

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood



What Is The Purpose Of The Declaration of Covenants, Conditions & Restrictions?

The Covenants were originally established to protect and perpetuate the quality of our community. These same documents will continue to be the basis for the ongoing development of Teaswood and the protection of the aesthetic integrity of this community.

What Is The Purpose Of This Document?

This document was developed to help clarify the various subject matters specifically mentioned within the Covenants and to further clarify the intent of those subject matters not specifically identified. Those subjects not specifically identified are standards deemed by the Architectural Control Committee to be in accordance with the Covenant's intent and/or in accordance with Article V, Section 16 "General Appearance". You are encouraged to review the formal *Declaration of Covenants, Conditions and Restrictions*.

Who Is The Architectural Control Committee (ACC)?

This is a committee made up of three people appointed by the Board of Directors of the TeasWood Association. ACC members serve in a volunteer capacity to review property owner's applications for construction, modifications, or additions to their properties, and/or violations of Covenant standards. The ultimate goal of the ACC is to maintain conformity to the architectural character and natural beauty of the neighborhood.

Basis Of Decisions?

The standards detailed within this document will serve as the basis for all subject matters contained herein in accordance with those specified in the Covenants. Prior allowances on other properties that may now conflict with the standards noted herein **will not** in any way be a justification for future decisions by the ACC.

What If An Owner Fails To Comply With Covenants, Conditions and Restrictions?

While not a practice we prefer to exercise, nevertheless the Association may levy fines and is an option that will be actively pursued if non-compliance of the Covenants guidelines is observed and if resolution of the same cannot be reached. The adopted fine schedule can be found on the Teaswood website.

*Residential Standards and Clarifications of Covenants
and Restrictions for Teaswood*

TABLE OF CONTENTS

Building Setbacks.....	Page 3
Colors & Material.....	Page 3
Construction and Improvements to Existing Homes.....	Page 3
Construction, New.....	Page 3
Driveways.....	Page 3
Drought Resistant Landscaping.....	Page 3
Fences.....	Page 4
Fireworks.....	Page 5
Flags.....	Page 5
Garage Sales.....	Page 5
General Appearance.....	Page 5
Generators.....	Page 6
Greenbelt Use.....	Page 6
Home Size Restriction.....	Page 6
Hunting Restrictions & Use of Firearms.....	Page 6
Junked Motor Vehicles.....	Page 7
Landscape Setback.....	Page 7
Landscaping, Shrub & Tree Trimming Along the White Fence.....	Page 7
Lighting.....	Page 8
Lot Clearing.....	Page 8
Lot Consolidation.....	Page 8
Lot Use.....	Page 8
Mailboxes.....	Page 8
Noxious Activities Prohibited.....	Page 8
Operations Prohibited.....	Page 9
Parking.....	Page 9
Pets.....	Page 9
Play Structures.....	Page 9
Pools & Spas.....	Page 10
Rainwater Recovery Systems.....	Page 10
Recreational Vehicles.....	Page 10
Rubbish & Trash Restrictions.....	Page 10
Signs.....	Page 11
Solar Energy Devices.....	Page 11
Storage/Out Buildings.....	Page 11
Trash Containers.....	Page 12
Trees, Cutting Of.....	Page 12
Under Brushing.....	Page 12
Watercraft On The Lake.....	Page 12
Water Wells.....	Page 12

