

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.

EXTERIOR LIGHTING POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Rosewood Hill, Sections 1, 2, 3, 4, 5, and 6, unrecorded subdivisions in Harris County, Texas, as described by metes and bounds in the Deed Restrictions, recorded in the Real Property Records of Harris County, Texas, under Clerk's File Nos. F394381, F394382, F394380, F677621, F677622, and F988676; respectively, along with any amendments or supplements thereto and any other property subject to the jurisdiction of the Association (the "Subdivision"); and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code, provides that the Association, through its Board of Directors, may regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, the Association desires to adopt uniform regulations regarding the modification and appearance of the Subdivision, including all Tracts within the Subdivision and the improvements located thereon; and

WHEREAS, this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants; and

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association, through its Board of Directors, hereby adopts, establishes, and imposes on the Subdivision, the following regulations:

EXTERIOR LIGHTING POLICY

This policy governs the installation and use of all permanent exterior under eave lighting on residential properties within Rosewood Hill. Permanent exterior lighting includes any lighting system affixed to the home, eaves and roofline, landscape, or architectural features that is designed to remain in place year-round, including color-changing or programmable LED systems.

All new and existing exterior lighting should not be of a color, number, wattage, or lumen count which may negatively affect the use or enjoyment of other properties or common areas in the Subdivision. Fixtures that are deemed as such, at the sole discretion of the Board of Directors, must be dimmed, directed or shielded in a manner that results in illumination of only the property on which the fixture is located. Lighting must also be directed or shielded so as not to shine into the windows of neighboring homes, their outdoor recreational areas, or oncoming vehicles.

1. Color and Motion Restrictions

- a. Lighting must remain static. Flashing, strobing, pulsing, chasing, or rotating light patterns are prohibited except for holiday lighting during permitted holiday periods described in this document.
- b. Lights may not direct glare toward neighboring homes, driveways, or roadways. All lighting must be shielded downward or horizontally to prevent spillover.

RP-2026-62414

- c. Color-changing capability is allowed only if the default year-round setting remains white or warm white. Non-white colors may be used only during holiday periods as defined below.

2. Holiday Use Exceptions

Holiday lighting using colors or patterns are only permitted during the following time periods:

- a. Winter holidays: November 20 through January 10.
- b. Fourth of July: July 1 through July 5.
- c. Halloween: October 25 through October 31.
- d. St. Patrick's Day: March 10th through March 20th
- e. Easter: The Thursday before Good Friday through Monday after Easter Sunday.

3. Maintenance and Malfunctions

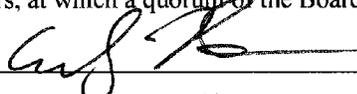
Homeowners must maintain all lighting in good working order. Flickering, partially inoperative, or excessively bright fixtures must be repaired immediately.

4. Enforcement

Violations of this policy fall under the Association's deed restriction enforcement procedures and Texas Property Code. Homeowners will be notified in writing and given an opportunity to cure before further action is taken.

CERTIFICATION

"I, the undersigned, being a Director of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing Instrument was approved by the vote of at least a majority of the Association Board of Directors at a duly noticed open meeting of the Board of Directors, at which a quorum of the Board was present."

By: 

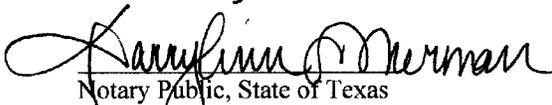
Print Name: Cody Herring Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated, and that the statements therein are true and correct.

Given under my hand and seal of office this 17 day of February, 2026.


 Notary Public, State of Texas



RETURN TO:
 Holt/Tollett, P.C.
 9821 Katy Freeway, Suite 350
 Houston, Texas 77024

RP-2026-62414

RP-2026-62414
Pages 3
02/19/2026 02:06 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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

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