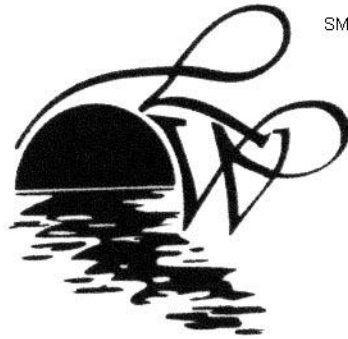


Lake Windcrest



Architectural Control Committee

GUIDELINES

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I. Introduction

A. Need for Guidelines

The CCR's indicate that the concept of harmony should be at the root of every ACC evaluation. The ACC has determined that the maintenance of property values is also consistent with the application of harmony. As applications have been reviewed, there has risen a need for guidelines covering some types of improvements where the CCR's are not specific. So, these Guidelines ("Guidelines") have been developed to document the ACC's basis for its evaluations and to also inform homeowners for their use in planning improvements. The Guidelines and the CCR's together provide a fair and consistent set of restrictions for all. Note, it is common for property owners associations to adopt guidelines to assist owners with the development of their plans for proposed improvements and the property owners association in its review process of applications. The Guidelines and the CCR's are the minimum construction standards for Lake Windcrest homeowners, and **must** be followed when making improvements to their Lots.

The CCR's authorize the ACC to develop these Guidelines, as needed, to cover specific details not otherwise stated in the CCR's. Based on past applications, the rules in the CCR's for fences, outbuildings, and miscellaneous items do not adequately cover the details needed.

B. Hierarchy

The CCR's are the controlling documents for Lake Windcrest. The Guidelines do not modify or delete any requirement in the CCR's, but they do stipulate restrictions the ACC believes are necessary to assure harmony, to assure the maintenance of property values, while also allowing sufficient individuality for physical improvements. The CCR's should be applied before applying the Guidelines. In some cases, the requirements in the CCR's are repeated in this document for the convenience of the reader.

C. Effective Date

Revision 1 of this document was adopted by the Board of Directors in November 2011 and officially recorded January 2013.

Revision 0 of this document was effective as of April 2009. Previous versions of the ACC's Guidelines had effective dates going back to January 2007 for fences, October 2007 for the harmony definition, December 2007 for outbuildings, and January 2008 for miscellaneous items. The effective date depends on the date the Guidelines were/are

adopted by the ACC. The Guidelines will be posted on the Lake Windcrest website (www.lakewindcrestpoa.com), distributed to all Owners, and filed in the Official Public Records of Real Property of Montgomery County, Texas.

D. Revisions

The ACC intends to update the Guidelines as often as needed to respond to new information, adding new or revised Guidelines. The revisions will be dated, posted, distributed, and filed.

E. Grandfather Clause

The Guidelines do not apply to applications for improvements and alterations to improvements duly submitted to, and approved by, the ACC prior to the adoption date; provided, however, the Guidelines do apply if the application evaluation is conducted on or after the date the ACC adopted the applicable guidelines. Provided further, the Guidelines are not retroactive to improvements completed before the effective date of the Guidelines without obtaining ACC approval prior to construction, if the improvements met the guidelines in effect at the time of construction.

F. Definitions

The capitalized terms used in the Guidelines have the same meaning as the terms defined in the CCR's, unless otherwise defined below:

ACC – The Lake Windcrest Architectural Control Committee

BOD – The Lake Windcrest Board of Directors

CCR – The Lake Windcrest Covenants, Conditions and Restrictions (CCR's) are also called Deed Restrictions, which are legally binding requirements as filed with Montgomery County, Texas. The requirements vary in a few details from section to section. Copies of the CCR's are available on the Lake Windcrest website, www.lakewindcrestpoa.com.

Guidelines –The ACC's guidelines for proposed improvements, whether based on a literal reading of the CCR's or based on the application of the stipulated harmony concept. The content of this document, and as further noted in the ACC's meeting minutes, constitute the entire set of guidelines. This term also refers to this document, when capitalized.

II. Definition of “Harmony”

The American Heritage dictionary defines harmony as a pleasing combination of elements in a whole.

In creating the CCR for each section the Developer of Lake Windcrest included the need for harmony within the subdivision. Section 4.01 specifically addresses the basic control of buildings or improvements in Lake Windcrest. Specifically, the CCR states “...harmony of external design and color with existing and proposed structures in the Subdivision ...” To retain harmony across the development sections the Developer in Section 4.05 stated the ACC “... may from time to time promulgate an outline of minimum acceptable construction standards”. In order to establish these standards, the definition of “Harmony” must be defined and implemented as it relates to Lake Windcrest.

One of the primary purposes of the ACC is to maintain or enhance property values by ensuring that the construction of homes, outbuildings, pools, fences, etc. meets the requirements of the applicable CCR. According to the realtor community, Lake Windcrest is an upscale community. It is essential that Lake Windcrest maintain its upscale look while not reducing the community to a “tract home” appearance. Each Section in Lake Windcrest serves a distinct purpose; therefore the definition of “harmony” varies by Section. The “look and feel” of the living environment within the Subdivision varies by Section:

- Sections I – IV permit horses
- Sections II, III, and IV have public lakes
- Section V has a private lake
- Section V has a golf course
- Section V requires a large minimum square footage for homes

Some examples of how “harmony” is applied by the ACC are:

- When looking at construction of new homes, the ACC is looking for a design or elevation that supports the character and unique feeling of the subdivision and colors that blend with the environment. The ACC is looking at the elevation of homes to make sure that the community does not take on the appearance of a tract home development.
- Outbuildings are evaluated based on the purpose of the Lot. The ACC considers the design and style of the outbuildings on Lots designated for horses and whether the building support the number of horses approved for the Lot. Outbuildings for storage, RV's, etc. are considered based on location on Lot and location of homes on neighboring Lots. All outbuildings must blend with the home and Lot

and present a pleasing effect for the eyes. No outbuilding should overwhelm the home. The homeowner should use all reasonable effort to reduce the impact of outbuildings using Lot location, building colors, landscaping, etc.

- Golf Course and Lakefront Lots must be pleasing from the front and back of the Lot. Also, outbuildings obscure the vision for neighbors and for individuals using the Lakes. Therefore, to promote harmony throughout the subdivision, Lots located on the Lakefront and Golf Course in all sections of Lake Windcrest are not permitted to have outbuildings except for detached garages. However, guest houses, and dog kennels are permitted on all Lakefront Lots. Docks are acceptable if the view of the Lake is not obstructed
- Fences must be in compliance with the CCR's and the Guidelines established by the ACC. They must also be consistent with the look and feel of other fences on neighboring Lots.

When developing the Guidelines, "harmony" will be further defined for the purpose of establishing consistency and satisfying arrangement marked by even distribution of the elements.

The Board of Directors has asked the ACC to develop a definition of "harmony" and to apply this in its deliberations for approval of buildings and improvements. The ACC has agreed to do so, and reserves the right to apply harmony to each application as it sees fit.

It is imperative that each homeowner receive ACC approval for all buildings and improvements prior to proceeding with construction. Just because an application was approved in the past for improvements on one Lot under a certain set of considerations and guidelines, does not mean that similar improvements will be approved on the same or another Lot at a later date, as the considerations and guidelines may have changed.

III. Guidelines for Fences

A. General Guidelines for All Fences

1. **Issue Dates:** See the Introduction section regarding the effective date. Previous issued dates for the fence guidelines are: Revision 0, December 12, 2006, Revision 1, August 30, 2007, and Revision 2, September 01, 2008.
2. **Late Applications:** After the fact applications will be evaluated the same as all others. No exceptions are allowed.

3. **Construction Period:** All work shall be installed within 6 months from the date of ACC approval, including gates, and other attachments covered in the approval.
4. **Partial Construction:** Each fence must be constructed such that there are no sections of fence left out, such as for a future sidewalk. Permitted fence breaks are those for driveways, sidewalks to mailboxes, and access gates. A fence does not have to create an enclosure.
5. **Staged Construction:** The building of fence masonry column foundations, but deferring the construction of the masonry column to a later time is not permitted.
6. **Harmony:** All fences shall be in harmony with the subdivision as to material, color, design, location, etc. This provision shall be applied if the ACC has doubts about the proposal submitted.
7. **Chain Link:** Chain link fences are not allowed except they may be used for small animal pens, see Section G for details.
8. **Decorative Fence:** A split-rail fence or other decorative or special fence is not allowed (except as described in the CCR's or in this document).
9. **Sight Lines:** Fences shall not restrict sight lines for vehicular traffic.
10. **Pool Safety:** Owners of Lots with swimming pools are encouraged to install fencing/gates around swimming pool for safety considerations. The homeowner's insurance may require a fence around the pool. The local jurisdiction may have further requirements regarding the installation of such fences and are to be determined by the Lot Owner.
11. **Hedges:** Hedges are not considered to be fences. Except on golf course and lakefront lots where they shall not exceed 4 ft in height on either side and rear property lines in order to not obstruct the view. (Revised 8/2012)
12. **Neighbor Alignment:** Aligning with a neighbor's existing fence is required if such a fence is already installed. Fences installed essentially in the middle of the front yard (aka mid-yard fences) are not required to be aligned with a neighbor's fence.

