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**Champion Lake Subdivision**

**CLS Maintenance Fund, Inc.**

**Architectural Control Committee Rules and Regulations**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

NOW THEREFORE, the Board of Directors of the CLS Maintenance Fund, Inc., have adopted the following Architectural Control Committee Rules and Regulations CLS Maintenance Fund, Inc.:

Champion Lake Section 01 (hereinafter referred to as the "Subdivision") is under the jurisdiction of the CLS Maintenance Fund, Inc. (hereinafter referred to as the "Association"); a Texas non-profit corporation.

The Association is the designated property owners' Association for the Subdivision.

The Subdivision is encumbered by the restrictive covenants contained in the Declarations of Covenants (hereinafter referred to as the Declarations").

The Declarations provide in part:

"No building shall be erected, placed or altered on any residential building site until the plans and specifications therefore, and a plot plan of the building site showing the location of all buildings and sidewalks to be erected thereon, have been approved by the Architectural Control Committee (hereinafter referred to as the "ACC")

The board of directors of the Association has assumed all the powers of the ACC recited in the Declarations and Section 204.011 of the Texas Property Code.

Section 204.010(a)(6) of the Texas Property code empowers the Association, acting through its Board of Directors, to "regulate the use, maintenance, repair, replacement, modification and appearance" of the Subdivision.

Section 204.010(a)(18)(A) of the Texas Property Code empowers the Association, acting through its Board of Directors, to implement written architectural control guidelines.

Now, therefore, be it resolved that the Board of Directors of the Association hereby adopts and implements the following Architectural Guidelines, which shall supplement the Declarations.

**OVERVIEW**

The Board of Directors of the Association has established the following outline of architectural guidelines in accordance with the authority granted to them by the Declarations and the Texas Property Code. The Guidelines are established to assure a uniform and fair interpretation of the



Declarations and the power of the Association related to architectural control and regulation of the appearance of the Subdivision. The guidelines are intended to provide all lot owners in the Subdivision with information relating to:

- 1) the design, color, location and grade of materials which may be used in the construction of various kinds of structures and improvements; and
- 2) the size and location of such improvements and structures;
- 3) the procedure utilized by the Association with respect to applications for proposed improvements and structures and allocations thereto.

These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as it deems necessary and appropriate as the needs of the Subdivision change.

### **PROCEDURE**

1. A "Request For Home Improvement Approval Form" (hereinafter referred to as the "ACC Application") must be completed in its entirety and mailed to the address indicated at the top of the form. All pertinent information such as plans, specifications, building permits, locations indicated on a copy of the survey, etc. should be included with the application.
2. This form is available on the official website of the Subdivision, ChampionLake.com. The ACC cannot respond to verbal requests for approval; all applications must be made in writing.
3. The ACC has thirty (30) days from date of receipt of an application in which to respond. If the ACC has not responded within thirty (30) days, the application will be deemed approved. If additional information is required by the ACC, the application(s) will be deemed denied; however, the application may be resubmitted along with the additional information requested.
4. If an application is not approved, the ACC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the Designated Representative should be contacted at a number specified on the official Subdivision website.

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### **ACC Guidelines**

The following are guidelines adopted by the ACC to specify their standards, requirements, and thought processes used in evaluating an application. These guidelines may be amended from time to time as the circumstances, conditions, or opinions of the ACC dictate. It should be noted that each application is considered on its own merit and that the ACC may grant a variance from these guidelines and/or from certain provisions of the Declaration. It should also be noted that ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

#### **1.0 Basketball Goals**

- 1.1 The basketball backboard, net, and post must be maintained in excellent condition at all times.
- 1.2 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.
- 1.3 Backboard must be regulation size and color of white, clear, grey or beige.
- 1.4 Backboard must be mounted on garage or placed on the side of driveway.

#### **2.0 Birdhouses**

- 2.1 The maximum preferred height of bird houses is twelve feet (12’).
- 2.2 Bird houses should be placed towards the middle of the back yard.

2.3 Birdhouses must not be visible from the front street.

2.4 They must be five feet from any fence line.

### **3.0 Decks & Deck Covers**

3.1 It is the opinion of the ACC that decks and deck covers are not "temporary" structures.

3.2 Decks cannot be higher than eighteen inches (18").

3.3 Deck covers generally must comply with the patio cover guidelines; however, their frames do not have to be painted, even if they have a shingled roof, if the deck is not painted. If they are painted, the paint should match the house.

3.4 Decks may not encroach into any utility easement unless companies involved have granted their written consent to such encroachment.

3.5 Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.

### **4.0 Decorations**

4.1 On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as birdbaths, birdhouses, fountains, or other decorative embellishments, unless such items have been approved in writing by the ACC. Sculptures of any size will NOT receive ACC approval.

4.2 Benches and gates will be reviewed on an individual basis.

4.3 Lawn decorations will be allowed for any holiday four weeks prior and two weeks after that holiday.

4.4 House numbers may be placed on the house or mailbox, but not on any type of freestanding structure in the front yard.

### **5.0 Driveway Extension/Sidewalks**

5.1 These requests will be decided on a case by case basis.

5.2 No closer than three feet (3') to property line and sometimes up to five feet (5').  
Driveway extensions should extend no nearer to side property line than three feet (3') and five feet (5') in certain instances.

5.3 All sidewalks in the side yard must be no greater than thirty-six inches (36") wide. Thirty inches (30") wide is the recommended width for the standard five foot (5') side yard.

## **6.0 Exterior Lighting**

- 6.1 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- 6.2 Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes or toward the street.
- 6.3 Standard, residential-type, low voltage landscape lighting does not require ACC approval.
- 6.4 Security lights, spot lights, mercury vapor, high pressure sodium or florescent lights can only be attached to the front portion of the house, and preferably attached to the garage. Such lights should not be higher than the first floor and cannot be attached to trees or poles. Mercury vapor, fluorescent, and sodium halite lights are not permitted in the back or side yards. Spot lights must be directed downward and positioned in a manner which does not directly affect neighboring homes.
- 6.5 Yard lights may be gas or electric with a maximum height of six feet (6'). They may be located in the front or back yard. Gas or electric lights must be black, brown, or white, depending on color of the house and determination of suitable color must be approved by the ACC.

## **7.0 Exterior Painting**

- 7.1 An ACC application must be submitted with a color swatch of the color of paint to be used.
- 7.2 Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive ACC approval.
- 7.3 Other earth tone blend colors will be considered. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.
- 7.4 If a non-approved color has been placed on a new addition or existing structure the HOA has the right to require the homeowner to change the color to an approved color.

## **8.0 Fence and Fence Extensions**

- 8.1 No side or rear fence, wall, or hedge should be more than six feet (6') high (six feet, six inches (6'6")) is allowable if the fences utilizes a six inch (6") rot board). All fences visible from the front of house must be the same regardless of material or extension, and not more than six feet, six inches (6'6") in height unless otherwise approved by the ACC.
- 8.2 Any variations requested will be considered on a case by case basis. The consent of all affected neighbors must be submitted in order to be considered for height extension.
- 8.3 No painting, staining, or varnishing of fence except for clear water proofing or sealant.
- 8.4 No split rail fences or decorative fencing will be permitted to front the lot.
- 8.5 Fence extension requests should be submitted by both neighbors sharing the side lot line

and fence, except in the case of a corner lot.

8.6 No fence may extend nearer to the street than the building setback lines as shown on the Subdivision plat.

8.7 If both neighbors do not concur as to a proposed fence extension, the ACC will examine the effect the fence extension will have on both properties. If one party will suffer detrimentally from the extension (i.e., will totally enclose a bay window), the ACC will reject the application.

8.8 Only fence extensions which will be installed picket side out shall be considered by the ACC.

8.9 Replacement or repairs of fence must be made with similar materials and construction details as used in the original fence.

8.10 Chain link fences are prohibited.

## **9.0 Fireworks**

9.1 Fireworks are prohibited

## **10.0 Flags and Flagpoles**

10.1 Only the following flags (“Permitted Flags”) are allowed to be displayed within the community:

- a. the flag of the United States; and
- b. the flag of the State of Texas; and
- c. the official flag of any branch of the United States armed forces

10.2 Permitted Flags may be displayed subject to these guidelines. Advance written approval of the ACC is required for any free standing flagpole and any additional illumination associated with the display of Permitted Flags.

10.3 Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.

10.4 Permitted Flags must be displayed from a pole attached to a structure or to a freestanding pole.

10.5 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.

10.6 Permitted Flags shall be no larger than three foot (3’) by five foot (5’) in size.

10.7 Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two

permitted flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.

10.8 Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.

10.9 A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as not to damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.

10.10 Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps.

10.11 Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions.

10.12 One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.

10.13 Free-standing flagpoles must be placed behind the minimum building set-back line shown on the recorded plat of the Subdivision.

