

Amendments to Kings Point Community Association, Architectural Control Guidelines
Adopted Effective April 29, 2010

The following are inserted in Section F, Item 3 "Gazebos\Cababas\Pavilions\Outdoor Kitchens":

- * In an effort to ensure lot size proportionality, for sections 1,2,4,7,and 12, the maximum allowable size of the covered area is 325 square feet. For sections 8 and 10, the maximum allowable size of the covered area is 225 square feet.
- * Solid walls above 6 feet are prohibited with the exception of fireplace walls. Fireplace walls, however, must be kept to a minimally required width to limit disruption to sightlines of neighbors.
- * Sightlines of neighbors that are disrupted, overall, or structures that are obtrusive based on proximity to property lines (e.g., "right on top of a neighbor") require landscape screening. Consideration of and planning for such screening is required.

The following new item 6 to Section J. Exterior Lighting is added:

6. Lights with respect to Gazebos\Cababas\Pavilions\Outdoor Kitchens

- In addition to complying with other requirements of this section, light emitted from electronics (e.g., from televisions, computer screens, etc.) must be screened, shielded, directed downward or otherwise limited to prevent obtrusive direct lines-of-sight and light into neighboring lots and homes.

The following new item 5 to Section M. Miscellaneous is added:

5. Noise and Sound Regulation

- A good neighbor policy is expected with respect to noise, music or other sounds. Be courteous and refrain from disturbing your neighbor with sound.

- The City of Houston noise and sound regulation, ordinance #97-1394, is enforced. Generally, no sound is allowable if that sound is discernible beyond the property line at a decibel level that exceeds 65 dB(A) between the hours of 7:00am and 10:00pm or at a decibel level that exceeds 58 dB(A) between the hours of 10:00pm and 7:00am.