

THE RESERVE AT KINGS POINT

ARCHITECTURAL GUIDELINES

FOR

ALL SECTIONS

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The undersigned, being all of the members of the Board of Directors of The Reserve at Kings Point Community Association, Inc., a Texas non-profit corporation ("the Association"), its Deed Restrictions Committee ("the DRC"), and its Architectural Control Committee ("ACC"), do hereby certify that at a joint meeting of the Board of Directors of the Association, the DRC, and the ACC, duly called and held, the following Guidelines were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors, the ACC desire to exercise the authority granted by the provisions of the Protective Covenants applicable to The Reserve at Kings Point, all Sections, to maintain the harmonious and architectural design of the community in accordance with the provisions of the Protective Covenants; and

WHEREAS, the Protective Covenants expressly create the ACC for the specific purposes set forth below; and

WHEREAS, the Protective Covenants provide that no buildings, changes, additions or improvements of any kind shall be erected or placed on any lot until the construction plans and specifications including, but not limited to, site layout, building location, building materials, colors and elevation, have been submitted to and approved in writing by the ACC; and

WHEREAS, the Protective Covenants further provides that the ACC shall have the discretion to approve or disapprove plans and specifications for buildings, changes, additions or improvements on the basis of color, quality of building materials and harmony of external design with existing structures; and

WHEREAS, the Board of Directors of the Association, the DRC and the ACC desire to establish Guidelines with respect to the type, quality and color of exterior changes, additions and improvements on lots within The Reserve at Kings Point, all Sections, adopted on the date set forth opposite each name to become effective upon recording.

Board of Directors
The Reserve at Kings Point
Community Association

Elizabeth J. Tobias
Print Name: ELIZABETH J. TOBIAS
Date: 1/5/93

Liz B. Dantone
Print Name: LIZ B. DANITONE
Date: 1/5/93

Kevin G. McHugh
Print Name: Kevin G. McHugh
Date: 1-5-93

Robert J. Scarfo
Print Name: ROBERT J. SCARFO
Date: 1/5/93

Connie S. Sherrer
Print Name: Connie Sherrer
Date: 1/5/93

Deed Restrictions Committee
The Reserve at Kings Point
Community Association

Robert J. Scarfo
Print Name: ROBERT J. SCARFO
Date: 1/5/93

G.W. Butler
Print Name: G.W. BUTLER
Date: 1/5/93

Samuel B. Kemp
Print Name: SAMUEL B. KEMP
Date: 1/5/93

Kathleen A. Muelle
Print Name: Kathleen A. Muelle
Date: 1/5/93

Richard I. Yee
Print Name: RICHARD I. YEE
Date: 1/5/93

Print Name: _____
Date: _____

Architectural Control Committee
The Reserve at Kings Point
Community Association

Alfred Chiu
Print Name: ALFRED CHIU
Date: 1/5/93

Sandra N. Whittel
Print Name: Sandra N. Whittel
Date: 1-5-93

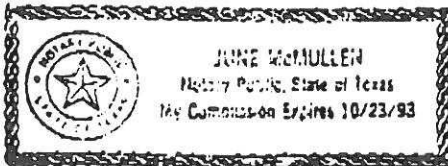
Steven A. Wise
Print Name: STEVEN A. WISE
Date: JANUARY 5, 1993

Robert W. Allan
Print Name: Robert W. Allan
Date: January 5, 1993

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary Public, on this day personally appeared Elizabeth I. Tobias, as a Member of the Board of Directors of The Reserve at Kings Point Community Association, Inc., know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that Elizabeth I. Tobias executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6 day
of Jan, 19 92.



June McMullen
NOTARY PUBLIC - STATE OF TEXAS
Print Name: June McMullen
Commission Expires: 10-23-93

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary Public, on this day personally appeared Robert J. Scarfo, as a Member of the Board of Directors of The Reserve at Kings Point Community Association, Inc., know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that Robert J. Scarfo executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day
of January, 19 93.

Norma Lee Smith
NOTARY PUBLIC - STATE OF TEXAS
Print Name: Norma Lee Smith
Commission Expires: 1/16/94

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DEFINITIONS

Terms used in this document have the following meanings:

Association	The Reserve at Kings Point Community Association, Inc.
ACC	The Architectural Control Committee of the Association.
Board	The Board of Directors of the Association.
DRC	The Deed Restrictions Committee of the Association.
Guidelines	Rules, standards and procedures established by the DRC and ACC pertaining to buildings, changes, additions, certain maintenance, or other improvements in the Reserve at Kings Point.
The Reserve at Kings Point	All sections of the The Reserve at Kings Point to which the recorded Protective Covenants apply.

OVERVIEW

The purpose of architectural review is to keep the community attractive for the enjoyment of residents and for the protection of property and property values. The Protective Covenants authorize the Community Association Board of Directors, and Architectural Control Committee (ACC) to make fair interpretations and provide for the uniform enforcement of rules, standards and procedures for the orderly development and maintenance of The Reserve at Kings Point. The Protective Covenants require homeowners to obtain written approval from the ACC for any new structures, changes, additions, or other improvements to the exterior of their property. This is to ensure compliance with the provisions of the Protective Covenants. The ACC has established these Guidelines in accordance with the authority granted to it by the Community Association Board of Directors and the provisions of the Protective Covenants.

These Guidelines have been established to assure uniform and fair application of the Protective Covenants and are intended to provide all lot owners in The Reserve at Kings Point with information about: the type, color and quality of materials which may be used in the exterior maintenance of the property; the type, color and quality of materials which may be used in the construction of proposed exterior changes, additions or improvements; the size and locations of proposed exterior changes, additions or improvements; and information about the procedures used by the ACC in reviewing applications for proposed exterior changes, additions or improvements.

The ACC has been delegated the authority to review and approve applications for new structures, changes, additions, or improvements to the exterior of the property which are not explicitly described by these Guidelines, and to consider additional guidelines in the review process whether published or not. These Guidelines may be amended by the DRC and ACC as is deemed necessary and appropriate.