

**VARIANCE for**  
**LOT \_\_\_\_\_, Block \_\_\_\_\_, Grand Lakes Phase \_\_\_\_\_, Section \_\_\_\_\_**  
**(Property Address: \_\_\_\_\_)**

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STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND         §

WHEREAS, this Variance (“**Variance**”) is made on the date hereinafter set forth and is applicable to the property known as Lot \_\_\_\_\_, Block One \_\_\_\_\_, of Grand Lakes, Phase \_\_\_\_\_, Section \_\_\_\_\_, a subdivision in Fort Bend County, Texas, according to the map or plat recorded in Slide No. \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas (“**Subject Lot**”), which Variance is as follows:

**W I T N E S S E T H:**

WHEREAS, the “Declaration of Covenants, Conditions and Restrictions for Grand Lakes” was recorded under Clerk’s File No. FBC 9757011 of the Official Public Records of Real Property of Fort Bend County, Texas (“**Declaration**”);

WHEREAS, \_\_\_\_\_ (“**Owner**”) is the owner of the Subject Lot pursuant to that General Warranty Deed recorded under Document No. \_\_\_\_\_, filed of record in the Official Public Records of Real Property of Fort Bend County, Texas;

WHEREAS, the Declaration is applicable to the Subject Lot;

WHEREAS, Article IV, Section 9 of the Declaration provides that the Board of Directors of the Association (“**Board**”) has the right to grant variances from compliance with certain provisions of the Declaration “...when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may, in the [Board’s] judgment and discretion, require.”;

WHEREAS, Owner has sought a variance to allow for a previously installed \_\_\_\_\_ roof to remain on the Living Unit on the Subject Lot in violation of the dedicatory instruments; and

WHEREAS, the Board has agreed to grant such variance.

NOW THEREFORE, the Board hereby authorizes a variance for the Subject Lot due to hardship and other considerations to allow the Owner to keep the \_\_\_\_\_ roof shingles currently installed on the Living Unit until the earlier of the following events:

1. The Owner sells or otherwise transfers the Subject Lot. Prior to such sale or transfer of the Subject Lot, Owner must replace all of the \_\_\_\_\_ roof shingles with black roof shingles to be approved by the Modifications

- Committee in accordance with the Declaration; or
2. Due to age, casualty or other event, the \_\_\_\_\_ roof shingles need to be replaced, either partially or in full. In such event, the Owner must apply for and obtain the approval of the Modifications Committee for a complete replacement of the \_\_\_\_\_ roof shingles with black roof shingles in accordance with the Declaration.

This Variance is without representation or warranty and is expressly subject to any and all limitations and disclaimers or liability found in the Declaration. The Variance does not operate to waive or amend any of the terms and provisions of the Declaration for any purpose except as set forth herein and it will not be considered to establish a precedent for any future waiver, modification, or amendment of the terms and provisions of the Declaration. Capitalized terms used herein have the meaning ascribed to such terms in the Declaration, as applicable. The singular wherever used herein mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof applicable either to corporations (or other entities) or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.

Any and all provisions of the Declaration and other governing documents not specifically varied herein remain in full force and effect.

Executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, to be effective as of the date this Variance is recorded in the Official Public Records of Fort Bend County, Texas.

**BOARD OF DIRECTORS,  
GRAND LAKES COMMUNITY  
ASSOCIATION, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes herein expressed and in the capacity herein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public – State of Texas

**BOARD OF DIRECTORS,  
GRAND LAKES COMMUNITY  
ASSOCIATION, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes herein expressed and in the capacity herein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public - State of Texas

**BOARD OF DIRECTORS,  
GRAND LAKES COMMUNITY  
ASSOCIATION, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes herein expressed and in the capacity herein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public - State of Texas

**OWNER**

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes herein expressed and in the capacity herein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public - State of Texas

**OWNER**

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes herein expressed and in the capacity herein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public - State of Texas