



**HARVEST GREEN HOMEOWNERS ASSOCIATION, INC.**  
**ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

I, the undersigned, pursuant to Texas Property Code §202.006, do hereby certify:

That I am the Secretary of the Harvest Green Homeowners Association, Inc., (hereinafter the "Association") a Texas non-profit corporation;

That the attached Architectural Review Committee Guidelines (the "Guidelines") apply to the operation and utilization of property within the Harvest Green subdivision, have been promulgated by the Association, and approved by the Declarant;

That the property affected by the Guidelines is the Harvest Green subdivision, a subdivision of multiple sections located in Fort Bend County, Texas, and restricted by the Declaration of Covenants, Conditions and Restrictions, (Residential Property), recorded under Fort Bend County Clerk's File No. 2014134161, as same has been or may be amended from time to time, and any other property which has been or may be annexed thereto and made subject to the authority of the Association;

The Guidelines are set out on the attached Exhibit "A";

That the attached document is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 13 day of April, 2016.

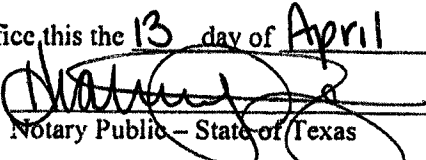
  
\_\_\_\_\_  
DAVID HOGUE, Secretary

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME the undersigned authority, on this day personally appeared DAVID HOGUE, the Secretary of the Harvest Green Homeowners Association, Inc., known to me to be the person whose name is subscribed to this document and, being by me first duly sworn, declared that he is the person who signed this document in his representative capacity, and that the statements herein contained are true and correct.

Given under my hand and seal of office this the 13 day of April, 2016.



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

**After Recording Return To:**  
Stephanie Quade  
Roberts Markel Weinberg Butler Hailey PC  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, Texas 77056  
4341-00001

WHEREAS, the undersigned, being the Declarant, hereby consents to and approves the Architectural Review Committee Guidelines attached hereto.

SIGNED this the 13 day of April, 2016.

**DECLARANT:**

Grand Parkway 1358 LP, a Texas limited partnership

By: Johnson 1358 GP LLC, its general partner

By: [Signature]  
Print Name: Shay Shafie  
Print Title: VICE PRESIDENT

STATE OF TEXAS §  
  §  
COUNTY OF Ft. Bend §

BEFORE ME, the undersigned authority, on this day personally appeared Shay Shafie, the Vice President of Johnson 1358 GP LLC, general partner of Grand Parkway 1358 LP, a Texas limited partnership, on behalf of such company and partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of April, 2016.



[Signature]  
Notary Public - State of Texas



HARVEST GREEN

HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

*Disclaimer: Harvest Green Homeowners Association, Inc. , reserves the right to change, alter and amend these Guidelines without notice. Residents are advised to contact the Association prior to beginning any improvements to determine the current status of these guidelines. There is no such thing as an automatic approval or verbal approval. All approvals must be in writing and shall have been reviewed and approved by the Architectural Review Committee. The Harvest Green Design Guidelines will also apply as source for the Architectural Review Committee to follow in the course of their review.*

*Revised:*

*Approved By:* \_\_\_\_\_



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## Architectural Review Committee

### Review Guidelines

The Architectural Review Committee (ARC) was created by the Harvest Green Homeowners Association (HOA) to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Covenants, Conditions and Restrictions (CC&Rs) provide that no building fence, wall, structure, improvement, exterior appurtenance, or exterior landscaping shall be commenced, erected, placed, or altered on any Lot, nor shall any exterior addition to or change or alteration be made to the Lot, improvements, or appurtenances until the construction plans and specifications describing the nature, kind, shape, height, materials and a plot plan showing the location of same, have been approved in writing.

It is the general purpose of the ARC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the house and/or lot itself.

As these Guidelines are updated and modified, all prior approvals will be accountable to the standards that were in place at the time of approval.

