(s) Information: Name(s) _____

Property Address _____ Section _____ Block _____ Lot _____

1. Location of lot boundary lines: _____
2. Location of lot easements: _____
3. Location of resident, garage, porte-cochere, and driveway: _____
4. Marked trees and brush to be removed: _____
5. Remaining trees to be protected with orange fencing: _____

Remarks: specific/significant, (8" or greater), trees to remain, etc.

ACC INSPECTION AND APPROVAL:

ACC Member signature _____ Approved / Denied Date _____

Notes: _____

ACC Member signature _____ Approved / Denied Date _____

Notes: _____

(Two members' signatures are required for approval)

TERMINATION OF CONSTRUCTION:

In the event that construction is terminated, the site/lot must be restored within the following guidelines:

1. If excavation has occurred, the site shall be backfilled, restored to its original grade, natural drainage restored, seeded, and left free of any debris
2. If a fill pad has been placed on the lot, the lot shall be graded, natural drainage restored, seeded, and left free of any debris.
3. If a slab has been poured, proper drainage shall be completed in accordance with approved plans, and the lot seeded and left free of any construction debris.

These activities shall be accomplished within two (2) weeks of work stoppage. The "Form Survey, Tree Deposit, Site Maintenance and Cleanup Deposit" (deposit) will be forfeited if the lot is not restored as outlined above. The Committee reserves the right to finish an incomplete restoration and may expend such amounts necessary to complete such unfinished restoration. If the restoration exceeds the balance of the deposit, the excess amount shall be paid by the owner.

SIGNATURES:

By applying for, and accepting a new construction application from the Longmire on Lake Conroe Architectural Control Committee, the property owner(s), as well as the building contractor, agree to all of the foregoing Construction Regulations, Specifications, and Policies, and acknowledge their agreement by signing and dating in the spaces below:

Owner/ applicant signature date

Owner/ applicant signature date

Building Contractor date

Longmire on Lake Conroe

Fence Policy

November 18, 2013

Fences must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions) and be approved by the Architectural Control Committee (Committee). Fences and gates must be in compliance with local and national code requirements. In addition:

No walls or fences shall be erected or maintained nearer to the front of any lot than the front of the residential dwelling constructed on the lot, or on corner lots, nearer to the side lot line than the side lot building line parallel to the side street as shown on the recorded plat. A small patio which is an integral part of the residence may be enclosed with a fence or wall. No fence shall be installed which will impede the natural flow of water across the lot.

Fences on waterfront lots must be of plain ornamental iron construction, without designs, black in color, and a maximum of 5 feet (60") overall height to include pickets, points, and posts. Minimum height (and any fence installed on top of support walls or decking) is to be 4 feet (48") but in no case shorter than code requirements. Metal pickets are to be ½" square-bar and be of plain finish or with the common spear point, PSM30. The primary pickets shall not be spaced less than 3-7/8" apart as measured inside to inside, but in no case spaced farther apart than allowed by code requirements. Puppy bars may be installed at a maximum height of 2 feet (24"). No pilasters are allowed on waterfront lots.

Interior lot fences, as modified below, may be of ornamental iron, as described above; masonry, in harmony with the main residential structure; or wood construction. No chain link or barb (barbed) wire fences are allowed. Maximum overall height of interior fences shall be as follows: ornamental iron, 5 feet (60"); masonry, 6 feet (72"); and wooden fences, 6.5 feet (78") to include base board and top cap, if any. Pilasters which are in harmony with the main residential structure shall be used in conjunction with all ornamental iron fences (except as modified herein).

All fences on common interior rear lot lines with a view of the lake shall be ornamental iron, as above, and without pilasters. This includes lots 1 – 15, block 2, sections 1 and 2, and lots 1 – 20, block 2, section 3.

All wooden fences exposed to view from the street shall be built so that the finished side faces the street. In addition, wooden fences shall be installed such that the finished (picket) side faces outward unless the adjoining side or rear property is improved with a home. In that case the fence between two improved properties may have the finished (picket) side facing inward. Pickets must be cedar and installed vertically.

Gates should open outward with spring closure and positive closing latch. All referenced heights are as measured above finished grade. Plans and specifications shall be submitted with applications for approval.