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

SUBJECT	QUESTION	RESPONSE
Building Setbacks <small>(Article V, Section 4)</small>	Where can I place buildings or other improvements on my Lot?	No building (including flatwork) shall be located on any lot within twenty feet (20') from a side or rear lot line. Unless otherwise platted, no building shall be located within sixty feet (60') of any platted adjacent private street or existing white wood fence adjacent to such platted private street. For the purpose of this covenant, eaves, steps, patios, and open porches are considered as part of the building.
Colors & Materials <small>(Article IV, Section 5) (Article V1, Section 1)</small>	What colors and materials types are permissible in Teaswood?	All exterior painting/staining on new homes shall be reviewed by the Architectural Control Committee (ACC). Colors in muted shades are the norm applicable to doors, shutters, trim, and roofing materials. Exterior painting or re-roofing of your home in identical colors or shape is permitted without permission of the ACC.
Construction and Improvements To Existing Homes <small>(Article IV, Sections 2, 3, 4, 5) (Article V, Section 16)</small>	What are the general construction requirements for improvements on existing property?	Any improvements to your home, which includes all buildings, roofed structures, parking areas, fences, walls, poles, sidewalks, driveways, ponds, swimming pools, tennis courts, signs, change in any exterior color or shape, and any new exterior construction or exterior improvements, that exceed \$500 in cost, require written approval by the Architectural Control Committee. Approval of plans and specifications shall be based, among other things, on adequacy of site dimensions, structural design, conformity and harmony of external design and of location with neighboring structures and sites, relation of finished grades and elevations to neighboring sites, and conformity to both the specific and general intent of these protective covenants. Any such work requiring approval will require a completed Improvement or Modification Application along with any required deposits.
Construction, New <small>(Article IV, Sections 3 & 5 and Article V, Section 1)</small>	What are the general new home construction requirements?	All new construction, including the placement of a home on a lot requires written approval by the Architectural Control Committee. Any such work will require a completed New Home Construction Application, required supporting documents, and submission of the required deposits.
Driveways <small>(Clarification)</small>	Are there any restrictions on driveways?	No asphalt or aggregate driveways are permitted.
Drought Resistant Landscaping <small>(Texas HOA Law)</small>	What are the restrictions on the use of drought resistant landscaping?	The following items are deemed aesthetically incompatible with the landscaping in Teaswood and will not be approved: (a) Astro-turf and any other artificial turf; (b) Artificial plants, trees, shrubs, bushes and other artificial landscaping (all landscaping must be natural and alive) (c) areas of rock, gravel, stone, or similar ground cover that comprise a significant portion of the front yard that is visible from public view, as determined in the sole discretion of the ACC; (d) cacti and similar plants that constitute the primary landscaping feature on the lot. No modification or installation of landscaping governed by this policy shall be made until the owner has first applied for and obtained the written approval of the ACC. Subject also to the guidelines as established by Texas HOA law.