### Procedure

1. **It is absolutely necessary that you obtain and refer to the most current copy of the “Harvest Green Homeowners Association, Inc. ARC Guidelines prior to the design or contemplation of any modification to your home.** Copies of the current guidelines are available on the Harvest Green Homeowners Association website. Or YOU MAY CONTACT YOUR CLIENT SUPPORT MANAGER AT LEAD ASSOCIATION MANAGER [csm@lead-inc.com](mailto:csm@lead-inc.com)
2. Obtain a current copy of the “Request for Approval to Modify Property” application form from your management company. A copy of this form is also available on the Harvest Green Homeowners Association website. The Architectural Review Committee “ARC” cannot respond to any verbal requests for approval. **ALL APPLICATIONS MUST BE MADE IN WRITING.**
3. Prior to any exterior home modification, a “Request for Approval to Modify Property” application must be completed in its entirety and mailed to the address indicated at the top of the application. If the proposed modification or repair involves an exterior modification other than paint, stain or roof replacement, **two (2) copies of the lot survey, the drawing of the property depicting the location of the proposed modification or structure, the specific detail of all modifications (including all materials, dimensions, colors and proposed finish detail) and any other information will be necessary to adequately review the application, and must be submitted to the ARC.** If the ARC does not have enough detail to adequately review the application, the application will be denied pending further information.
4. Upon receipt of the application, the management company will verify that the application is complete, that the homeowner has no outstanding balances with the HOA and that the homeowner has no outstanding deed restriction violations. If the application is still not complete, the management company will return the application to the homeowner requesting the additional information needed.
5. The ARC has up to 30 days to respond to all requests but will endeavor to respond as soon as possible. This 30-day review period will not commence until the Application is complete. The ARC will meet a minimum of once a month. If the quantity of applications for ARC review warrants, a Special Meeting may be called so the homeowners do not have to wait for the next regularly scheduled meeting. The Chairman of the ARC will make this decision. In any event should the ARC take longer than (30) days from receipt the request is deemed disapproved until such time an approval is granted by the ARC.
6. The majority vote of the members at a meeting at which a quorum is present will be required to render any decision. No individual committee member has the authority to approve or disapprove any request. The HOA Board of Directors has the authority to overrule any decision made by the ARC.
7. If an application is not approved The ARC 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 ARC, they must submit a written request to the management company who will notify the ARC. The applicant will then have a maximum of up to fifteen (15) minutes at the beginning of the regularly scheduled ARC meeting to appeal the decision. The ARC will evaluate the appeal in an executive session during the meeting. The applicant may also appeal to the HOA Board of Directors at its regularly scheduled meeting. A written request to the management company is required in order to be placed on the agenda.

**Guidelines**

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

Approvals are not an automatic acceptance of a modification. If the quality of a modification does not meet the expectations of the ARC's interpretation of the spirit and intent of the guidelines, a modification may be disapproved after construction.

Because these guidelines may change from time to time, it is highly recommended that the homeowner check the HARVEST GREEN website for the most current copy of the Architectural Review guidelines.

These guidelines are in no way intended to cover all aspects or all required submissions. Each submission will be judged on the specific conditions for that submission and how it fits within the spirit and intent of these guidelines or within the level of quality that the committee deems necessary for the submission.