10.14 Free-standing flagpoles may not be installed in any location described below:

- a. in any location other than the Owner's property; or
- b. within a ground utility easement or encroaching into an aerial easement; or
- c. beyond the side or rear setback lines
- d. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).

10.15 Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination.

10.16 Flag lighting must:

- a. be ground mounted in the vicinity of the flag; and
- b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
- c. point towards the flag and face the main structure on the property or the center of the property if there is no structure; and

d. provide illumination not to exceed the equivalent of a 150 watt incandescent bulb.

10.17 Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.

10.18 Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.

10.19 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.

### **11.0 Garage Conversions, Carports, Detached Garages**

11.1 Detached garages/carports other than existing structures already built are not permitted.

### **12.0 Landscaping**

12.1 Trellises, window boxes, arbors, and permanent brick borders (i.e. with mortar) must have ACC approval.

12.2 Landscape timbers and bricks without mortar do not need approval of the ACC unless they exceed two feet (2') in height.

12.3 Landscaping must complement style and architecture of home and conform to color scheme of immediate neighborhood to be approved.

12.4 Living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth; i.e. bark, mulch, etc. do not need approval of the ACC.

12.5 No hedge in excess of four feet (4') in height ... shall be erected or maintained nearer to the front lot line than the plane of the front exterior wall of the residential structure on such lot. No side or rear fence, wall, or hedge shall be more than eight feet high (8') as stated in Section 8.1 of these guidelines. The ACC may approve front or side hedges over four feet (4') on an individual basis.

12.6 No object (including landscaping and plants) which obstructs sight lines at elevations between two feet (2') and eight feet (8') above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points ten feet (10') from the intersection of the street property lines or extension thereof shall be placed, planted or permitted to remain on any corner lots.

12.7 Landscaping of the backyard does not require approval of the ACC. However, the backyard must be maintained in a neat, attractive manner the same as the front yard. At the owner's expense, the Association shall have the right to enter the backyard and remove any weeds or other materials that might cause rat infestation.



### **13.0 Mailboxes**

- 13.1 Changes or improvements made to the initial mailbox will require approval of the ACC.
- 13.2 Replacement of the original pole with a wooden post should receive ACC approval. If the post is to be painted or stained, a paint sample must be included with the application. The ACC will consider the effect a painted or stained post will have on the street; if the proposed color will not readily blend in with the surrounding materials, that portion of the application will be denied.
- 13.3 Bricked mailbox stands should receive approval providing the brick matches the house, the stand is appropriate in size and design, and will meet U.S. Post Office requirements. A specific sketch should be included with the application. If the brick is not the exact brick used in the construction of the home, the new brick must meet with approval of the ACC.

### **14.0 Outbuildings**

- 14.1 An ACC application must be submitted with elevation, street visibility, material, and lighting.
- 14.2 "No building shall be erected, altered, placed or permitted to remain on any residential building site other than one single family dwelling..." (Declarations -Specific Land Use Section 1(b). It is the position of the ACC that gazebos do not fall within this restriction.
- 14.3 The ACC may consider certain exceptions to this restriction provided that:
- a. The outbuilding must not be visible from the front street but may be visible from a side or back street.
  - b. The Outbuildings will be limited to maximum allowable floor space of 150 square feet (10' x 15').
  - c. Detailed plans must be submitted to the ACC.
  - c. The colors should match or blend with the predominant exterior colors of the main residence.
  - f. No storage building can be built up against any side or rear wall of home unless its maximum height is less than six (6) feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.
  - g. Playhouses may not exceed eight (8') feet and forts must may not exceed ten (10') feet maximum height. Neither playhouses nor forts may be visible from the front street. The area beneath the fort cannot be enclosed. The playhouse or fort must not encroach on any neighbor's privacy.
  - h. Gazebos must be freestanding and must be a least six (6) feet away from house.

- i. Any requests for a variation on these restrictions will be decided on a case-by-case basis.

### **15.0 Outdoor Carpeting**

- 15.1 Outdoor carpeting can be installed on porch area only.
- 15.2 Outdoor carpeting can only be earth tone colors. Specifically no green or blue carpet.
- 15.3 Visibility of the carpet from street will be considered.