***Residential Standards and Clarifications of Covenants
and Restrictions for Teaswood***

SUBJECT	QUESTION	RESPONSE
<p>Fences (Article V, Section 19)</p>	<p>May I add a fence to my property?</p> <p>What is the preferred fence type?</p> <p>What are the requirements?</p>	<p>Yes. However, no fence or wall shall be placed or permitted to remain on any Lot except as may conform to the rules and regulations with respect to fences and walls adopted and approved by the Architectural Control Committee.</p> <p>Black wrought iron style metal fencing is the preferred material to be used for all fencing. Other fencing may be considered based on location, visibility to neighbors, etc. but approval from the ACC is required and would be considered as an exception to the preferred material.</p> <p>Prior to the installation or construction or any substantial modification or addition to any fence or wall, the plans and specifications shall be submitted to the Architectural Control Committee for approval. Specific details regarding material and fence height shall be detailed. In addition, the locations of the fence shall be specifically noted on a scaled document or otherwise staked out on the property.</p>
<p>Fences, White Association Fence (clarification) →</p>	<p>Who maintains the white board fences in the front of my property?</p>	<p>The maintenance of the white board fence at the front of each property, including painting and replacement of such as needed, is the responsibility of Teaswood Association. If a fence board is replaced, the Association is responsible for painting of both sides, however any ongoing painting of the white fence on the inside portion will be the responsibility of the property owner. No material of any kind may be added to the white fence.</p>
<p>Fences, Wood Privacy Fences (Article V, Section 19)</p> <p>(clarification) →</p>	<p>May I add a wood privacy fence to my property?</p> <p>What restrictions are there regarding wood privacy fences?</p>	<p>Wrought iron style metal fencing is the preferred material to be used for all fencing. Other fencing such as a wood privacy fence may be considered based on location, visibility to neighbors, etc. but approval from the ACC is required and would be considered an exception to the preferred material.</p> <p>Please keep in mind that since maintaining the aesthetic integrity of this community is paramount, the following guidelines are hereby established by the Architectural Control Committee and will be adhered to regarding all future wood privacy fencing and will be the basis on which the ACC approves, disapproves, or clarifies your request. Prior allowances that may conflict with these revised standards will not be justification for future decisions.</p> <ul style="list-style-type: none"> * Wood privacy fences shall not exceed 6' 6" in height from ground level * Wood privacy fences shall not be allowed to extend any further towards the front of the lot than the back corner of your residence. * Wood privacy fences shall not be placed anywhere within the 20 foot setback and therefore will not be allowed to be placed on the property line. The only exception to this standard as consideration would be properties that back up to non-Teaswood property.
<p>Fences, Wrought Iron Style Metal (Article V, Section 19)</p>	<p>May I extend a wrought iron style metal fence across the front of my property, parallel to the white fence?</p>	<p>For the aesthetic integrity of our neighborhood, this is not encouraged. The preference is that fencing of this kind to be attached to the house. No fence or wall shall be placed or permitted to remain on any Lot except as may conform to the rules and regulations with respect to fences and walls adopted and approved by the Architectural Control Committee. If approved, wrought iron style metal fencing constructed in this matter shall be placed no closer than the 20-foot setback line from the white fence and shall normally be 4' in height, not exceeding 6 feet in height.</p>

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

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Fireworks (clarification) →	Are fireworks permitted in Teaswood?	<p>No. Chapter 30 of the City of Conroe Code of Ordinances states “...it shall be unlawful for any person to possess, store, offer for sale, sell at retail, or use or explode any fireworks within the corporate limits of the City of Conroe...”</p> <p>Persons found violating this City ordinance may be issued a citation and assessed a fine up to \$2,000 by them.</p>
Flags Displayed On The White Fence (clarification) →	<p>Are there restrictions on what flags may be displayed on the white fence?</p> <p>What other restrictions are there regarding the display of flags?</p>	<p>Yes. Flags displayed on the Association owned white fence is extended as a courtesy and not a privilege. That being understood, in order to maintain uniformity and to best promote the highest quality of our community, the current permitted flags will be limited to:</p> <ul style="list-style-type: none"> a) the flag of the United States, b) the flag of the State of Texas, c) the official flag of any branch of the United States armed forces, d) school flags <p>* We encourage no more than one displayed flag, but if multiple permissible flags are displayed as defined above, they must be located on either side of the driveway column lights, appropriately mounted on the white fence and no more than two flags may be displayed at any given time.</p> <p>* No flag may be continually placed or displayed in the greenbelt (the area between the white fence and the road)</p> <p>* Permitted flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.</p> <p>* Permitted flags may not be draped over or directly attached to structures. For example, a permitted flag may not be laid across a fence or stapled to a garage door.</p> <p>* All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.</p> <p><i>Note: Flag guidelines are also subject to those established by Texas HOA law.</i></p>
Garage Or Estate Sales (clarification) →	May I hold a garage sale?	<p>No. Yard, garage and estates sales are expressly prohibited unless a specific exception is granted by the Board or ACC.</p>
General Appearance (Article V, Section 16) (Article VI)	Must I maintain the appearance of my property?	<p>Yes. The general appearance of each Lot and your homesite shall be maintained in a manner beneficial to the environment of Teaswood and in conformity with the reasonable standards set by the Architectural Control Committee.</p>