Play Structures

- 1.1 Play structures must be no higher than twelve (12) feet maximum. If a fort has a platform, then the platform can be no higher than six (6) feet off the ground. The structure should be centered in the backyard, but position of the structure will be evaluated on a case-by-case basis.
  - 1.2 If play structure has an awning, canvas is allowed, however color is limited to a solid dark green or tan. Also the canvas must be kept in quality condition or its removal will be requested by the HOA. Awning, canvas must be maintained to not present as torn, faded appearance.
  - 1.3 All playground equipment shall be adequately screened on all sides that have public views with trees and/or shrubs that are of an equal height to the playground equipment.
  - 1.4 Structure must be placed and maintained a minimum of ten (10) feet off side property lines and within fenced portion of the rear yard.
  - 1.5 There shall be no more than one (1) play structure located within a yard.
  - 1.6 The position of a structure should be sensitive to the privacy of adjoining homes.
2. Gazebos/Freestanding Shade Structures
    - 2.1 Evaluated on a case-by-case basis.
    - 2.2 Structure must be placed and maintained a minimum of eight (8) feet off side property lines, eight (8) feet off rear property lines and six (6) feet from the house, within fenced portion of the rear yard.
    - 2.3 Structure should not be higher than thirteen (13) feet.
    - 2.4 See Section 5 "Patio Covers" for additional requirements.
3. Outbuildings/Storage Sheds
    - 3.1 An "outbuilding" is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garage wherein an actual opening to the main structure or garage exists, but does not include storage sheds, gazebos and playhouses/forts.
    - 3.2 The colors including roof shingles should match/blend with the predominant exterior colors of the main residence.
    - 3.3 No storage sheds/outbuildings will be allowed between the house and the side fence or in the back yards of lake and golf course, park or open view lots. No storage sheds/outbuildings shall be within public view.
    - 3.4 If the storage shed/outbuilding is to be constructed by the homeowner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If unit is to be pre-manufactured, the manufacturer's specifications and a picture must be submitted for approval.



3.5 Specifications for storage shed:

- 3.5.1 The outbuilding should have a peaked roof no higher than eight (8) feet from the ground to the highest point.
- 3.5.2 The size of the structure must be held to a maximum of 10' x 12' floor space.
- 3.5.3 Structure must be placed and maintained a minimum of eight (8) feet off side property lines and eight (8) feet off rear property lines and within fenced portion of yard at a minimum of five (5) feet from front fence.

4. Basketball Goals

- 4.1 The basketball goal backboard and net must be maintained in excellent condition at all times.
- 4.2 Backboard must be regulation size.
- 4.3 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted black or grey to match the roof shingles.
- 4.4 If backboard is mounted on a pole, the pole can be no larger than 6" diameter and must be regulation height. Pole must be located behind front building set back line, on exterior side of driveway. In the case of front loading garages, goals must be located no farther away from the face of the garage than ten (10) feet.
- 4.5 Rubber padding on basketball pole must be black.
- 4.6 No lights are allowed for basketball goal.
- 4.7 If any complaints are received within twelve (12) months after installation, the basketball goal will be subject to immediate removal at the request of the ARC.
- 4.8 All backboards must be either clear or white fiberglass.
- 4.9 Portable goals are only allowed in the back yards of non-public view lots (i.e. lake lots, creek lots, trail lots, etc.).

5. Patio Covers

- 5.1 Should be constructed of materials which complement the main structure.
- 5.2 Prefab covers made of aluminum may be approved providing they match the trim color on the home. Unfinished aluminum will not receive ARC approval. All metal must be painted.
- 5.3 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 post should be trimmed out to match house. Supports must be painted wood, painted metal or brick columns. No pipe is allowed.
- 5.4 At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house. Treated wood must be used.
- 5.5 Patio construction materials are as follows:
  - 5.5.1 Painted aluminum (to match trim of house).

- 5.5.2 Painted wood (to match trim of house) if connected to home.
- 5.5.3 Natural pressure-treated wood such as cedar or redwood may be used on freestanding covers that are no close to home. Treated pine must be painted or stained.
- 5.5.4 Fiberglass or corrugated aluminum roof materials are not acceptable as construction material. All patio cover material, i.e., metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.
- 5.5.5 If canvas is used as roofing material on patio cover, it must be a solid earth tone color and the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or its removal will be requested by the HOA. No blues or greens allowed for residential use.
- 5.5.6 Patio covers may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 5.5.7 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 (5) feet away from a side lot line, the ARC will require that it be guttered with downspouts if it is to be a solid cover.
- 5.5.8 If shingles are to be used, they must match the color, brand and weight of the existing shingles, further the roof decking material shall be 3/4" plywood and shall be primed and painted to match the trim color of the home. 2" x 6" joists must be used and shall be a maximum of 24" apart.

