

ADDITIONAL DEDICATORY INSTRUMENT
for
WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:


“My name is Christopher J. Archambault. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney for WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business by the custodian of records.

- 1. Clarification to Deed Restrictions and Architectural Control Guidelines – Boat Dock and Boat Cover Height Standards


DATED this 20 day of April, 2026.

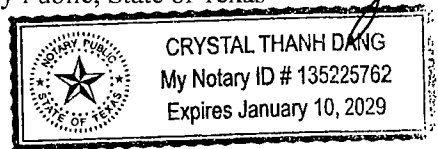
WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.

BY: 
Name: Christopher J. Archambault
Attorney for WHITE OAK RANCH
SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 20 day of April, 2026, by the said Christopher J. Archambault, attorney for WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas



Clarification to Deed Restrictions and Architectural Control Guidelines

Boat Dock and Boat Cover Height Standards

Purpose and Intent

This clarification is adopted by the Board of White Oak Ranch Subdivision Homeowners Association, Inc. to preserve lake views for property owners and to maintain the original design intent of the community, which was planned and constructed with *stadium-style, tiered lakefront views* to ensure visual access to Lake Conroe from multiple elevations. These standards are intended to promote uniformity, protect neighboring views, and ensure consistent architectural appearance throughout the community.

These standards are intended to clarify existing Architectural Control Committee guidelines and shall be applied uniformly to all new construction, replacements, and modifications unless otherwise expressly approved by the Architectural Control Committee in writing through the variance procedure.

1. Measurement Reference Point

For purposes of enforcing maximum allowable height, **boat cover height shall be measured from the surface of the boat dock.**

- Boat docks shall be constructed such that the **top of the dock surface is no more than nine (9) inches above the original bulkhead height.**
- The *original bulkhead height* shall be the reference elevation used for enforcement.

2. Maximum Boat Cover Height – Standard Lots

For all waterfront lots **except those specifically identified in Section 3 below:**

- The maximum allowable boat cover height shall be **eight (8) feet**, measured from the surface of a compliant dock.
- This equates to a maximum of **eight feet nine inches (8'9")** measured from the original bulkhead height.
- In all cases except for section 3 below, the maximum allowable boat cover height shall be calculated as follows:

The maximum allowable boat cover height shall be calculated as follows:

Original bulkhead height plus nine (8) feet, (9) inches.

- **3. Maximum Boat Cover Height – Canal End Lots**

Due to significantly higher elevations and the absence of material impact on lake views, the following lots are permitted a greater maximum boat cover height:

Section 1, Block 1, Lots 24, 25, 26, 27, 39, 40, 41, and 42

- These lots may construct boat covers with a maximum height of **nine (9) feet**, measured from the surface of a compliant dock.

This exception is granted solely due to the unique elevation and location of these canal-end properties and does not establish precedent for other waterfront lots.

4. Boat Cover Style and Overhang

- *Bikini-style boat covers* are permitted.
- Such covers may not extend more than **two (2) feet beyond the edge of the boat slip**.

5. One Boat Cover Per Boat Slip

Each individual boat slip shall be permitted no more than one (1) boat cover.

- Where two or more adjoining boat slips are constructed, each slip must have its own separate boat cover, and each cover must independently comply with all height, style, material, and color requirements set forth in these standards.
- Under no circumstances shall a single boat cover be constructed to span multiple boat slips.


6. Materials and Color Requirements

- All boat slip covers shall utilize **green canvas material**.
- The canvas color and appearance must be **substantially similar to existing boat covers currently approved and installed within the community**, as determined by the Architectural Control Committee.

7. Enforcement and Compliance

All boat docks and boat covers, whether new construction or modification of existing structures, are subject to Architectural Control Committee review and approval prior to construction. Nonconforming structures may be subject to enforcement action in accordance with the governing documents.

WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.

BY:  _____
Name: Gilbert Garza

President of WHITE OAK RANCH
SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.

E-FILED FOR RECORD

04/20/2026 03:34PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

04/20/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas