



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**Shadow Lake Forest**  
**DESIGN GUIDELINES**

ADOPTED:

DECLARANT:

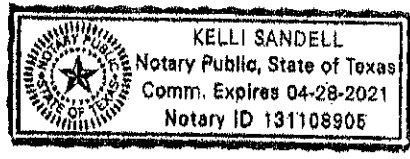
D. R. HORTON - TEXAS, LTD.,  
a Texas limited partnership

By: D. R. HORTON, INC.,  
a Delaware corporation,  
its authorized agent

By:   
Printed Name: Eric Windsor  
Title: Asst. Vice President

THE STATE OF TEXAS     §  
  §  
COUNTY OF Montgomery §

This instrument was acknowledged before me on this 26 day of July, 2019, by Eric Windsor, Asst. Vice President of D. R. HORTON, INC., a Delaware corporation, authorized agent of D. R. HORTON – TEXAS, LTD., a Texas limited partnership, on behalf of said corporation and partnership.



(SEAL)

Kelli Sandell  
Notary Public, State of Texas

Adopted by D. R. HORTON – TEXAS, LTD., a Texas limited partnership, in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Shadow Lake Forest, recorded under Document No. 2014096109, Official Public Records of Montgomery County, Texas, as amended (collectively, the "Declaration"). In accordance with Section 7.02(c) of the Declaration, these Design Guidelines may be amended from time to time by the Declarant.

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## I. Introduction

Any notice or information required to be submitted to the Architectural Control Committee (the "ACC") under these Design Guidelines will be submitted to the Architectural Control Committee, c/o FirstService Residential, 2002 Timberloch Place, Suite 650, The Woodlands, TX 77380, Phone: (281) 681-2000.

### A. Background

Shadow Lake Forest is a residential community located in Montgomery County, Texas. The community is subject to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Shadow Lake Forest, recorded in the Official Public Records of Montgomery County, Texas, as amended (collectively, the "Declaration"). The Declaration includes provisions governing the construction of Improvements and standards of maintenance, use and conduct for the preservation of Shadow Lake Forest community.

### B. ACC and Review Authority

The ACC consists of a member or members who have been appointed by **D. R. HORTON – TEXAS, LTD.**, a Texas limited partnership (the "Declarant"). Declarant has a substantial interest in ensuring that Improvements within Shadow Lake Forest development maintain and enhance the Declarant's ability to market and sell all or any portion of the community, and as a consequence thereof, the ACC acts solely in the Declarant's interest and shall owe no duty to any other Owner or to Shadow Lake Forest Community Association, Inc., a Texas non-profit corporation (the "Association").

*Article 7* of the Declaration includes procedures and criteria for the construction of Improvements within the Shadow Lake Forest community. *Section 3.01* and *Section 7.01* of the Declaration provide that no Improvements may be constructed on any Lot without the prior written approval of the ACC.

## II. Governmental Requirements

Governmental ordinances and regulations are applicable to all Lots within Shadow Lake Forest. It is the responsibility of each Owner to obtain all necessary permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with the applicable ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement that may be applicable to a Lot within Shadow Lake Forest. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the ACC for approval. Furthermore, approval by the ACC should not be construed by the Owner to mean that any Improvement complies with the terms and provisions of all encumbrances that may affect the Owner's Lot.

The ACC shall bear no responsibility for ensuring plans submitted to the ACC comply with Applicable Law. It is the responsibility of the Owner to secure any required governmental approvals prior to construction on such Owner's Lot.

### **III. Interpretation**

In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined herein shall have the same meaning as set forth in the Declaration.

### **IV. Amendments**

During the Development Period, the Declarant, acting alone, may amend these Design Guidelines. Thereafter, the ACC may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Montgomery County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

### **V. Architectural Review Overview**

#### **A. Objective**

The objective of the review process is to promote aesthetic harmony in the community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

#### **B. Responsibility for Compliance**

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by the ACC as a condition of approval.

#### **C. Submittals, Approval and Review Fees**

Requests for approval of proposed new construction, landscaping, or exterior modifications must be made by submitting the information and materials outlined in the Plan Review Process, set forth herein. No Improvements may be commenced until the Owner has received a written "Approval" from the ACC. The ACC may adopt a schedule of fees for plan review.

**D. Inspection**

Upon completion of all approved work, the Owner must notify the ACC. The ACC may inspect the work at any time to verify conformance with the approved submittals.

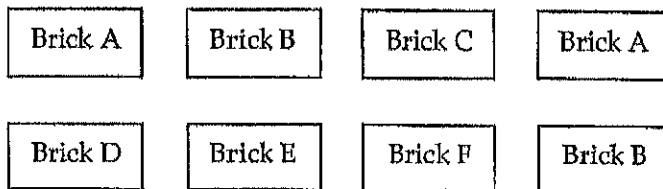
**VI. Architectural and Aesthetic Standards**

**A. Masonry Repetition**

The ACC may, in its sole and absolute discretion, deny proposed brick or masonry for a particular Lot if substantially similar brick or masonry exists on a Lot in close proximity to the Lot on which the brick or masonry is proposed. The ACC may adopt additional requirements concerning substantially similar brick or masonry constructed in proximity to each other.

For Example:

- *Similar brick or masonry can be repeated every third Lot (example: Plan A, Plan B, Plan C, and Plan A).*



- *Across the Street: Same brick or masonry cannot be placed on a Lot across the street or diagonal from any other brick or masonry (example above: Brick B).*

**B. Exterior Masonry**

All building materials must be approved in advance by the ACC, and only new building materials (except for antique brick if approved in writing) may be used for constructing any Improvements.

Acceptable exterior materials are stone, cultured stone, brick, or similar products approved by the ACC. Hardi plank and/or stucco board are permitted only on the front, side and/or rear of the second-floor of a residence.

- All four sides of the first-floor of a residence shall be 100% masonry and the front face of the second-floor of a residence shall be a minimum of 60% masonry.
- Roofs, eaves, soffits, windows, gables, doors, garage doors and trim work are not required to be constructed of masonry.

- Prohibited Elements:

- Highly reflective finishes on exterior surfaces (other than non-mirrored glass or on surfaces of hardware fixtures).
- Mirrored glass.
- No vivid/bright colors.
- Concrete block.

### C. Square Footage

- Minimum. The minimum square footage for each residence is 2,500 sq. ft.
- Calculation. For the purpose of calculating total square footage, open or screened porches, terraces, patios, decks, driveways, garages, storage facilities and walkways shall be excluded. The calculation of square feet shall be measured from outside surface to outside surface.

### D. Building Setbacks

The restrictions for building setbacks are set forth in the Declaration and on the Plat.

In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the ACC, at times, may dictate the exact location of building structures on a Lot. Views are not protected.

### E. Building Height

Proposed heights must be compatible with adjacent structures and be compatible with existing or anticipated structure heights on Lots located above or below the Lot on which the proposed residence will be constructed and must be approved in writing by the ACC, prior to commencement of construction.

- Structure Height. Unless otherwise approved in advance by the ACC, no building or residential structure may exceed thirty-two feet (32') in height as measured as the vertical distance between the finished floor elevation at any point within the structure and the highest ridge, peak or gable (exclusive of chimneys and ventilators).
- Views. Views are neither guaranteed, preserved nor protected within Shadow Lake Forest.



## F. Roofs

The pitch, color and composition of all roof materials must be approved in writing by the ACC prior to commencement of construction. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the ACC.

- Accepted Roof Pitch: The roof pitch of the primary residence erected on a Lot must be appropriate for the style of the residence with a pitch of no less than 8:12, unless otherwise approved in advance by the ACC. The roof pitch of dormers, porches and other similar accessory structures attached to the primary residence shall be exempt from this requirement, but nonetheless subject to approval by the ACC.
- Accepted Roof Materials for Pitched Roofs: The acceptable roof materials are set forth in the Declaration.
- Chimneys. Chimney style must be appropriate for the style of the residence and may be brick or other masonry matching with the same permitted colors and materials as permitted on the body of the residence. Fireplace and chimneys shall be built per local building codes and be permitted through the municipal authority.
- Other Materials. Any other type of chimney or roofing material shall be permitted only with the advance written approval of the ACC.
- Prohibited Elements:
  - Excessively pitched roofs.
  - Mansard, gambrel or chalet roofs.
  - Flat roofs (less than 3:12).
  - Non-dimensional or three tab composition shingles.
  - Roofs that are too steep or too shallow for the style of the residence.
  - Shed roofs except as incidental to the main roof.
  - Glossy metal and/or reflective materials or bright colors.
  - Natural or silver Galvalume.
  - Roof vents on the front plane of the residence.
  - On corner lots, roof vents on street side (unless prior written approval obtained).
  - Stove-pipe chimneys, prominent chimneys or other random roof penetrations.
  - Vents or skylights facing the street.
  - White or bubble skylights.

## G. Flatwork/Driveways

The design, construction materials, and location of: (i) all flatwork/driveways, and (ii) culverts incorporated into flatwork/driveways for ditch or drainage crossings, must be approved by the ACC, prior to commencement of construction.

- Architectural Plans. Flatwork/driveway design, plot plan and specifications shall be submitted with architectural plans.
- Materials. All flatwork/driveways shall be aggregate concrete or stained concrete with approval of the ACC, prior to the commencement of construction. Asphalt driveways are prohibited.
- Set Back. Driveways are required to be set back off the side property line a minimum of five feet (5').
- Drainage Culverts. To achieve proper drainage for roadside ditches, drainage culverts shall be installed per elevation and shall meet the required culvert diameter as noted on the "Utility Lead and Driveway Culvert Layout" attached hereto as Attachment 3.

## H. Garages

All garages shall be approved in advance of construction by the ACC.

- Enclosed Garage. Improvements constructed on each Lot must include a private, enclosed garage capable at all times of housing at least two (2) standard size automobiles. Unless approved in writing by the ACC, no more than three (3) garage doors may be contiguous to one another.
- Features. Interior walls of all garages must be finished with sheetrock, textured and painted at a minimum. Each garage shall have garage doors that are wired so as to be operated by electric door openers and automatic door openers are required for all garage doors.
- Garage Doors. Design and color of garage doors must be approved in advance by the ACC and must be consistent with existing garage doors in the Shadow Lake Forest community.

## **I. Windows and Doors**

All windows and doors shall be approved in advance of construction by the ACC.

- Windows. Windows shall be made of wood or vinyl and shall have clear, lightly tinted, or non-reflective glass.
- Doors. Doors shall be painted wood or composite wood or stained or painted fiberglass if visible from the street.

## **J. Exterior Lighting**

The requirements for exterior lighting are set forth in the Declaration.

## **K. Solar Energy Devices**

The requirements for the installation of Solar Energy Devices are set forth in the Declaration.

## **L. Satellite Dishes**

The requirements for the installation of Satellite Dishes are set forth in the Declaration.

## **M. HVAC, Pool Equipment, Garbage Containers, and Noise-generating Equipment Screening**

HVAC machines and compressors, and any other mechanical or electrical devices, pool equipment, garbage containers, and any noise-generating equipment shall be enclosed by a structural screening element constructed of materials approved by the ACC. If screening is by landscaping, complete screening will be accomplished with initial material installation, rather than achieved with growth at maturity.

## **N. Fences; Sidewalks**

All fences and sidewalks shall be approved in advance of construction by the ACC. Further requirements for the installation of fences and sidewalks are set forth in the Declaration.

- Materials. Fences shall be constructed of wood pickets or wrought-iron that is consistent with the installed fencing in the Shadow Lake Forest community with respect to gauge, color and style.
- Height. The maximum height of fences is eight feet (8').

## O. Retaining Walls

The requirements for the installation of retaining walls are set forth in the Declaration and Appendix A-1 and Appendix A-2 attached to the Declaration.

## P. Temporary/Accessory Structures, Outside Storage Buildings, Detached Garage, and Detached Guesthouse

No temporary/accessory structure, outside storage building, detached garage or detached guesthouse shall be placed upon a Lot without the prior written approval of the ACC, except as provided in the Declaration.

- Location. No temporary/accessory structure, outside storage building, detached garage or detached guesthouse shall be located on any Lot forward of the rear of the residence thereon.
- Materials. The exterior of outside storage buildings, detached garages and detached guesthouses shall be constructed of the same or substantially similar materials and of the same color as the residential constructed on the Lot.

Further restrictions regarding temporary/accessory structures and outside storage buildings are set forth in the Declaration.

## Q. Additions

Any additions to a residence must be approved in writing by the ACC.

Additions to the residence may be considered if they meet the following:

- No garage may be permanently enclosed or otherwise used for habitation.
- All materials used match those of the home, including siding, brick, windows, and paint color, shingles, etc.
- Sunrooms will be considered.
- Screened porches will be considered on a case by case basis and must meet the following minimum acceptable standards:
  - The porch and related improvements must be compatible with the architectural elements of the existing residence.
  - Paint colors and materials must match those of the principal residential structure.

- Design should reflect consideration for any adverse impact of neighboring properties.
- Screened porches shall be located in back yard only.
- The screened porch shall not encroach on any easement or building line.
- Screened porch shall be attached to the principal residential structure.
- Free standing screened porches are not permitted.
- Supplemental landscaping may be required as part of the ACC review.
- Roof of screened porch shall be solid decking shingled to match the principal residential structure.

## R. Aesthetic Appeal

The ACC may disapprove the construction or design of a residence on purely aesthetic grounds. Any prior decisions of the ACC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the ACC feels that the repetition of such actions would have any adverse effect on the community.

## VII. Landscape Guidelines

### A. Landscape

General landscaping guidelines for each Lot are set forth below. Notwithstanding the subsequent provisions, the installation of native or drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping ("Xeriscaping") will be allowed in certain instances in accordance with that certain Xeriscaping provision set forth in the Declaration. All landscapes and landscaping must be approved in writing by the ACC prior to installation.

- Plans. Detailed landscape plans for each Lot must be submitted to the ACC for consideration at least thirty (30) days before installation is planned. No significant (*i.e.*, major changes in the plant list, plant and plant bed locations, plant count, hardscape design, materials) revisions may be made to approved plans without submission to, and further approval by the ACC of the revised plans. Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties. Hardscape elements in the landscaping must be in scale with the residence and associated structures.
- Materials. All introduced vegetation shall be trees, shrubs, vines, ground covers, seasonal flowers or sodded, and that are approved by the ACC. The following areas of a Lot with a completed residence shall be completely sodded: (i) the front yard; (ii) five feet (5') of each side yard; (iii) twenty-five feet (25') of the rear yard; and (iv) if a retaining wall is close to the residence, from the side of the residence to the top of the

retaining wall. An emphasis should be placed on utilizing native plants that are drought tolerant as well as deer resistant. A minimum of 2" of mulch is required for all shrub and bed areas. Turf grass shall have a minimum of 4" of native soils or improved soils. Caliche is not considered soil. An Owner must plant grass within three (3) days after top-soil for planting grass has been delivered to the Lot.

- Installation and Maintenance. Landscaping of new residences must be installed within thirty (30) days of completion and in any event, landscaping in accordance with the approved plans shall be completely installed prior to occupancy of a residence. Modifications of existing landscaping must be completed within fourteen (14) days of commencement. Extensions to the time limit may be granted by the ACC but may require a deposit. After installation, landscaping (including temporary landscaping) shall be properly maintained at all times, including but not limited to: (i) adequate irrigation, automatic irrigation systems are encouraged; (ii) appropriate fertilization; (iii) pruning; (iv) mowing; (v) weed control in lawns, tree and plant beds; (vi) seasonal mulching of planting beds; (vii) insect and disease control; (viii) replacement of diseased or dead plant materials; and (ix) initial warranty of all planting materials.
- Natural Buffers. Each Lot shall have the following natural buffers: (i) starting fifty feet (50') from the rear of the residence to the rear Lot line; and (ii) starting 15 feet (15') from the side of the residence to the side Lot line.
- Tree and Plant Beds. Tree and plant beds are to be mulched and, although edging is not required, it is encouraged for maintenance purposes.
- Reservation of Future Approvals. The ACC reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.