## 6. Room Additions

- 6.1 A room addition is defined as space that has a concrete slab, walls (either full or half), doors into and out of the space, windows and roof structure over it.
- 6.2 **Detailed plans prepared by an architect must be submitted to the ARC. Details of the eaves must match the home. Brick details to match as well.**
- 6.3 Exterior materials and colors should match the house as much as possible.
- 6.4 Room additions may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 6.5 Size and shape will depend on architectural style and layout of home size and lot, and how well room addition must show a room of reasonable size to constitute a legitimate request for a room addition. Roof of addition must integrate with existing roofline so as to appear to have been part of the original home. Room additions cannot exceed one-third (1/3) of the remaining back yard, but may be denied for other reasons, i.e., structural integrity, architectural suitability, etc., even if it does only use one-third (1/3) of the remaining yard.
- 6.6 A room addition shall be designed to be a part of the home and the design including brick and roof details shall be exactly the same.
- 6.7 Building permits, if required, are the responsibility of the homeowner.
- 6.8 Extensions to garages for the purpose of storage will be reviewed on a case-by-case basis.

7. Exterior Painting

- 7.1 Earth tone colors were most often used when homes were constructed. In general, an earth tone color or a match of the original color should receive ARC approval.
- 7.2 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.

8. Storm Windows and Storm/Screen Doors

- 8.1 Providing the frames of these are of a color compatible with the exterior house colors, storm windows and storm or screen doors should receive ARC approval.
- 8.2 Storm doors may be added to the front door providing it does not contract with the original door to the home. ARC approval must be acquired.

9. Decks

- 9.1 Decks may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 9.2 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.
- 9.3 Decks cannot be higher than 18".
- 9.4 If painted, it should match the house trim color.
- 9.5 Only exterior grade material may be used.
- 9.6 There are very detailed specifications on what can and can't be done for decks or docks adjacent to the lake. Detailed illustrations can be provided.
- 9.7 Second story decks will only be allowed as part of original overall design of home. The addition of a 2<sup>nd</sup> story deck after the original home plan has been designed and approved by the Architectural Review Committee (new construction) will not be allowed.

10. Swimming Pools/Spas

- 10.1 No pool or spa of any type may encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval. NOTE: Centerpoint Energy may charge for this consent letter.
- 10.2 Ideally, any pool or spa should be located at least eight (8) feet from any brick wall and five (5) feet from a side a rear lot line to maintain proper drainage on lot. However, a minimum of three (3) feet will be allowed in certain instances.
- 10.3 No above-ground pools will be permitted.
- 10.4 A one thousand dollar (\$1,000) returnable deposit will be required for any pool construction in the subdivision. A written notification of completion shall be submitted to the ARC for a final inspection of construction areas in public view. The deposit will be

returned after the inspection, provided that all areas impacted by construction have been returned to their original condition.

- 10.5 Features such as rock waterfalls shall not exceed six (6) feet in height and all above-ground features like waterfalls or walls on lake or golf lots must be finished on the back side and screened with landscaping from public view.
- 10.6 A one thousand dollar (\$1,000) fine will be imposed if the pool contractor has been discovered illegally dumping excess material.
- 10.7 No construction access shall be allowed through any adjacent lot, landscape reserve or property without the written consent of the landowner. A copy of this consent shall be submitted to the ARC prior to construction.
- 10.8 Any pool equipment that is visible to the public shall be properly screened with landscaping.
- 10.9 Any dirt in the streets generated by construction traffic shall be cleaned at the end of the day on a daily basis.
- 10.10 Any violation of these construction guidelines could result in forfeiture of deposit.
- 10.11 All pools must comply with the fencing requirements of the City or County depending on the City of ETJ in which your home is located.

#### 11. Solar Panels/Screens/Film

- 11.1 The ARC will approve solar panels which are unobtrusive and which blend in with the roof shingle color.
- 11.2 Parabolic solar connectors which are not mounted so as to be flush with the roof will not be approved.
- 11.3 Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.
- 11.4 No solar panel should be mounted so that it extends above the roofline.
- 11.5 Solar panels should be mounted so that they are not visible from the public view on any side.
- 11.6 Solar screens will be allowed on back and side windows, but must receive prior approval from the ARC.
- 11.7 Colors and manufacturers must be acceptable to the ARC for both screens and panels.
- 11.8 Solar film must be non-reflective type.