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

SUBJECT	QUESTION	RESPONSE												
<p>Generators (Texas HOA Law)</p>	<p>May I have a generator installed at my home?</p>	<p>Yes, but prior written approval is required from the Architectural Control Committee (ACC). The generator shall be located in an area not visible from the street or if visible from the street or visible by an adjoining residence, shall be screened in a manner approved by the ACC.</p> <p><i>Note: Generator guidelines are also subject to those established by Texas HOA law.</i></p>												
<p>Greenbelts "The Area Between The White Fence And The Road" (Article V, Section 7)</p>	<p>May I use the Greenbelts in front of my house for my personal use?</p>	<p>No. No lot owner or other person shall be permitted to fence or obstruct (including storing of any materials) any portion of any Greenbelt, and no building or other structure whatsoever shall be constructed or maintained on any part of any Greenbelt. The Greenbelts shall be maintained in as natural a state as possible consistent with use as a greenbelt, and no cutting of any tree, clearing of any underbrush, or landscaping shall be done thereon except as may from time to time be designated by the Architectural Control Committee.</p> <p>No motorized vehicle of any type, including without limitation, any three or four-wheeler, motorized tricycle, wagon, buggy, motorcycle, go-cart, tractor or automobile, shall be permitted on any Greenbelt, except equipment necessary for the construction, maintenance and repair of the Greenbelt.</p> <p>Planting of grass and/or irrigation of the same is however permissible.</p>												
<p>Home Size Restriction (Article V, Section 2)</p>	<p>What is the minimum size home I may build?</p>	<p>No single primary residential dwelling, not including guest houses or servants quarters, shall be placed on any Lot unless its living area (air conditioned/heated space) has (exclusive of porches and garages) the minimum square footage of floor area set forth with respect to the indicated Lot size, as follows:</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>Lot Area Range in Acres</u> <u>Dwelling in Square Feet</u></th> <th style="text-align: center;"><u>Living Area of</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0.999 or less</td> <td style="text-align: center;">2,250</td> </tr> <tr> <td style="text-align: center;">1.000 – 1.499</td> <td style="text-align: center;">2,500</td> </tr> <tr> <td style="text-align: center;">1.500 – 1.999</td> <td style="text-align: center;">2,750</td> </tr> <tr> <td style="text-align: center;">2.000 – 2.499</td> <td style="text-align: center;">3,000</td> </tr> <tr> <td style="text-align: center;">2.500 or more</td> <td style="text-align: center;">3,300</td> </tr> </tbody> </table> <p>Absolutely no exceptions to the above guidelines will be allowed.</p>	<u>Lot Area Range in Acres</u> <u>Dwelling in Square Feet</u>	<u>Living Area of</u>	0.999 or less	2,250	1.000 – 1.499	2,500	1.500 – 1.999	2,750	2.000 – 2.499	3,000	2.500 or more	3,300
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1.500 – 1.999	2,750													
2.000 – 2.499	3,000													
2.500 or more	3,300													
<p>Hunting Prohibited Or Use of Firearms (Article V, Section 15)</p>	<p>May I hunt in Teaswood or is the use of any type of firearm prohibited?</p>	<p>Absolutely no hunting shall be allowed in, on or from any part of your or Teaswood properties.</p> <p>Absolutely no handgun, rifle, shotgun or other firearm, or pellet or air gun, bow or crossbow or slingshot, or other weapon or projectile firing device, shall be discharged in, or from your or Teaswood properties.</p> <p>This policy is also consistent with the City of Conroe ordinances.</p>												