## B. Tree Protection

Protection and preservation of trees is of significant importance to the aesthetics of the community and the environment of Shadow Lake Forest. Owner must replace any tree damaged during the course of construction pursuant to the Conroe Tree Ordinance. Whenever possible and economically feasible, all trees should be preserved and protected during construction with vegetative fencing.

- Oak Wilt. Sound horticultural practices, as recommended by the Texas Forest Service, are required to prevent the establishment or spread of oak wilt. Specific requirements include:
  - Tree pruning tools and blades shall be sterilized prior to and between cutting any oak trees.

- Oak tree pruning is discouraged from February 1<sup>st</sup> to June 15<sup>th</sup>.
- Pruned trees and/or wounds shall be immediately protected with tree paint (approved example: Treekote Tree Compound).
- All firewood shall be set at least twenty five (25) feet away from the residence constructed on the Lot and be set on a concrete or stone platform.

### C. Irrigation

- Requirements. Programmable irrigation systems shall be installed on all sodded areas of the Lots and all irrigation systems must be installed and maintained pursuant to any state or local water requirements, including any applicable Texas Commission on Environmental Quality ("TCEQ") regulations.
- Backflow Prevention Device. Each Owner is advised that TCEQ regulations require the installation of a backflow prevention device at any connection to a public drinking water supply. If a backflow prevention device is required, the Owner will be obligated to have performed a yearly inspection by a licensed TCEQ Backflow Prevention Assembly Tester.
- Drip Systems. The use of drip irrigation is encouraged. Irrigation sprinkler systems must use heads that emit large drops rather than a fine mist. All irrigation systems shall be zone based on plant watering requirements.
- Drought Management Plans. Drought management plans may be implemented, as necessary, by the ACC.

### D. Landscape Inspection

The ACC may, upon the Owner's completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.

### E. Drainage

There shall be no interference with the established drainage patterns except by Declarant, unless adequate provision is made for proper drainage and such provision has been certified by a professional engineer and approved in advance by the ACC.

- Site Drainage. Responsibility for proper site drainage rests with the Owner. Each Owner is solely responsible for correcting any change in water flow or drainage caused by the construction of Improvements on such Owner's Lot.

#### **F. Decks**

The materials, location and construction of all decks must be approved in advance by the ACC.

#### **G. Pools, Spas and Hot Tubs**

An application must be submitted to the ACC in conjunction with the review of any application for any proposed swimming pool, spa, or hot tub. The materials, location and construction of all pools, spas and hot tubs must be approved in advance by the ACC.

No access across another Lot or greenbelt/open space area for the purpose of building or maintaining a swimming pool, spa or hot tub is permitted without the prior written approval of the other property owner or the ACC in the case of greenbelts/open spaces.

Further restrictions regarding swimming pools are set forth in the Declaration.

#### **H. Playscapes, Trampolines and Sport Courts**

Playscapes, recreational or sport courts and trampolines must be approved in writing by the ACC prior to the commencement of construction or placement.

Further restrictions regarding playscapes and sport courts are set forth in the Declaration.

### **VIII. Erosion Control and Construction Regulations**

The following restrictions shall apply to all construction activities at Shadow Lake Forest. **It is the responsibility of all Owners and/or contractors to adhere to State and Federal stormwater runoff protection and prevention requirements that may be applicable to their construction activities and to obtain proper permits as may be required. Periodic inspections by a representative of the ACC may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines will be levied.**

#### **A. Erosion Control Installation and Maintenance**

Upon written approval by the ACC, it is the responsibility of the Owner to install erosion and sedimentation control measures prior to the start of construction and to maintain the measures throughout construction.

- Limits of Construction. Construction site disturbance shall be limited to the extent feasible based on good design practice and construction techniques; the areas of



approved disturbance shall be defined by silt fence, chain link fencing, orange plastic mesh fencing or other appropriate methods.

- **Silt Fencing.** Silt fencing installed to all applicable standards is required to be properly installed and maintained to protect the low sides of all disturbed areas, where storm-water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site.
- **Sediment Removal.** Built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately. If for any reason the silt fence is to be temporarily removed, a representative of the ACC must be contacted prior to the removal.

#### **B. Security**

Neither the ACC, the Association, nor the Declarant shall be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the local police department and then notify the ACC.

#### **C. Construction Hours**

Unless a written waiver is obtained from the ACC, construction may only take place as follows:

- **Hours.** Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays and Sundays from 9:00 a.m. until 6:00 p.m. On Sundays, only job site cleaning and interior work is allowed, as long as there is not a noise nuisance.
- **Holidays.** There shall be no construction on New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

#### **D. Noise, Animals, Children**

The use of music devices and noise must be restrained so as not to be heard on an adjoining Lot or street. Contractors and subcontractors may not bring dogs or children less than sixteen (16) years of age to construction sites.

#### **E. Material and Equipment Storage**

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk. Owners may not disturb, damage or trespass on other Lots or adjacent property.

## F. Insurance

The ACC may require an Owner to procure adequate commercial liability insurance during construction naming the Association, the Declarant and the ACC as additional insureds in an amount to be determined, from time to time, by the ACC.

