

CERTIFICATE OF RESOLUTION CONCERNING
THE LOT/RESIDENCE LEASE GUIDELINES
(INCLUDING PROHIBITION OF COMMERCIAL RENTAL)
FOR CAPE ESTES SUBDIVISION, UNIT I AND UNIT II

THE STATE OF TEXAS

COUNTY OF FREESTONE

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, the Restrictions for Cape Estes Subdivision, Unit I and Unit II state that:

“There shall be established an Architectural Control Committee composed of three (3) members appointed by KENSAI, INC. (and/or by its designees, from time to time) to protect the owners of lots in this Subdivision against such improper use of lots as will depreciate the value of their property;...”; and

“All lots shall be known and described as lots for residential purposes only. Only a one-family residence may be erected, altered, placed or be permitted to remain on any lots or any lot and adjoining fractional part of another lot. Theses residential lots shall not be used for any business purposes of any kind nor for any commercial, manufacturing or apartment house purpose.”; and

“No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.”; and

“The streets within the Subdivision are designated as private right-of-ways and are for the private use of and by the owners of lots within the Subdivision or their guests only, and said streets shall remain private forever, said private status shall not be allowed to be changed without the vote of approval by 100% of the owners of said lots in said Subdivision.”


NOW, THEREFORE, be it resolved as follows:

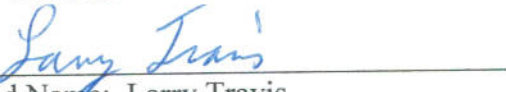
That the Lot/Residence Lease Guidelines For Cape Estes Subdivision, Unit I And Unit II attached hereto as Appendix A are hereby adopted by the Architectural Control Committee Of Cape Estes, and will apply to Cape Estes Subdivision, Unit I and Unit II.

IN WITNESS WHEREOF, the Architectural Control Committee Of Cape Estes hereby certifies that the above-described Resolution duly reflects action taken by Architectural Control Committee Of Cape Estes on June 8, 2021.

Architectural Control Committee Of Cape Estes

By: 
Printed Name: Sam Hallman
Title: Member

By: 
Printed Name: Shayne Johnson
Title: Member

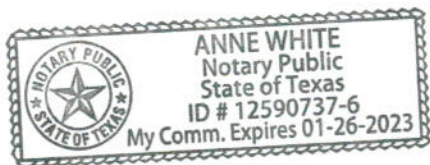
By: 
Printed Name: Larry Travis
Title: Member

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF COLLIN §

The foregoing Certificate Of Resolution was subscribed, acknowledged and sworn to before me this 14th day of June, 2021 by Sam Hallman as a member of the Architectural Control Committee Of Cape Estes.

Witness my hand and official seal.
My commission expires: 1/26/23



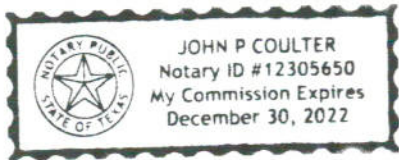
Anne White
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF FREESTONE §

The foregoing Certificate Of Resolution was subscribed, acknowledged and sworn to before me this 22 day of June, 2021 by Shayne Johnson as a member of the Architectural Control Committee Of Cape Estes.

Witness my hand and official seal
My commission expires: 12/30/22





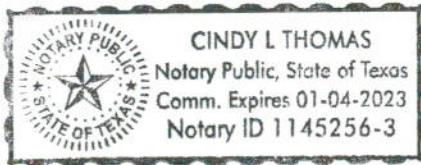
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF COMANCHE §

The foregoing Certificate Of Resolution was subscribed, acknowledged and sworn to before me this 16 day of June, 2021 by Larry Travis as a member of the Architectural Control Committee Of Cape Estes.

Witness my hand and official seal.
My commission expires: 1-4-2023



Cindy L Thomas

Notary Public, State of Texas

APPENDIX A

LOT/RESIDENCE LEASE GUIDELINES (INCLUDING PROHIBITION OF COMMERCIAL RENTAL) FOR CAPE ESTES SUBDIVISION, UNIT I AND UNIT II

1. Any lease of a lot and/or residence in Cape Estes Subdivision, Unit I or Unit II by the owner(s) to any person(s) or legal entity shall only be for the residence of one family.
2. Any lease of a lot and/or residence in Cape Estes Subdivision, Unit I or Unit II by the owner(s) to any person(s) or legal entity shall be in writing and shall contain the agreement of the lessee that the lessee and any and all family members agree to comply with the Restrictions and Guidelines for Cape Estes Subdivision, Unit I and Unit II recorded in the real property records of Freestone County, Texas.
3. The owner(s) of a lot and/or residence in Cape Estes Subdivision, Unit I or Unit II who lease(s) the lot and/or residence to any person(s) or legal entity shall provide the name(s), telephone number(s) and email address(es) of the person(s) or legal entity in writing to the Architectural Control Committee Of Cape Estes at the time the lease agreement is entered into.
4. A lot and/or residence in Cape Estes Subdivision, Unit I or Unit II shall not be leased to any person(s) or legal entity by the owner(s) for any period of time less than sixty (60) consecutive days.
5. The owner(s) of a lot and/or residence in Cape Estes Subdivision, Unit I or Unit II who leases the lot and/or residence to any person(s) or legal entity shall provide a copy of the lease agreement to the Architectural Control Committee Of Cape Estes at the time the lease agreement is entered into.
6. Residence is legally defined as the place where a person lives permanently for a considerable length of time.
7. A lessee of a lot and/or residence in Cape Estes Subdivision, Unit I or Unit II shall not sublease or sub-rent the lot and/or residence.
8. A lot and/or residence in Cape Estes Subdivision, Unit I or Unit II shall not be used as a short-term rental (rental for less than sixty (60) consecutive days) *e.g.*, Airbnb and Vrbo, or for any similar commercial purpose.

AFTER RECORDED RETURN TO:



6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479