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

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<p>Junked Motor Vehicles Prohibited (Article V, Section 14)</p>	<p>May I store my inoperable vehicle or parts on my property?</p>	<p>No. No lot shall be used as a depository for abandoned or junked motor vehicles.</p> <p>An abandoned or junked motor vehicle is one that is inoperable or is without a current, valid state vehicle inspection sticker and license plate.</p> <p>No vehicle shall be allowed to be stored on any Lot which has a flat or inoperable tire or wheel or is generally unsightly for more than three days. No junk of any kind or character, or dilapidated structure or building of any kind or character, shall be kept on any Lot.</p> <p>No accessories, parts or objects used with cars, boats, buses, trucks, trailers, house trailers or the like, shall be kept on any Lot other than in a garage or other structure approved by the Architectural Control Committee.</p>
<p>Landscaping Setback Easement; Natural Vegetation Protected (Article V, Section 8)</p>	<p>What are the general requirements to ensure the natural setting of Teaswood is maintained?</p>	<p>In order to provide and perpetuate a natural setting for the subdivision, an easement is hereby reserved for the purpose of maintaining a natural vegetation screen on, over and across the following areas:</p> <p>Twenty (20') feet along the front of each Lot and twenty (20') feet along the sides and twenty (20') along the rear of each lot.</p> <p><u>Within the natural vegetation easement, no owner or other party shall cut any tree or remove any underbrush except with respect to those areas crossed by walkways and driveways and except as approved by the Architectural Control Committee.</u></p> <p><u>Note:</u> In language somewhat confusing, the Covenants state that no landscaping, or planting whatsoever shall be permitted within the natural vegetation easement except as expressly permitted by the Architectural Control Committee. Please note that general plantings are acceptable to for the purposes of developing additional natural screening.</p> <p><u>Note:</u> The ACC has by practice allowed some limited under brushing in the front 20 feet (but no removal of trees over 6" in diameter) but any under brushing must be part of a larger landscape plan and must first be submitted and approved in writing by the Architectural Control Committee.</p>
<p>Landscaping; Shrub & Tree Trimming Maintenance Along & Extending Over The White Fence (Article VI, Section 1.C.)</p>	<p>What if I have overgrowth into the white fence or overgrowth of trees into the roadway?</p>	<p>The responsibility to trim the overgrowth of shrubbery and trees originating from an owner's property is the sole responsibility of the owner or resident. This includes all landscaping plants and natural growth. Owners are responsible for ensuring shrubbery and natural growth does not protrude through the white fence. Trees must be trimmed away from the white fence and the canopy maintained at such a height (minimum 3' above the top rail of the white fence) that maintenance personnel and equipment have unfettered access to the easement between the white fences and the street. Additionally, for safety and appearance, tree branches and growth that extends into the street that would hinder pedestrians, automobiles, trucks, or delivery and emergency vehicles is not permitted. Tree canopies that extend over the streets that at are of sufficient height so as to not impede any motorized vehicle is permitted.</p>