## G. Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore.

- Fencing. Brightly colored construction fence must be installed before the start of construction on all side lot lines where a residence is being constructed next to an existing occupied residence.
- Trash Containers. Owners and Homebuilders shall clean up all trash and debris on the construction site. Trash and debris shall be removed from each construction site on a timely basis. The ACC will have the authority to require that one dumpster be provided to serve no more than two (2) Lots. In addition to any dumpster, a trash receptacle approved in advance by the ACC will be located on each Lot during construction. Trash receptacles must be emptied periodically and will not be permitted to overflow. Chain link fencing is not an acceptable enclosure material for temporarily containing trash. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.
- No Dumping or Burning. The dumping, burying or burning of trash is not permitted anywhere in Shadow Lake Forest.
- Heavy Equipment and Debris. When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Track loaders are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off the construction site shall be cleaned on a daily basis. Skid steer loaders are not to be used to clean the streets by scraping them.

## H. Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained for the use of construction workers on or within three (3) Lots of the construction site.

**I. Construction Parking & Construction Trailers**

Construction crews shall not park on, or otherwise use, other Lots. No construction vehicle will be permitted to leak oil or otherwise damage or deface any street located within the community. The Restrictions permit Declarant to maintain and locate construction trailers and construction tools and equipment within the Property. Upon written approval from the ACC, a Homebuilder may be permitted to establish a construction trailer, field office or similar temporary structure by submitting along with the application for approval, a copy of the site plan with proposed locations of trailer, field office or similar temporary structure with a trash receptacle noted thereon. The trash receptacle shall be of an approved size. Such temporary structure, if approved, must be removed immediately upon completion of construction. Approval by the ACC shall not relieve Homebuilder from the obligation to apply for and obtain any other governmental permits before moving any such construction trailer, field office, etc. onto the Property.

**J. Schedule of Construction Fines**

Periodic inspections by a representative of the ACC may take place in order to identify non-complying construction activities. Listed below is the schedule of fines which may be assessed.

**Schedule of Fines**

Premature Clearing	\$500
Construction Without ACC Approval	\$500
Encroachment on Adjacent Properties	\$500 plus cost of repair
Violation of Rules, Restriction or Guidelines	\$50/day
Failure to Install and/or Maintain Erosion Control Measures	\$100/day
*Greenbelt/Open Space Lot violation	\$500
Sign Violation	\$50 per sign/incident

\*In the event, the Association or the ACC is required to repair, clean up or provide necessary service to bring the improvement into compliance, the Owner will be assessed the cost of repair, clean up, or service plus an additional fifty percent (50%) for time and service expended.

## **IX. Plan Review Process**

The construction or installation of any improvements, changes to existing improvements, or the reconstruction of improvements, will require the submission of plans and specifications for approval of the ACC before any such construction or installation activity is commenced. The ACC may waive plan and specification requirements for certain modifications or improvements at its discretion.

### **A. Submittals**

The Plan Review Process includes a Preliminary Review and a Final Approval by the ACC. All applications, documents, and applicable review fees shall be submitted to the ACC one (1) week prior to the review.

Preliminary Review – Submittal of a site plan showing the specific residence on the specific lot upon which it is proposed to be built. The plan must show compliance with all set-backs and the location of and material to be used for driveway, sidewalks, patios, decks, and any ancillary improvements along with residence siding, roof, trim colors, and siding and trim materials. The plan must also include the placement of required landscaping plants and any additional landscape improvements that may be specific to the particular residence. Four (4) copies of a completed Preliminary Review Application attached hereto as Attachment 1 must be submitted to the ACC one (1) week prior to the review.

Final Approval - To obtain final approval, not less than five (5) copies of the completed Final Plan Application attached hereto as Attachment 2 must be submitted to the ACC, including any information or materials requested but not previously provided or submitted (can be submitted at any Stage above). Improvements on a Lot may not commence until such Final Plan Application has been submitted and executed by the ACC.

### **B. Timing**

The ACC will attempt to review all applications and submittals within thirty (30) days after submission. Please plan construction activities to allow sufficient time for submittals and review as outlined above, and for obtaining Final Approval prior to commencement.

### **C. Initiation and Completion of Construction**

Unless otherwise approved in writing by the ACC each Owner: (i) is required to obtain Final Plan Application approval from the ACC for the single family residential structure to be constructed on such Owner's Lot on or before the expiration of two (2) years after the Owner acquires title to the Lot; (ii) must commence construction of the single family residence and other improvements set forth on the Final Plan Application on or before one (1) year after the Final Plan Application has been approved by the ACC; and (iii) must complete construction of the single family residence within one (1) year after commencement of construction of the single family residence.

