



28, 2021 under Clerk's File No. RP-2021-621197, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

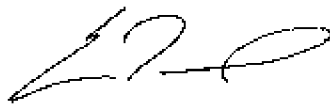
Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice and the Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

- **Second Amendment to the Second Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9).**

This Twelfth Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Twelfth Supplemental Notice is true and correct and the document attached to this Twelfth Supplemental Notice is a true and correct copy of the original.

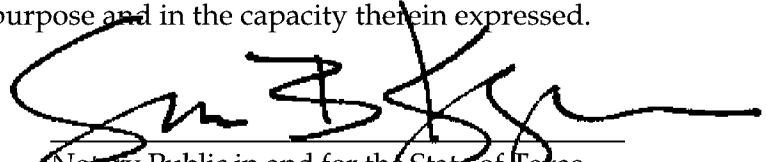
Executed on this 15<sup>th</sup> day of June, 2022.

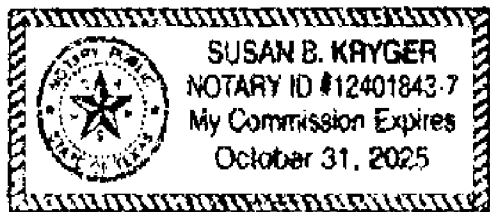
**BRIARGROVE PROPERTY OWNERS, INC.**

By:   
 Eric B. Tonsul, authorized representative

THE STATE OF TEXAS       §  
   §  
 COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this 15<sup>th</sup> day of June, 2022 personally appeared Eric B. Tonsul, authorized representative of Briargrove Property Owners, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
 Notary Public in and for the State of Texas



RP-2022-311996

SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED  
ARCHITECTURAL GUIDELINES  
FOR  
BRIARGROVE, SECTIONS ONE (1) THROUGH NINE (9)

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NOTE: This document is to be published on the website of Briargrove Property Owners, Inc. as an accommodation to all owners, contractors and other persons dealing with property in Briargrove, Sections One (1) through Nine (9). However, the provisions in this document may be amended or supplemented from time to time by the Board of Directors. An amendment or supplement to the Second Amended and Restated Architectural Guidelines will be published on the website but there may be a delay between the effective date of an amendment or supplement and the date on which the amendment or supplement is actually published on the website. To determine whether all amendments and supplements to the Second Amended and Restated Architectural Guidelines are published on the website, a party intending to submit plans for the construction of a new home or other improvement should contact KRJ Management at (713) 783-4640.

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

RECITALS:

1. In accordance with the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Briargrove," recorded in the Official Public Records of Real Property of Harris County, Texas on March 12, 1999 under Clerk's File No. T596205, and Section 204.010 of the Texas Property Code, the Architectural Review Committee for Briargrove (the "ARC") has the authority to promulgate, supplement and amend architectural guidelines governing proposed improvements within the Subdivision and modifications to existing improvements within the Subdivision.

2. In accordance with such authority, the ARC, with the approval of the Board of Directors of Briargrove Property Owners, Inc. (the "Association"), previously adopted the "Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9)" (the "Amended and Restated Architectural Guidelines"), which guidelines were recorded in the Official Public Records of Real Property of Harris County, Texas on January 18, 2008 under Clerk's File No. 20080031624, the First Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9) (the "First Amended and Restated Architectural Guidelines"), which guidelines were recorded in the Official Public Records of Real Property of Harris County, Texas on October 22, 2015, under Clerk's File No. 20150483749 and the Second Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9) (the "Second Amended and Restated Architectural Guidelines"), which guidelines were recorded in the Official Public Records of Real Property of Harris County, Texas on July 17, 2020, under Clerk's File No. RP-2020-259562 and the First Amendment to the Second Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9) which guidelines were

RP-2022-311996

recorded in the Official Public Records of Real Property of Harris County, Texas on May 19, 2021, under Clerk's File No. RP-2021-277537.

3. The ARC, with the approval of the Board of Directors of the Association, desires to amend the Second Amended and Restated Architectural Guidelines.

NOW, THEREFORE, the ARC, with the approval of the Board of Directors of the Association, hereby amends the Second Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9). When effective, this instrument shall amend the Second Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9). All other provisions of the Second Amended and Restated Architectural Guidelines for Briargrove, Sections One (1) through Nine (9) shall remain in full force and effect.

AMENDMENTS:

The definition of "Improvement" in Article I is hereby amended and restates as follows:

**Improvement: Any building, structure, fixture or fence, any transportable structure constructed or placed on a Lot, whether or not affixed to the land, and any addition to or modification of an existing building, structure, fixture or fence constructed or placed on a Lot. The determination of whether an Improvement is a renovation/remodel or new construction shall be in the sole discretion of the ARC.**

Article IV, Section (J) is hereby amended and restated as follows:

**J.**  
**Exterior Siding**

When exterior siding is to be added to or replaced on an existing or new Improvement on the Lot, it must be of the same type, quality, size, and color as the existing siding on the Residential Dwelling (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding may be changed to any of the following acceptable materials: wood, wood product (e.g. Masonite), Hardi plank, vinyl, vinyl-coated aluminum, or vinyl-coated steel, provided it is approved in writing by the ARC or Committee Representative, Aluminum, steel, or other metal siding is prohibited. Stucco and fiber cement siding (e.g., Hardi plank) are not considered to be a masonry material for the purpose of complying with the provisions of the Declaration requiring at least fifty one percent (51%) of the exterior finish on a Residential Dwelling to be brick or masonry material. The following additional guidelines apply to replacement or additional exterior siding:

- a. All siding must have a minimum of a 20-year warranty issued by a reputable manufacturer (warranty information must be submitted with the application);
- b. The thickness, visible width, and spacing of the siding must be consistent with that of the original exterior siding; each application submitted to the ARC or Committee Representative shall specify the thickness, width and spacing of the existing and proposed siding, and shall include a sample of the proposed siding material;

RP-2022-311996



RP-2022-311996  
# Pages 6  
06/15/2022 01:54 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-311996