***Residential Standards and Clarifications of Covenants
and Restrictions for Teaswood***

SUBJECT	QUESTION	RESPONSE
Lighting, Column Lights (Article IV, Section 5) (Article VI, Section 1.E.)	What column lights are permissible and what are the construction requirements for column lighting?	Driveway column lighting may be either natural gas or electric. Solar lights are not permitted due to their low light output and will not be allowed on any new construction. Driveway columns themselves shall be constructed of masonry materials such as brick, stucco, or rock and be architecturally harmonious with the style, color and material of the home. The ACC shall have the sole discretion as to what constitutes an architecturally harmonious design. All driveway column lights are required to be maintained in operational condition and in good working order.
Lighting, Exterior Lights (Article V, Section 16) (clarification) →	What type of lighting is appropriate for Teaswood?	Due to their industrial nature, some lamp types and fixture designs are not allowed on residential lots. Mercury-vapor lamps are acceptable only in shielded fixtures mounted high in trees to provide low level ambient property illumination (moonlight) and the illumination of this or any light should not be offensive or create a glare when viewed from outside the lot. Directional lights must be aimed into the lot on which they are installed. The light source must be shielded. Solar lights as illumination along a driveway are discouraged.
Lots – Clearing Of (Article IV, Section 2) (Article V, Section 20)	May I clear off my lot without prior approval?	No. The clearing of any lot must be expressly approved by the Architectural Control Committee (ACC) and is not allowed without an ACC application and other required documentation for home construction.
Lots - Subdivision Of Lots (Article V, Section 5)	May I subdivide or consolidate my lot?	Yes. However no lot, portion of a lot, or lots shall be consolidated or subdivided without the consent of the Architectural Control Committee and consent must be consistent with the platting rules and regulations of the County/City.
Lot Use (Article V, Section 1)	May I use my lot for something other than single-family residential use?	No. No lot shall be used for any purpose except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling residence not to exceed two and one-half (2-1/2) stories in height, together with a private fully enclosed garage for not less than two (2) nor more than six (6) cars, which garage may include living quarters above or adjacent thereto occupied by an integral part of the family occupying the main residence on the lot or by servants employed on the lot; and workshops for the personal use of the Owner, and his immediate family.
Mailboxes (Article IV, Section 5) (clarification) →	What are the guidelines for mailboxes?	All mailbox columns are to be constructed of masonry materials such as brick, stucco, or rock and be architecturally harmonious with the style, color and material of the home. The ACC shall have the sole discretion as to what constitutes an architecturally harmonious design.
Noxious Activities Prohibited (Article V, Section 13)	Are there any restrictions on noxious or offensive activity?	Yes. No noxious or offensive trade or activity shall be permitted upon any Lot, nor shall anything be done thereon which is or may become an annoyance or a nuisance to the neighborhood, is illegal, dangerous or immoral, or which, in the sole judgment of the Architectural Control Committee, shall have the effect of degrading the residential environment of Teaswood.

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

SUBJECT	QUESTION	RESPONSE
<p>Operations Prohibited (Article V, Section 17)</p>	<p>Is natural mineral extraction or private water wells permitted in Teaswood?</p>	<p>No. No commercial logging, oil well drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for oil, natural gas or other minerals shall be erected, maintained or permitted on any Lot.</p> <p>No private water well or water systems, or equipment shall be permitted on any Lot except for irrigation water wells approved by the Lone Star Conservation District. The Architectural Control Committee will still need to be advised and appropriate steps taken to maintain the environmental integrity of Teaswood, including the requirement that all pump wells and related equipment must not be visible from the street.</p>
<p>Parking (Article V, Sections 1 & 9)</p>	<p>Are there guidelines on where I may park my vehicle?</p>	<p>Yes. Vehicles may not be parked on the greenbelt (the area between the white fence and the road) overnight and must be parked on a paved driveway or within an enclosed garage.</p>
<p>Pets (Article V, Section 12)</p> <p>(clarification) →</p>	<p>May we have household pets in TeasWood?</p> <p>What restrictions apply to pets?</p> <p>May we have horses in Teaswood?</p>	<p>Yes. However, dogs, cats and other household pets may not be kept, bred or maintained in excessive numbers. Furthermore, no cows, goats, chickens, swine or other domestic fowl or livestock shall be kept on any Lot, except to the extent and for the times, if any, permitted by rules adopted and approved by the Architectural Control Committee.</p> <p>All such household pets shall be kept within fenced areas on Owners Lots or shall be confined by a leash or other harness. It is strictly prohibited to allow such pets to run loose per this Covenant and the City of Conroe leash law.</p> <p>Yes. However, no horse shall be kept on any Lot that contains less than 2.250 acres of land. Owners of Lots having 2.250 acres or more may keep no more than two horses except when a mare is with foal, in which case, the Owner may keep all three animals until the foal is six months of age. All horses shall be stabled in an animal shelter approved by the Architectural Control Committee. The Architectural Control Committee may approve the keeping of animals for short periods of time related to school-sponsored FFA and other projects.</p> <p>It shall be the sole discretion of the TeasWood HOA Board to define on a case by case basis what constitutes an excessive number. Possible noise nuisance to adjacent neighbors will be part of their consideration.</p>
<p>Play Structures (Article V, Section 16)</p> <p>(clarification) →</p>	<p>What are the guidelines for Play Structures?</p>	<p>Criteria for the color, materials and placement of play equipment and structures are designed to minimize visual impact of the equipment. Basketball goals must be attached to the residence or mounted on a pole at least 20 feet from a street edge and 20 feet from the side lot line. Play equipment and basketball goals are not permitted on cul-de-sac islands or on the street edge.</p> <p>Forts, swing sets, etc., are restricted in height and size and must be located in the rear or side yard (if located on a side yard it must be beyond the back edge of the dwelling and not visible at ground level from a street) and not within any easement.</p> <p>Wood construction and those in muted colors are preferred to best blend in with the architectural nature of the subdivision.</p>