**ATTACHMENT 1**  
**SHADOW LAKE FOREST**  
**PRELIMINARY REVIEW APPLICATION**

Deliver two (2) copies to:

ACC c/o \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_  
\_\_\_\_\_, Texas Fax: (\_\_\_\_\_) \_\_\_\_\_

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Phase: \_\_\_\_\_ Section: \_\_\_\_\_

Property Owners Name: \_\_\_\_\_

Property Owners Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Work No. \_\_\_\_\_

Architect: \_\_\_\_\_ Phone No. \_\_\_\_\_

Landscape Architect: \_\_\_\_\_ Phone No. \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone No. \_\_\_\_\_

Architectural Style #: \_\_\_\_\_

Conditioned First Floor Square Footage: \_\_\_\_\_

Conditioned Second Floor Square Footage: \_\_\_\_\_

Total Conditioned Square Footage: \_\_\_\_\_

Garage Square Footage: \_\_\_\_\_

Covered Porch Square Footage: \_\_\_\_\_

Brick Manufacturer and Color: \_\_\_\_\_

Stone Type and Color: \_\_\_\_\_

Stucco Color: \_\_\_\_\_

Roof Pitch: \_\_\_\_\_ Roof Color: \_\_\_\_\_

Paint Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

**Submittal Information:**

- Site Plan (to include tree and topo, proposed footprint, driveways, walkways)
- Elevations (all sides of all structures, to include details and color samples)
- Floor Plans (precise layout including room labels & sq. ft. of all buildings)
- Landscape Design (detailed plant & tree identification and layout)
- Style Declaration
- Septic location and grading plan
- Proposed list of materials, colors and sample of exterior finishes as requested.
- Photos as needed (optional)
- Other Notes: See application for additional information to be submitted.
- Note that the architect or building designer should attend this meeting.

Comments: \_\_\_\_\_

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

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

**APPROVED BY:**

ACC:

\_\_\_\_\_  
(signature)

Approval Date: \_\_\_\_\_

**ATTACHMENT 2**  
**SHADOW LAKE FOREST**  
**FINAL REVIEW APPLICATION**

Deliver not less than two (2) copies to [One will be returned to applicant with response]:

ACC c/o \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_  
\_\_\_\_\_, Texas \_\_\_\_\_ Fax: (\_\_\_\_\_) \_\_\_\_\_

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Lot: \_\_\_\_\_

Property Owners Name: \_\_\_\_\_

Property Owners Address: \_\_\_\_\_

Phone #. \_\_\_\_\_ Work No. \_\_\_\_\_

Architect: \_\_\_\_\_ Phone No. \_\_\_\_\_

Landscape Architect: \_\_\_\_\_ Phone No. \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone No. \_\_\_\_\_

Architectural Style #: \_\_\_\_\_

Conditioned First Floor Square Footage: \_\_\_\_\_

Conditioned Second Floor Square Footage: \_\_\_\_\_

Total Conditioned Square Footage: \_\_\_\_\_

Garage Square Footage: \_\_\_\_\_

Covered Porch Square Footage: \_\_\_\_\_

Brick Manufacturer and Color: \_\_\_\_\_

Stone Type and Color: \_\_\_\_\_

Stucco Color: \_\_\_\_\_

Roof Pitch: \_\_\_\_\_ Roof Color: \_\_\_\_\_

Paint Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

**Submittal Information:**

- Site Plan (all preliminary information, utility connections, other pertinent information)
- Elevations (any revisions to preliminary, color and sample boards on request)
- Floor Plans (precise layout including room labels & sq. ft. of all buildings)
- Landscape Design (complete plan delineating all landscaping, fencing, hardscape materials, plantings, irrigation, drainage, lighting, "street tree" specimens and locations)
- Photos as needed (optional)