2

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's FENCE POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

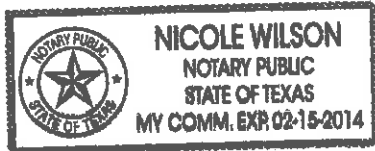
**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

By: BPF
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

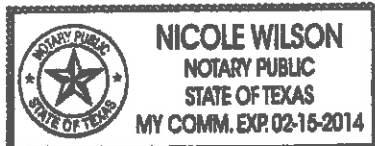


Nicole Wilson
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Nicole Wilson
NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

FILED FOR RECORD

12/02/2013 3:59PM



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.

12/02/2013



County Clerk
Montgomery County, Texas

Longmire on Lake Conroe Roofing and Shingle Policy

November 18, 2013

Roof shingles and roof components must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for roofing materials (except as updated herein), and be approved by the Architectural Control Committee (Committee). Materials and installation thereof must be in compliance with local and national code requirements. Shingles must be installed in accordance to the manufacturer's specifications. In addition:

All buildings shall be roofed with "composition" shingles unless otherwise approved by the Committee. Shingles on boat houses, pergolas, gazebos, detached garages, etc., must match the main residence. Shingles must have a "laminated" design (also referred to as "architectural" or "dimensional") and have a stated warranty of at least 30 years. "Three-tab" shingles are specifically prohibited. Wood shingles are specifically prohibited for safety reasons.

Shingles and shingle color must be approved by the Committee. Shingle color must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.

An example of an acceptable shingle is GAF Timberline HD, or equal, in color choices of Weathered Wood, Barkwood, Charcoal, and Slate. Other shingles may also prove acceptable.

Painted steel accent roofing sections are acceptable when used in conjunction with, and painted to match the approved shingles used on the home.

Roof overlays (placing new shingles over the old ones) are not allowed. All old materials must be removed such that only clean decking remains. Any damaged or deteriorated decking must be removed and replaced.

With advance written approval by the Committee, "alternative" shingles may be allowed which are designed primarily to be wind and hail resistant, or provide greater cooling and heating efficiencies, or provide solar energy capture capabilities. Alternative shingles must resemble, be more durable to, and of equal or superior quality to, the shingles used or authorized on other structures within the Association. Alternative shingles must match the aesthetics of other properties surrounding the subject residence.

If previously approved for use on the same home, the existing shingle style, material, and color shall be acceptable when replacing all or a portion of the roof shingles.

All roof protrusions such as vents, vent stacks, roof jacks, and other roof items must be painted to match the shingles. Ridge vents are encouraged but not required.

On new homes and new home additions, the exterior encasement of fireplace chimneys must be of masonry construction (stucco, stone, or brick) including that portion which extends above the roof.

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's ROOFING AND SHINGLE POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

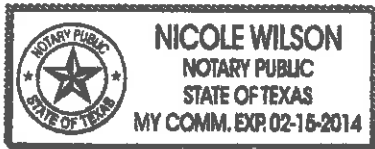
**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

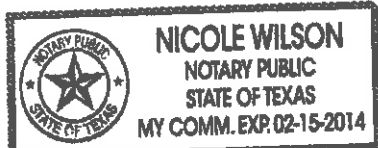



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

P1145-2013128834-3

FILED FOR RECORD

12/02/2013 3:59PM

Mark Jumball

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.

12/02/2013



Mark Jumball

County Clerk
Montgomery County, Texas

Longmire on Lake Conroe

Sign Policy

Revised November 18, 2013

Longmire on Lake Conroe has a sign policy which applies to all signs within the subdivision. All signs must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (Deed Restrictions). For purposes herein, references to the "Association" shall mean the Property Owner's Association Board of Directors. References to the "Committee" shall mean the Architectural Control Committee.

In accordance with the Deed Restrictions, "No signs, billboards, posters, or advertising devices of any character shall be erected, permitted or maintained on any Lot or plot without the express written consent of the Association" and ... "shall conform to the Committee's predetermined sign policy" (this instrument). Signs shall be permitted for the purpose of "advertising the property for sale or rent, or signs used by a builder...to advertise the property during construction and sale period." "The...Association or their agents shall have the right to remove any sign not complying with the above referenced policy...."

All signs must have forest green lettering on a white background, to include any logo. No other colors are allowed. The size of any sign shall not be more than two feet (24") high by three feet (36") wide. Only one sign is permitted on any lot with the exception that a waterfront lot may have a second sign in the rear of the lot facing the lake. A sign in the front of the property must be set eight feet (8') from and parallel to the street. A sign on the rear of a waterfront property must be set eight feet (8') from and parallel to the bulkhead. Signs must be free-standing and placed in the ground, in accordance with the manufacturer's instructions, such that it is maintained in a vertical position, self-supported, and free of guy wires or other supporting methods.