#### 12. Satellite Dishes

- 12.1 Satellite Dishes are not allowed to be visible from a front or side street. If possible, dish must be mounted at or below fence height for screening purposes. Dishes that are larger than the 18" variety are not permitted.

#### 13. Fence/Fence Extensions

- 13.1 Evaluated on a case-by-case basis.

- 13.2 No higher than eight (8) feet and granted on limited basis only. Consents from all affected neighbors must be submitted in order to be considered for a height extension.
- 13.3 No painting, staining, varnishing or sealing of fence, with the exception of Behr Deck Plus Semi-transparent DP518 Pewter.
- 13.4 Cedar is required for wood fencing. All tubular steel fencing must conform to the Imperial style and design specification. Details and examples can be provided.
- 13.5 Fence extension requests should be submitted by both neighbors sharing the side lot line and fence, except in the case of corner lot.
- 13.6 No fencing may extend so as to encroach across the front building line.
- 13.7 If both neighbors do not concur as to a proposed fence extension, the ARC will examine the effect the fence extension will have on both parties. If one party will suffer detrimentally from the extension (i.e., will totally enclose a bay window) the ARC will reject the application.
- 13.8 Only fence extensions which will be installed picket side out shall be considered by the ARC.
- 13.9 Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.
- 13.10 Fences or brick walls that are common to a homeowners' lot and a common area or street, are owned by the HOA and shall not be modified, stained, painted, used as support for planting beds, vines, or used as a shelf for bird feeders, pot plants or other decorations.

14. Decorations

- 14.1 On front lawns of lots and on any portion of a lot visible to the public, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouse, fountains, furniture, or other decorative embellishments unless specific items have been approved in writing by the ARC on a case-by-case basis (see Section 19 regarding Bird Houses).
- 14.2 Benches and gates will be reviewed on an individual basis.

15. Exterior Lighting

- 15.1 All landscape lighting, white in color only, should receive ARC approval.
- 15.2 Directional lights must be aimed so as not to shine in the windows of neighboring homes.
- 15.3 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes. Light source should not be visible to the public.

- 15.4 Security lights must be attached to the eaves of the house, preferably garage or corners. Mercury vapor, fluorescent, and sodium halide are not permitted. No colored lighting is acceptable.
- 15.5 Yard lights may be gas or electric: Singled lamp only; maximum height 6'; may be in front or back. Gas or electric lights must be black, brown or white, depending on color of house and determination of suitable color will be the decision of the ARC.
- 15.6 Flood lights are not allowed.
- 15.7 Any modification of the type of lighting on the interior of the home that changes the normal color of white lighting to something of a color that can be viewed by the public must receive prior approval.

16. Wind Turbines

- 16.1 Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above roofline.
- 16.2 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.

17. Outdoor Carpeting

- 17.1 Can only be installed on porch areas in the back yard, no walkways, etc.
- 17.2 Earth tone colors acceptable.
- 17.3 Specifically no green or blue carpet.
- 17.4 Visibility from public areas will be considered in approval.
- 17.5 Small putting greens are allowed in back yards only and must receive prior approval.

18. Burglar Bars

- 18.1 **Burglar Bars are not permitted.** Decorative iron bars are permitted if they were part of the original design of the home and were approved prior to the construction of the home.

19. Bird Houses

- 19.1 Maximum height is twelve (12) feet. Can only be installed in the back yard and will not be allowed on lake lots, golf or lots that back up to major roads. Limit of three (3) bird houses per resident. Details need to be submitted for approval on size, shape and color.
- 19.2 Mounted on 2" diameter metal pipe painted black.
- 19.3 Must be placed toward the middle of back yard.

