

AMENDMENT TO RULES AND REGULATIONS FOR OUTBUILDINGS
OF
THE CROSSING AT LICK CREEK HOA, INC.

The Rules and Regulations for Outbuildings ("Rules") adopted by the Board effective January 7, 2021 are amended and clarified as follows:

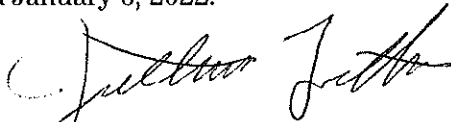
- A. The second sentence of the second paragraph of the Rules beginning "The term "Outbuilding" means" is deleted and replaced by the following:

"When used in these Rules and as stated below, the following terms shall have the following meanings:

1. "building" as used in Section 4.1 of the Declarations shall mean a structure that encloses a space within its walls and roof and is designed for habitation, shelter, storage, or other residential related uses; the words "any such building" in section 4.23 of the declarations means buildings referenced in that Section;
2. "main building" as used in 4.23 of the Declarations shall be the same as "one detached single family building used for residential purposes only" and "residential dwelling" and "main residential structure" as used in 4.1 of the Declarations, and shall mean one building that constitutes the residential dwelling on a Lot, but this does not exclude out-buildings and other structures permitted pursuant to Section 4.23; any structure that is not under a common roof with the main building, does not have a common wall with the main building, and is not accessed through a door in such common wall is not considered part of the main building; the main building must have a private garage or other approved covered or enclosed parking facility for not less than two (2) cars: a "dwelling" as used in Section 4.1 of the Declarations includes use of the building as a habitation whereas an "out-building" does not include habitation as a permitted use;
3. "other structures" as used in Section 4.23 of the Declarations shall mean other buildings that are out-buildings but are not included in the listed out-buildings in that Section; for purposes of these Rules, other structures shall also include a Gazebo (or similar structure) , a pergola (or similar structure), and playground equipment;
4. "out-building" as used in Section 4.23 of the Declarations shall mean a small building that provides an accessory residential use to the main building but is not an extension of the uses of the main building and is not attached to the main building, and includes sheds, barns, garages, and pool houses;
5. "Outbuilding" shall mean any out-building or other structures permitted pursuant to Section 4.23 of the Declarations and these Rules whether it is claimed to be a temporary, portable, or permanent, but excluding any Temporary Out-buildings;
6. "pool house" shall mean a building that is constructed in connection with a pool in the Lot that meets the requirements of these rules;

7. "Temporary Out-building" means any out-building and other structures that are used during initial construction of the main building or that are for temporary storage and will only be located on the Lot for no more than 60 days and then permanently removed."
- B. A pool house must meet the following requirements, without limiting any other requirements in the Declarations or Rules and Regulations of the Association:
1. A pool house shall only be constructed in connection with a pool on the same Lot, and the pool must be approved by the Review Authority Board, Architectural Control Committee, Board, as applicable, before or in connection with the pool house, and must be completed no later than 120 days of completion of the pool house. An extension of time to complete pool construction may be granted by the Review Authority Board, Architectural Control Committee, or Board due to reasonable construction delays
 2. No exterior side of a pool house can be longer than 20 ft. in length including all covered porch areas.
 3. A pool house can exceed 192 square feet in size but if it does it must meet the following requirements:
 - (i) A pool house, including all covered porch areas, must have a rectangular footprint of no more than 300 square feet with the walls and covered porch areas being measured from the exterior. To determine the footprint, you would draw a rectangle that encompasses the exterior of all walls and covered porch areas and then determine the square footage within that rectangle to get the rectangular footprint.
 - (ii) The variance permitting 100% Hardie board or equivalent Fiber Cement siding to meet the masonry requirements shall not apply
 - (iii) Construction can take more than 60 days as may be approved by the Review Authority Board, Architectural Control Committee, Board, as applicable.
 - (iv) The exception that would allow an Outbuilding to be located within the rear setback shall not apply.
- C. An out-building cannot be resided in or inhabited by any person, whether for a short or long duration. An out-building cannot contain a range, oven cooktop or other appliance with similar function, but can have a microwave. An out-building cannot be rented for any reason or any amount.
- D. Section 4.23 of the Declarations only permits "permanent" out-buildings and other structures, not temporary. Although Section 4.23 of the Declarations only states that "such buildings" require prior written approval from the Architectural Control Committee, other structures require approval pursuant to Sections 4.1 and 6.1 of the Declarations and temporary structures and buildings require approval pursuant to Section 5.8 of the Declarations. All out-buildings, other structures, temporary buildings and structures, and other improvements, except Excluded Outbuildings or as otherwise expressly provided in Rules and Regulations, require prior approval for the Association regardless of the claimed use or intent of duration of the use.

This Amendment was adopted by the Board of Directors at a duly called and held Board meeting on January 6, 2022.



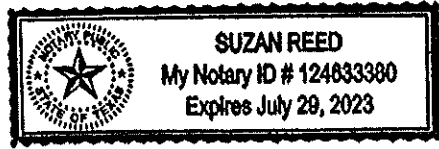
Board Secretary

STATE OF TEXAS §

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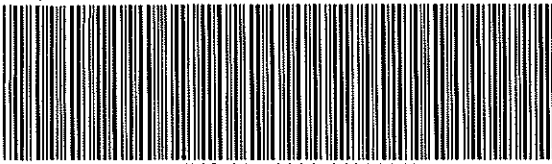
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4 day of Aug, 2022, by Jonathan Feltz, The Secretary of The Crossing at Lick Creek HOA, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.





Notary Public Signature



VG-267-2022-1480281

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1480281

Volume : 18153

Real Property Recordings

Recorded On: August 10, 2022 01:37 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

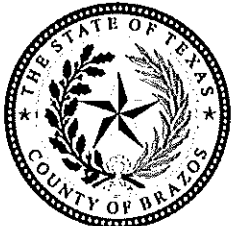
File Information:

Document Number: 1480281
Receipt Number: 20220810000071
Recorded Date/Time: August 10, 2022 01:37 PM
User: Debbie B
Station: CCLERK09

Record and Return To:

BERKHAIRE HATHAWAY
700 UNIVERSITY DR E SUITE 108

COLLEGE STATION TX 77840



STATE OF TEXAS
COUNTY OF BRAZOS

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

Karen McQueen
County Clerk
Brazos County, TX