### **16.0 Patio Covers**

- 16.1 Should be constructed of materials which complement the main structure.
- 16.2 Prefab covers made of aluminum may be approved providing they are of an earth tone color; unfinished aluminum will not receive ACC approval. All metal must be painted and certain structures using fiberglass roofing and wood frame may be allowed to go unpainted provided cedar or redwood is used.
- 16.3 If attached to house, must be integrated into existing roofline (flush with eaves), and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be painted wooden or metal columns. No pipe is allowed.
- 16.4 Acceptable patio construction materials are as follows:
  - a. Colored or painted aluminum (to match the trim of the house).
  - b. Painted wood (to match the trim of the house).
  - c. Wood such as cedar or redwood may be used.
  - d. Fiberglass is acceptable and earth tone colors such as tan, brown, beige, and clear may be used. No green red, or yellow is allowed. Edges of fiberglass must not be visible from surrounding properties or from the street.
  - e. If screen is used as roofing material on a patio cover, it must be an earth tone color and the structure must be located where it is not visible from the street.
  - f. Screened walls are allowed. This does not change the patio cover into a room addition.
- 16.5 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 16.6 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.

### **17.0 Rainwater Recovery Systems**

17.1 Rainwater Recovery Systems may be installed with the advance written approval of the ACC subject to these guidelines.

17.2 All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.

17.3 Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:

- a. placement behind a solid fence, a structure or vegetation; or
- b. by burying the tanks or barrels; or
- c. by placing equipment in an outbuilding otherwise approved by the ACC.

17.4 A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering on the structure precludes screening as described above with the following restrictions:

- a. the barrel must not exceed 55 gallons; and
- b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
- c. the barrel must be fully screened and painted in a single color to blend with the adjacent home or vegetation.

17.5 Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.

17.6 Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices.

17.7 Open top storage containers are not allowed; however, where space allows and where appropriate, ACC approved ponds may be used for water storage.

17.8 Harvested water must be used and not allowed to become stagnant or a threat to health.

17.9 All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

## **18.0 Display of Religious Items**

- 18.1 A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.
- 18.2 Individually or in combination with each other, the items at any entry may not exceed 25 square inches in size.
- 18.3 The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
- 18.4 To the extent allowed by the Texas State Constitution and the United States Constitution, any such displayed or affixed religious items may not:
- a. threaten public health or safety; or
  - b. violate any law; or
  - c. contains language, graphics or any display that is patently offensive to a passerby.
- 18.5 Approval from the ACC is not required for the displaying of religious items in compliance with these guidelines.
- 18.6 As provided in Section 202.018, the Association may require removal of any items displayed in violation of these guidelines.

#### **19.0 Guidelines for Roofing Materials**

- 19.1 All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons.
- 19.2 Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
- 19.3 Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
- 19.4 All roof protrusions, such as vents and roof jacks, must be painted to match the shingles.
- 19.5 With advance written approval from the ACC, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
- a. be wind and hail resistant; or
  - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
  - c. provide solar energy capture capabilities.

19.6 Once installed, any such Alternative Shingles must:

- a. resemble the shingles used or authorized to be used on other structures with the Association; and
- b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the association; and
- c. match the aesthetics of properties surrounding the owner's property.

## **20.0 Room Additions**

20.1 Exterior materials and colors should match the house and brick.

20.2 Detailed plans must be submitted to the ACC.

20.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

20.4 Requests for room additions will be considered on an individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Plans for a room addition must show a room internally attached to main structure being of reasonable size which will then constitute a legitimate request for a room addition. Roof of addition must integrate with existing roof line so as to appear to have been part of the original home, however, an exception may be made for prefabricated sunrooms or solariums. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e., structural integrity, architectural suitability, etc., even if it does use only one-third of the remaining yard.

## **21.0 Solar Energy Devices**

21.1 These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

21.2 Such Devices may only be installed with advance written approval of the ACC subject to these guidelines.

21.3 Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.

21.4. Such Devices may only be installed in the following locations:

- 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.

21.5. For Devices mounted on a roof, the Device must:

- a. have no portion of the Device higher than the roof section to which it is attached; and
- b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
- c. Conform to the slope of the roof; and
- d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
- e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
- f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory or equivalent entity).

21.6 For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks the view of the Device, the ACC may require the Device be placed in a location behind a structure or otherwise require visual screening. The ACC may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.

21.7 All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

21.8 Installed Devices may not:

- a. threaten public health or safety; or
- b. violate any law; or
- c. substantially interfere with the use and enjoyment of land causing unreasonable discomfort or annoyance to any adjoining property owner.

21.9 All Devices must be maintained in good repair. Unused or inoperable Devices must be

removed.

21.10 Solar screens are allowed on windows.

21.11 Colors and manufacturers must be acceptable to ACC for both screens and panels.

### **22.0 Storm Windows and Storm/Screen Doors**

22.1 Are allowed providing the frames and screens of these are of a color compatible with the exterior house colors.

### **23.0 Swimming Pools, Spas, and Pool Enclosures**

23.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval.