Comments: \_\_\_\_\_

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

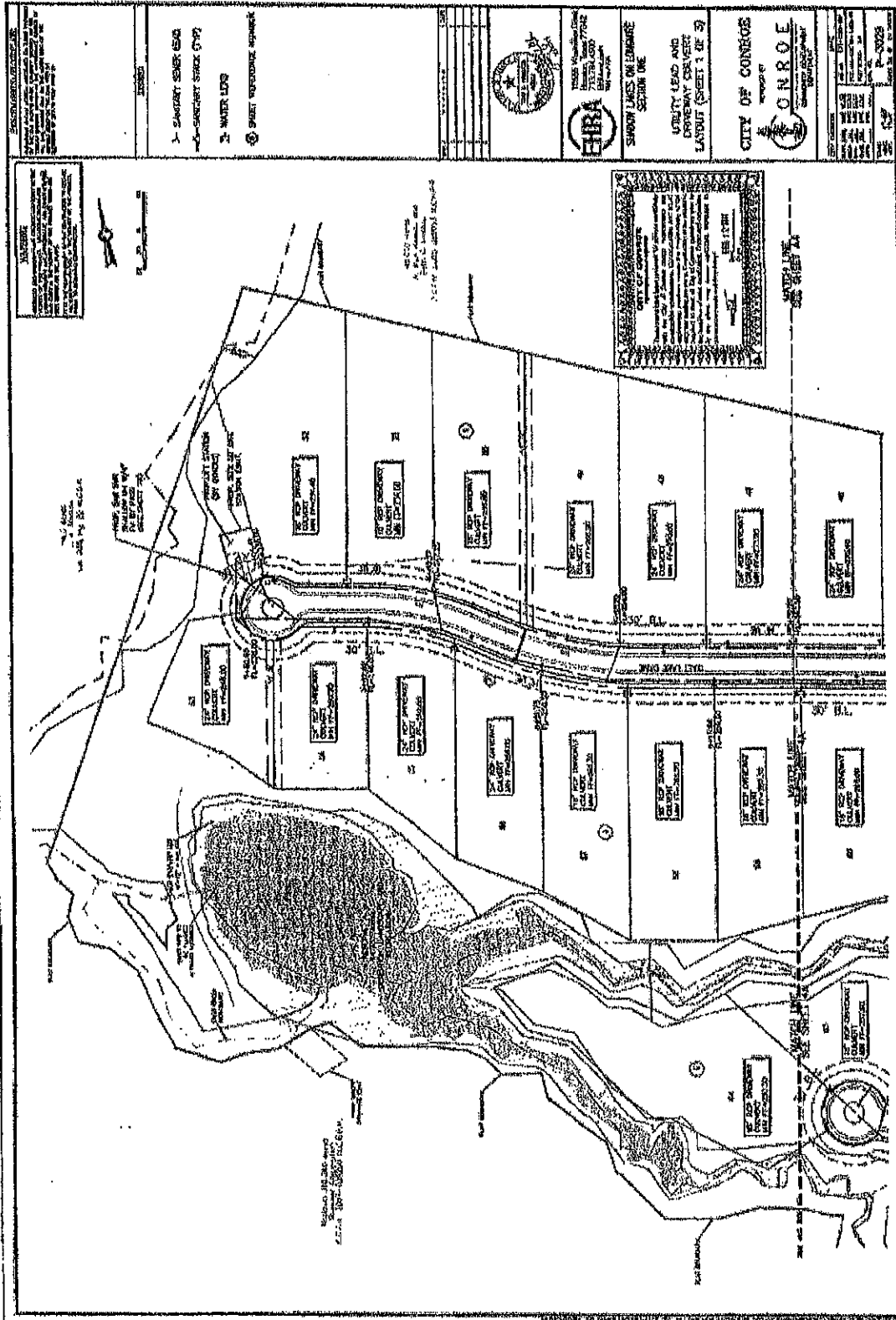
By: \_\_\_\_\_

**APPROVED BY:**

ACC:

\_\_\_\_\_  
(signature)

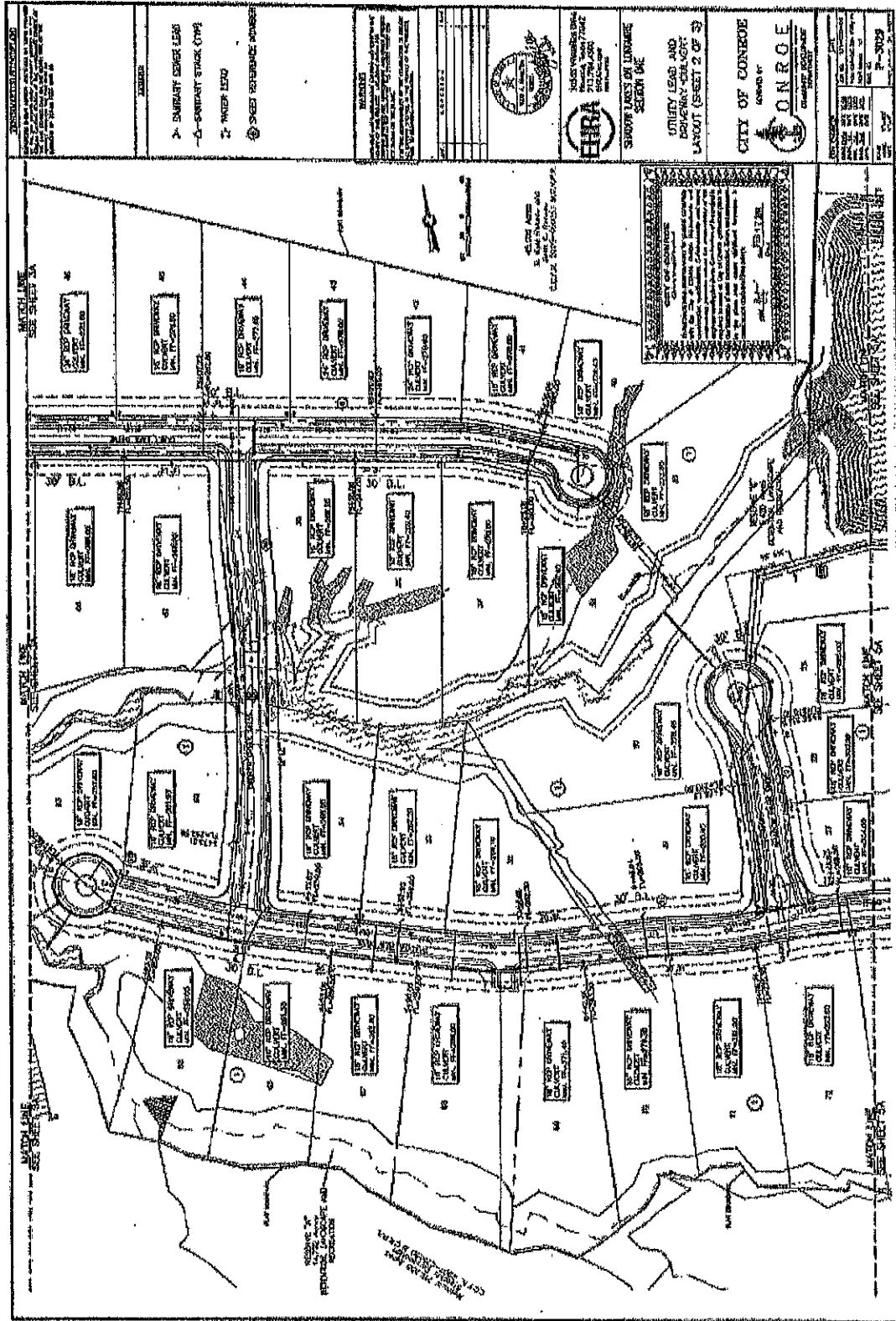
Approval Date: \_\_\_\_\_



ATTACHMENT 3

SHADOW LAKE FOREST  
 DESIGN GUIDELINES





**GENERAL NOTES:**

1. ALL UTILITIES SHALL BE DEPTH TO CENTERLINE UNLESS OTHERWISE NOTED.

2. ALL UTILITIES SHALL BE DEPTH TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL UTILITIES SHALL BE DEPTH TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL UTILITIES SHALL BE DEPTH TO CENTERLINE UNLESS OTHERWISE NOTED.