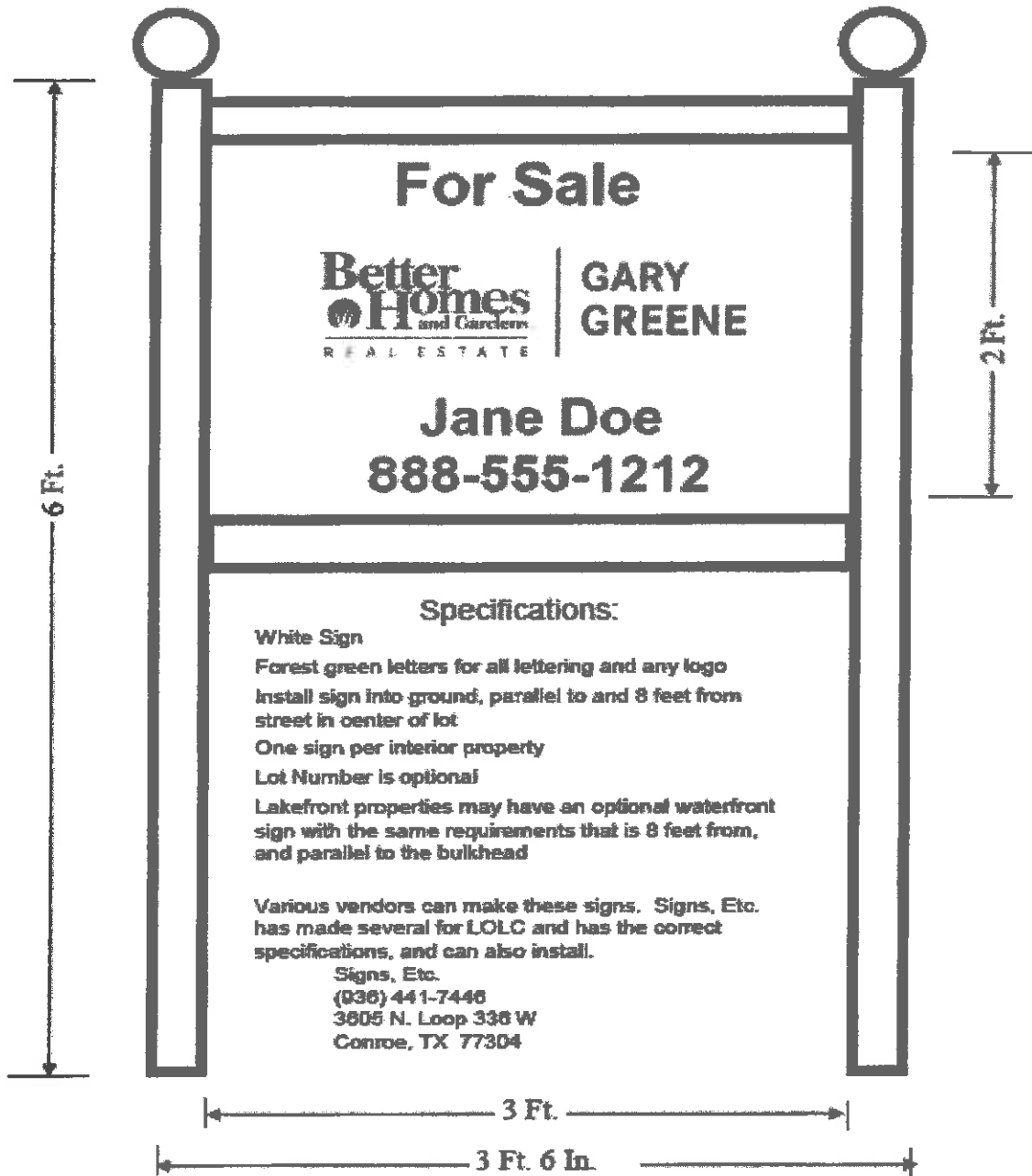
No "contractor" signs are allowed to be placed on any lot. Temporary signs complying with the above referenced colors may be employed by the Association to post notices of Property Owners Association meetings and other information deemed necessary by the Board of Directors.

A "home builder" may display a sign on the same lot during construction and sale period of a new home, but not before construction begins nor after completion of the sale.

Realtors, Real Estate Agents, & Brokers may display a "for sale" or "for rent" sign on a lot during the period that the lot is under contract for such purpose, and must be removed immediately thereafter. Indication of the lot number on the sign is optional. The sign must be placed as close as possible to the center of the lot, side to side.