***Residential Standards and Clarifications of Covenants
and Restrictions for Teaswood***

SUBJECT	QUESTION	RESPONSE
<p>Pools & Spas (Article IV, Sections 3 & 4)</p>	<p>Is approval required to add a pool or spa to my home?</p>	<p>Yes. Design and placement on the lot are subject to approval by the Architectural Control Committee. A refundable compliance deposit is required. The pool and/or spa as well as its associated decking, berms and waterfalls must not encroach upon any easement. Concrete, paving, and interlocking pavers will also be considered during the approval process.</p> <p>The homeowner shall identify all access routes and if applicable, a detailed plan to reforest any approved access point that may involve the removal of any underbrush or shrubbery.</p>
<p>Rainwater Recovery Systems (Texas HOA Law)</p>	<p>May I utilize a rainwater recovery system?</p>	<p>Yes, subject to advance written approval of the Architectural Control Committee and subject to the guidelines as established by Texas HOA law.</p>
<p>Recreational Vehicles: Boats, Motor Homes, Jet Skis, ATVs, 4-Wheelers, Trailers, etc. (Article V, Section 9) (clarification) →</p>	<p>May I store recreational equipment and/or recreational vehicles on my property?</p>	<p>Unoccupied recreational vehicles (including house, camping and hunting trailers, motor homes, tents and other portable camping structures) may be located on a lot if they are fully enclosed within a structure approved by the Architectural Control Committee. No such recreational vehicle shall be allowed to be used for overnight occupancy or occupied for any other length of time as a temporary residence or otherwise.</p> <p>The same guidelines apply to boats, jet skis, ATVs, 4-Wheelers, trailers, or similar equipment.</p> <p>Generally speaking, these should not be parked for more than 72 consecutive hours or more on any street or any lot, where visible at ground level from a street or adjacent property. Parking on lawns, ditches, open space areas or other dirt, gravel or grassy areas is not allowed.</p>
<p>Rubbish and Trash Prohibited (Including Storing Of Materials) (Article V, Section 18) (clarification) →</p>	<p>May I dispose of brush on my property? May I burn it?</p>	<p>No. No lot shall be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept except in sanitary containers.</p> <p>All equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition, and in compliance with all applicable governmental laws and regulations. No Owner shall burn trash on site. All Owners shall use the rubbish and trash Collection Company chosen by the TeasWood C.I.A. for the removal of all garbage.</p> <p>No lumber, metals, bulk materials, refuse or trash may be kept, stored or allowed to accumulate on any lot or adjacent area such as greenbelts or open space areas, drainage easements, vacant lots, or areas visible from the street or by an adjoining residence.</p>