**LEGEND**

▶ SANITARY SEWER LINES

○ SANITARY STACK (TYP)

2. WATER LINES

⊗ STREET REFERENCE NUMBER

**SCALE**

1" = 40'

**FIRA**

INDUSTRIAL DESIGN GROUP

INDIANAPOLIS, INDIANA

**PROJECT**

SHADOW LAKE FOREST

LOT LAYOUT

**DATE**

7/15/2019

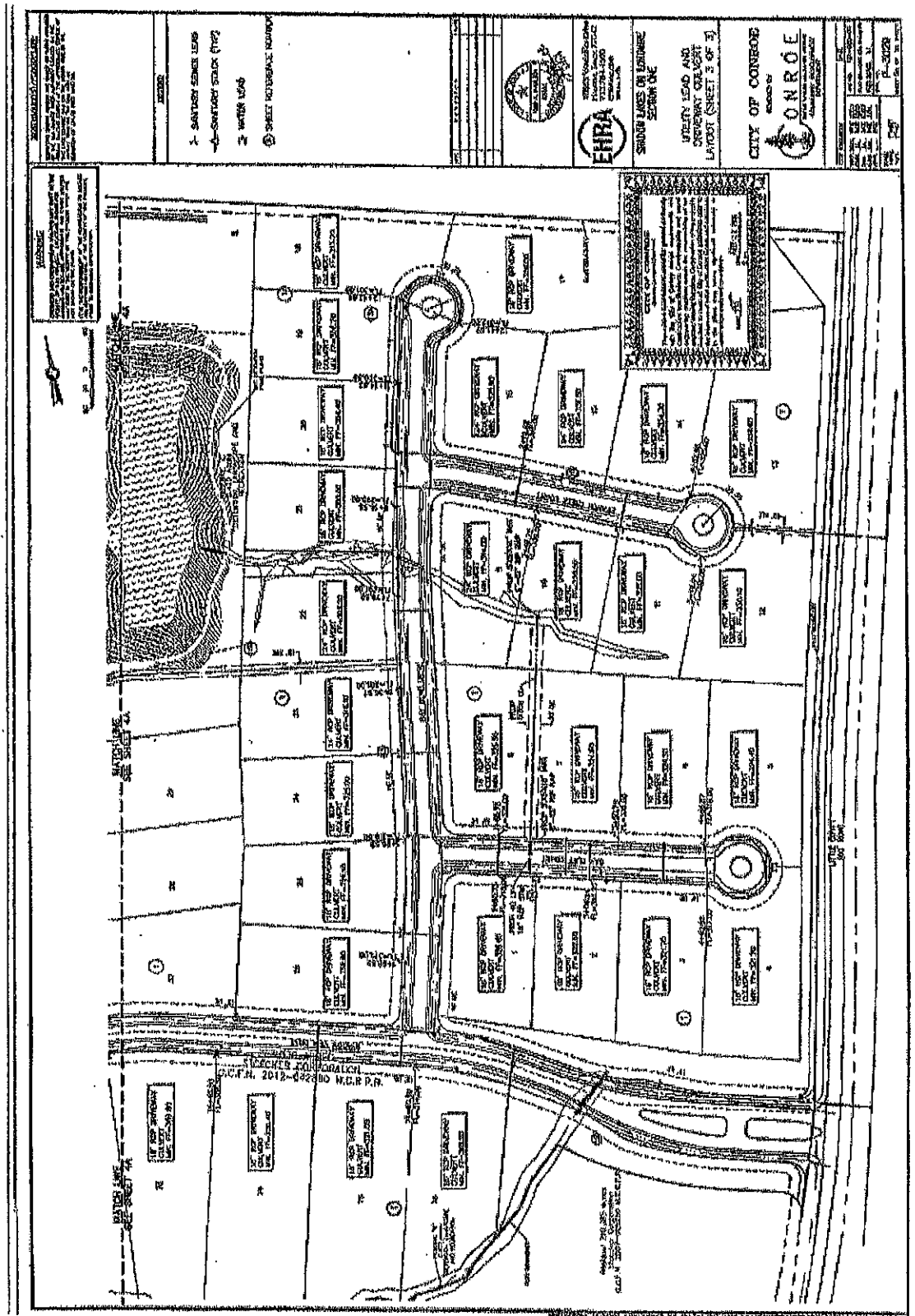
**DESIGNED BY**

J. M. ...

**CITY OF CONROE**

ATTACHMENT 3

SHADOW LAKE FOREST  
DESIGN GUIDELINES



4817-5188-8795v.4  
52919-105 7/15/2019

ATTACHMENT 3

SHADOW LAKE FOREST  
DESIGN GUIDELINES

**E-FILED FOR RECORD**

**07/30/2019 10:19AM**



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.

**07/30/2019**



County Clerk  
Montgomery County, Texas