Any sign not in compliance with the intent of this policy must be removed within 24 hours of notice. Notice may be given in writing and via any avenue.

The following drawing is an example of a sign in compliance with this policy for size and color:



CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's SIGN POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

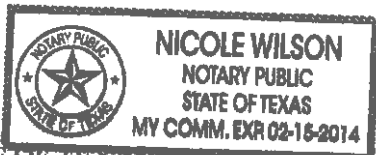
**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation:

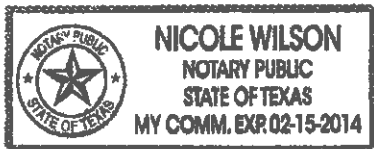



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

P1145-2013128837-4

FILED FOR RECORD

12/02/2013 3:59PM

Mark Tumbull

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.

12/02/2013



Mark Tumbull

County Clerk
Montgomery County, Texas

Longmire on Lake Conroe

Tree Policy

November 18, 2013

In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "The removal of existing trees from lots must be approved by the Committee". "Unless otherwise approved by the Committee, no tree larger than eight (8) inches in diameter shall be cut or removed except to provide room for construction of improvement, or prevent a hazard to the structural integrity of the slab, or to remove dead or unsightly trees".

It is the Architectural Control Committee's (Committee) position that persons who violate this restrictive covenant should be held accountable for the damage they cause to the subdivision. Therefore, the Committee hereby gives notice that it intends to demand payment of damages from persons who violate the foregoing restrictive covenant. A fine of up to \$1,000 per tree may be imposed against the owner for this violation.

Any trees not approved for removal that are damaged during construction, or by excessive fill required due to foundation pad elevation, shall be replaced with "equivalent trees" as indicated on a landscaping plan. The Committee may expend such amounts of the "Form Survey, Tree Deposit, Site Maintenance and Cleanup Deposit" (deposit) as are required to replace the trees which were improperly removed or damaged. If the damage exceeds the balance of the deposit, the excess amount shall be paid by owner/builder. In addition, a fine of up to \$1,000 per tree may be imposed for damage or removal of "significant" trees.

A "significant" tree is defined as one of significance to Longmire on Lake Conroe and/or its residents. The significance may be related to a historic event, uniqueness of shape or species, location, age, size, or functionality. The significance of any tree shall be at the sole determination of the Committee.

Only after the "site inspection" and approval by the Committee shall any trees or brush be cut or removed from any lot to provide room for construction of improvements.

If the owner wishes to remove trees other than those approved for construction of improvements, he may, upon approval of the Committee, replace such removed trees with "equivalent trees" as follows:

NOTE: This does not apply to "Significant" trees.

Existing tree size *Caliper (inches): Number of trees, **6 foot height min. (15 gallon container min):

Ornamental trees and 4" - 6".....	2 trees
Greater than 6" and less than 12"	3 trees
Greater than 12"	4 trees

* Caliper shall mean the diameter of a tree as measured six (6) inches above the root collar for trees up to and including four (4) inches in diameter and twelve (12) inches above the root collar for trees having a larger diameter.

** Prior to removal of an existing tree the Committee must approve the equivalent trees.

The City of Conroe has a tree policy that requires each new residence to plant three (3) trees with a minimum caliper of two (2) inches. At least one tree must be located in the front yard. The city will allow a credit for existing trees. It is the owner's responsibility to obtain and familiarize him/herself with Conroe's tree policy.

With concern for views to and from the lake, new trees planted beyond the rear building line must be shown in the landscaping plans and be approved by the Committee. In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "all trees within fifty (50) feet of the waterfront shall be trimmed of limbs eight (8) feet from the base of the tree". In addition, no part of any limb shall hang down below eight (8) feet from the base of the tree.

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's TREE POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

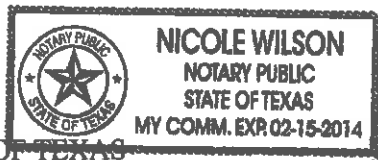
By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas

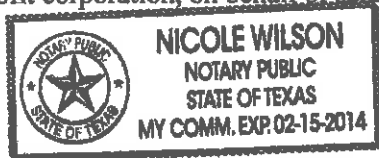


THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:
Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

1149-201312833-3

FILED FOR RECORD

12/02/2013 3:59PM

Mark Jumball

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.

12/02/2013



Mark Jumball

County Clerk
Montgomery County, Texas

Longmead OR Lake Conroe