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

SUBJECT	QUESTION	RESPONSE
<p>Signs (Article V, Section 11)</p>	<p>May I display signs on my property?</p> <p>May I display a political sign?</p> <p>What are the regulations regarding For Sale signs?</p> <p>May I place a For Sale sign on my unoccupied lot?</p>	<p>No signs, advertisement, billboard or advertising structure of any kind may be erected or maintained on any Lot without the express consent in writing of the Architectural Control Committee. Declarant or any members of such Committee shall have the right to remove any sign, advertisement or billboard or structure which is placed on any Lot in violation of these restrictions, and in doing so, shall not be liable, and are hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.</p> <p>By Texas law, political signs are allowed as long as they are placed behind the white fence. Additionally, they may not be placed more than 90 days prior to an election and must be removed within 10 days after the election. The sign must be ground mounted and the display of the sign may not be enhanced in any way.</p> <p>For Sale signs cannot be attached to the white fence and must be placed behind the white fence on the applicable property. For Sale signs must adhere to the sign specifications as outlined by the Teaswood management office and adopted by the Teaswood Association. These specifications are noted on the Teaswood website or via the Association office.</p> <p>Yes, For Sale signs may be placed on unoccupied lots but the sign must adhere to the same sign specifications as noted above.</p>
<p>Solar Energy Devices (Texas HOA Law)</p>	<p>Can solar energy devices be installed on my home?</p>	<p>Yes, subject to advance written approval by the Architectural Control Committee. Any such device must be installed on land or structure owned by the property owner and no portion may encroach on adjacent properties or common areas. Such devices may only be installed (a) on the roof of the main residential dwelling; or (b) on the roof of any other approved structure; or (c) within a fenced yard or patio.</p> <p>For devices mounted on a roof, they must be located in a position on the roof which is least visible from any street or common area.</p> <p><i>Note: Solar Energy Devices are also subject to guidelines established by Texas HOA law.</i></p>
<p>Storage & Other Out Buildings (Article V, Section 2 & Section 10)</p> <p>(clarification) →</p>	<p>What are the requirements for storage or other out buildings?</p>	<p>Hobby shops, garages, or other out buildings that are visible from the street shall be of like material as the dwelling. All construction or placement of these structures requires advance written approval by the Architectural Control Committee.</p> <p>All roofing material of hobby shops, garages or other out buildings shall be of like material as the dwelling.</p> <p>Hobby shops, garages, or other out buildings that are not visible from the street may be allowed but require advance written approval from the Architectural Control Committee. Details regarding construction type, color, roofing material, etc. shall be provided for approval.</p>

Residential Standards and Clarifications of Covenants and Restrictions for Teaswood

SUBJECT	QUESTION	RESPONSE
Trash Containers (Article V, Sections 16 & 18)	Are there any guidelines regarding trash containers?	<p>Yes. All trash and debris is requested to be placed near the street line but for safety reasons, not in the street. Trash containers are requested to be placed out no earlier than the evening before regularly scheduled trash pickup. Containers should be removed from public view by the evening on the day trash is collected.</p> <p>At all other times, for the ongoing protection of the aesthetic integrity of this community, trash containers shall be stored so that they cannot be seen from the street or from adjacent and surrounding property.</p> <p>Additionally, any items placed by the street for bulk pick up should be hold until no earlier than the evening before scheduled pick up to avoid an unsightly appearance of the neighborhood.</p>
Trees, Cutting Of (Article V, Section 20)	May I remove a tree without permission from the ACC?	<p>No. No tree in excess of six inches (6”) in diameter measured one foot (1’) above the ground surface shall be cut, removed or transplanted without the prior approval of the Architectural Control Committee, except for dead trees. Dead trees pose a potential property and safety hazard and should be removed as soon as possible.</p>
Under Brushing (Article V, Section 8)	May I under brush my lot?	<p>A lot may not be cleared or under-brushed for any reason without first filing a Teaswood Architectural Control Committee Approval Application and receiving advance written approval from the ACC.</p>
Watercraft (Article V, Section 23) (Section III/V of Covenants) (clarification) →	What boats are permitted on the lake?	<p>No motorized watercraft will be allowed on any Teaswood lake except electric powered motors and only if the watercraft conform to the rule and regulations with respect to permitted watercraft from time to time adopted and approved by the ACC.</p> <p>Allowable watercraft would include canoes or kayaks.</p>
Water Wells	Are water wells permitted?	<p>See Operations Prohibited – page 9</p>