23.2 Ideally, any pool or spa should be located at least five feet (5') from a side and rear lot line to maintain proper drainage on lot. However, a minimum of three feet (3') may be allowed in certain instances.

23.3 Above ground pools will receive special consideration. Above ground pools are acceptable provided they are not over four feet (4') in height. Decking around pool cannot be over eighteen inches (18") above ground so to ensure privacy of neighbors.

23.4 Pool enclosures will be reviewed on an individual basis. ACC finds screened enclosures acceptable providing adequate tree planting is installed as per ACC recommendations for screening.

### **24.0 Swing Sets**

24.1 Maximum overall height of eight feet (8').

24.2 Location will be considered for neighbor's privacy. For play gym sets and forts see: Section. 14.0.

### **25.0 Wind Turbines**

25.1 Wind Turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above the roof line.

25.2 The wind turbines preferably should either be a color which will blend with the shingle color instead of unfinished aluminum or be painted to match the shingle color.

### **26.0 Window Air Conditioners**

26.1 Must not be visible from the street and must be below the fence line.

## **27.0 Window Shades**

27.1 Awnings will not be permitted.

27.2 Metal and wooden slat-type shades may be allowed by the ACC if they are deemed necessary in the reduction of solar exposure. Installation on appropriate windows will be determined by the ACC. At no time, however, will they be allowed on windows on the fronts of homes.

27.3 Solar film must be non-reflective type.

25.4 Bed sheets are not permitted as window coverings unless manufactured in a manner comparable to other commercially available “curtains” and standard window coverings.

27.5 No foil or other reflective materials may be used in windows.

## **28.0 Political Signs**

28.1 One or more political signs may be placed on an owner's property advertising a political candidate or ballot item for an election:

- (1) on or after the 90th day before the date of the election to which the sign relates; or
- (2) before the 10th day after that election date.

28.2 A political sign must be ground-mounted.

28.3 Only one sign for each candidate or ballot item may be displayed.

28.4 A political sign may not contain roofing materials, siding materials, paving materials, flora, one or more balloons or lights, or other similar building, landscaping, or nonstandard decorative component.

28.5 A political sign may not be attached to any plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure of object.

28.6 A political sign may not be larger than four (4) by six (6) feet.

28.7 A political sign may not violate any law, threaten the public health or safety, contain language, graphics, or any display that would be offensive to other persons.

28.8 A political sign may not be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

28.9 The Association may require removal of a sign displayed in violation of a restrictive covenant permitted by this section.



CLS MAINTENANCE FUND, INC. CERTIFICATION

Approved and adopted by the Board on this 6 day of November, 2011.

Freddie E. Lawson

Freddie E. Lawson

Robert L. La Tour

Robert L. La Tour

Martha L. Scales

Martha L. Scales

STATE OF TEXAS  
COUNTY OF MONTGOMERY

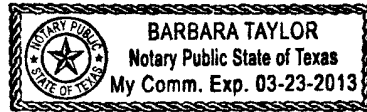
Before me, the undersigned authority, on this day personally appeared Freddie E. Lawson, a member of the Board of Directors of the CLS Maintenance Fund, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 21 of November, 2011.

Barbara Taylor

Notary Public, State of Texas

Printed Name Barbara Taylor



My commission Expires: 3-23-13

STATE OF TEXAS  
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared Robert L. La Tour, a member of the Board of Directors of the CLS Maintenance Fund, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and

acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13<sup>th</sup> of November, 2011.

Cynthia M. Kojak  
Notary Public, State of Texas

Printed Name \_\_\_\_\_



My commission Expires: \_\_\_\_\_

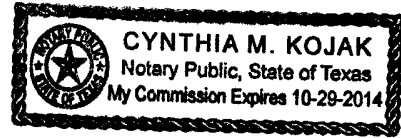
STATE OF TEXAS  
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared Martha L. Scales, a member of the Board of Directors of the CLS Maintenance Fund, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13<sup>th</sup> of November, 2011.

Cynthia M. Kojak  
Notary Public, State of Texas

Printed Name \_\_\_\_\_



My commission Expires: \_\_\_\_\_

JDH Association Management  
1776 Woodstead Ct. # 103  
The Woodlands, Tx 77380

**FILED FOR RECORD**

01/10/2012 11:23AM

*Mark Turnbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

**01/10/2012**



*Mark Turnbull*

County Clerk  
Montgomery County, Texas