

\*\*\*\* Electronically Filed Document \*\*\*\*

**Brazos County, TX  
Karen McQueen  
County Clerk**

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**Parties:**

**Direct- INDIAN LAKES HOMEOWNERS ASSN INC  
Indirect- PUBLIC**

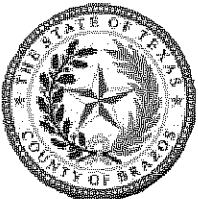
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

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I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

**ARTICLE 4.01 BUILDING, CONSTRUCTION, AND USE RESTRICTIONS**

**FOR**

**INDIAN LAKES HOMEOWNERS ASSOCIATION, INC.**

I, the undersigned, pursuant to the Texas Property Code §202.006 do hereby certify:

That I am the Secretary of Indian Lakes Homeowners Association, Inc., (hereinafter the "Association"), a Texas non-profit corporation;

That the attached document applies to the operation and utilization of the Indian Lakes subdivision (sometimes called "Villages of Indian Lakes") located in Brazos County, Texas;

That the property affected by this document is set out on the attached Exhibit "A";

That the document which affects the use and operation of the Indian Lakes subdivision is set out on the attached Exhibit "B;" and

That the attached document is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the \_\_\_\_ day of February, 2014.

Cindy Miller  
Name: Cindy Miller  
Title: Secretary

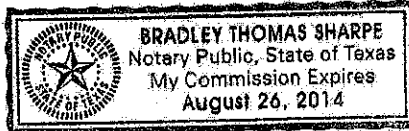
STATE OF TEXAS       §  
                                  §  
COUNTY OF BRAZOS   §

BEFORE ME the undersigned authority, on this day personally appeared Cindy Miller, the Secretary of Indian Lakes Homeowners Association, Inc., known by me to be the person whose name is subscribed to this document and, being by me first duly sworn, declared that she is the person who signed this document in her representative capacity, and that the statements herein contained are true and correct.

Given under my hand and seal of office, this 27<sup>th</sup> day of February, 2014.

Bradley Thomas Sharpe  
NOTARY PUBLIC - STATE OF TEXAS

After Recording, Return To:  
Stephanie Quade  
Roberts Markel Weinberg Butler Hailey PC  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056



**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

INDIAN LAKES, a subdivision of multiple sections located in Brazos County, Texas, originally encumbered by the Declaration of Covenants, Conditions, Reservations and Restrictions of Villages of Indian Lakes, recorded under Brazos County Document No. 00818093, as same has been or may be amended from time to time and any other property which has been or may be annexed into the Indian Lakes subdivision and made subject to the authority of the Indian Lakes Homeowners Association, Inc.

**EXHIBIT "B"**

1. 10/10/2012 4.01 Building, Construction, and Use Restrictions

**Declaration of Covenants, Conditions, Reservations  
and Restrictions of Villages of Indian Lakes  
General Restrictions Bulletin**

**Article 4 – Restrictions**

**4.01 Building, Construction, and Use Restrictions**

**4.01.04 Building Materials**

Except as otherwise approved by the ACC, all Dwelling Units, Structures and Improvements on a Lot shall be of recognized standard construction quality, and all finished exterior coverings of each Dwelling Unit, Structure and Improvement (exclusive of doors, windows, and similar openings) shall be constructed of at least eighty percent (80%) masonry, non-sheet materials or other materials specifically approved in writing by the ACC. Masonry includes brick, rock and all other materials commonly referred to in the College Station, Texas area as masonry. Non-sheet materials includes wood shingles, solid hard wood siding, synthetic siding, hardy board sheet materials, wood structures built of red wood, whole logs and other quality rot resistant natural wood materials are encouraged and may qualify, at the discretion of the ACC, for a variance from the 80% requirement set forth above.

**Clarification Effective: 10/10/2012**

Dwelling Units on a Lot shall be of recognized standard construction quality, and all finished exterior coverings of each Dwelling Unit (exclusive of doors, windows, and similar openings) shall be constructed of at least eighty percent (80%) masonry, **non-sheet materials** or other materials specifically approved in writing by the ACC.

- 1. Masonry includes brick, rock and all other materials commonly referred to in the College Station, Texas area as masonry.**
- 2. Non-Sheet materials may not exceed forty percent (40%) of the total exterior elevation of Dwelling Unit.**