20. Landscaping

- 20.1 There are specific landscaping requirements for each home. Modifications to any of the front yard or front and rear yard of lake or golf course homes must be submitted and approved in advance for any replacement or enhancement.
- 20.2 Timbers, bricks, stones, flowerbed borders, landscape lights, trellises and sprinklers may be permitted, but must have ARC approval. Brick borders are required to be mortared in place where holes do not show and must have prior approval. Plastic borders will not be allowed unless they are completely buried and are not visible.
- 20.3 Must complement style and architecture of home and conform to color scheme of immediate neighborhood.
- 20.4 Homes in neighborhoods that have had trees installed by the builders in an area between the sidewalk and the curb line of the street shall maintain that street tree system. Street Trees (the trees between the street and sidewalk) may only be replaced when dead and must be replaced with a minimum of a thirty (30) gallon tree in the species of trees that are designed for that particular neighborhood. Yard Trees (the larger live oaks in the front yard between the sidewalk and house) may not be removed. If a Yard Tree is dead, it must be replaced with a minimum one hundred (100) gallon, 3" to 4" tree.

21. Antennas

- 21.1 Back side of house, lower than roofline and must not be visible from the street.
- 21.2 If lot backs onto vacant property and can be seen from entrance to subdivision or adjacent road, screening will be required.
- 21.3 Not allowed on corner lot if visible from front or side street, regardless of screening.
- 21.4 T.V. antennas must be mounted on rear of roof, lower than the peak of the roof. If antenna is visible from rear street, it must be screened from view.

22. Driveway Extensions/Sidewalks

- 22.1 Case-by-case.
- 22.2 Driveway extensions can extend no nearer to side property line than three (3) and five (5) feet in certain instances.
- 22.3 All sidewalks in the side yard must be no greater than 36" wide and centered between house and property line. 30" wide is the recommended width for the standard five (5) foot side yard.

23. Garage Conversions/Carports/Detached Garages

- 23.1 Conversions are permitted provided there are no exterior changes to garage.
- 23.2 Driveways can never be removed from front yard even if alternate garage is built.

24. Window Air Conditioners

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

25. Window Shades/Awnings

25.1 Canvas awnings will not be permitted to be installed on windows to reduce solar exposure unless they are on the back side of house on an interior lot and not visible at all from the street. On a corner lot or lot that backs onto a street, canvas awnings will not be permitted at all.

25.2 Awnings will still be allowed for use on playhouses and patio covers, provided they also comply with the above-mentioned requirements for proper location and color.

25.3 Metal and wooden slat-type shades may be allowed by the ARC if they are deemed necessary in reduction of solar exposure and installation on appropriate windows will be determined by the ARC. At no time, however, will they be allowed on windows on the fronts of the homes and they must be a solid color.

26. Greenhouses

26.1 Only greenhouse subject to ARC approval will be those constructed of clear glass or Plexiglass panels. No fiberglass will be allowed.

26.2 See Section 3 "Outbuildings/Storage Sheds" for additional requirements.

27. Flag Poles

27.1 Flag Poles are not permitted except at the sales office and model homes, with the exception of small flags that mount to a column for National holidays. Flags are acceptable without prior approval providing they are not freestanding. Flags installed/flown must be in accordance with the recorded flag policy.

28. Trampolines

28.1 Any trampoline that has a net system that exceeds six (6) feet in height must conform to the following: On interior lots, nets and support system must be made out of a dark color and have no printed brands on the supports or nets. Lots with a public view shall additionally comply with the playground equipment for public view lots. Be aware that there are may be additional Homeowner Insurance issues to be addressed for trampolines. Check with your agent.

29. Security Cameras

29.1 Security cameras must be submitted to the ARC for approval prior to installation and will be considered on a case-by-case basis.

30. Decorative Concrete



- 30.1 Decorative concrete is only allowed in certain neighborhoods. Standard concrete driveways and sidewalks may not be painted, stained or overlaid with any type of stone, decorative design or color treatment.

31. Driveway Gates

- 31.1 All driveway gates must be designed in accordance with the design specifications and style requirement of Imperial. Details and examples can be provided, and prior approval is a must.