13. **Cross-Fencing:** Cross-fencing (a fence within a fence subdividing the yard) is prohibited in front yards, regardless of the fence construction.
14. **Attachments:** Plastic barriers, wood or plastic lattice, banners, and signs, are not permitted. Light fixtures are not permitted except at driveway entrances. See wattage limits in Section F. Wire mesh backing is prohibited except where permitted herein.

NOTE: Section A above applies to all fences. Sections B, C, and D below describe additional guidelines depending on the location of the fence on the property. Apply the appropriate section for each fence location.

B. Street Fence (and Side Street Fence for Corner Lots)

[Mid-yard fences are also included]

1. **Ornamental Iron Fence** (for front street and side street fencing)
 - a. **Height:** Maximum of 72", minimum of 48" for Sections 1-4. For Section 5, the maximum height is 48".
 - b. **Material:** Iron (and aluminum) permitted, black PVC simulating iron may be considered. (Revised 8/2012)
 - c. **Coatings:** Must be black or color-harmonious color (same as dwelling) factory-applied finish. Field painting over welds and repair of scratches is acceptable.
 - d. **Size of Rails and Pickets:** Minimum of 1" x 1" for rails and ½" x ½" for pickets. Solid pickets or sealed caps are recommended to prevent corrosion. Round (tubular) pickets are not permitted.
 - e. **Layout:** Extend at least 2 sections (approximately 16 ft. typically) along each side of the yard before stopping or changing materials. Aligning with a neighbor's existing fence is required if such a fence is already installed [Mid-fences need not align.]
 - f. **Small Dog Containment:** Adding plastic fencing to close the gap at the bottom of a wrought iron fence is not allowed; use "puppy picket" iron fencing instead or a very light gauge metal fencing designed for this purpose.
 - g. **Location:** Locate front fences behind all easements, except front fences in Section 5. Side street fences in Section 5 must be behind the side building lines and behind the utility easements in other Sections. Creating jogs or offsets in a front street and side street fence is not permitted except to avoid trees or other obstructions that cannot be moved. Where a side street fence meets a neighbor's front fence, misalignments in plan and/or elevation views may result,

which are acceptable. Direction changes required to join two masonry columns are allowed, including those that must be located within an easement. The Lot Owner is at risk for this configuration however, and shall be so advised.

- h. **Neighbor Connection:** Written approval of adjacent property owner is required to connect to a fence built by a neighbor.

2. **3-Rail Wood/PVC Fence (for front street and side street fencing)**

(Not allowed in Section 5)

- a. **Height:** Maximum of 72", minimum of 48".
- b. **Material:** Only treated pine, cedar, or PVC is permitted.
- c. **Coatings:** The opaque painting of treated wood fences is not permitted. Transparent or semi-transparent staining of wood is permitted. PVC must be white.
- d. **Size of Rails:** Rail size must be 1x6 or 2x6 size.
- e. **Design:** Install wood rails on the street side of posts. The maximum number of wood fence rails allowed is three (3) for front fences. The bottom rail must be at least 10" above the ground. A cap is permitted on the top rail.
- f. **Location:** Locate fences behind all easements.
- g. **Layout:** Aligning with a neighbor's existing fence is required if such a fence is already installed, excluding mid-yard fences.

3. **Masonry Fence (for front street and side street fencing)**

(Not allowed in Section 5, or on Lakefront Lots in Sections 1-4)

- a. **Height:** Maximum of 48". Mortar and steel reinforcing may be required for fences over 24" tall.
- b. **Material:** Must match the masonry on the dwelling. Not permitted for non-masonry homes.
- c. **Design:** Fence sections may be capped with stone. Masonry columns may be up to 12" higher than the fence. Lay-up may be dry or with mortar. A combination design with a low masonry wall and ornamental iron fence above is permitted, and may be up to 72" tall.
- d. **Location:** Locate fences behind all easements.
- e. **Layout:** Aligning with a neighbor's existing fence is required if such a fence is already installed, excluding mid-yard fences.

4. **4. Wood Privacy Fence (for front street and side street fencing)**
 - a. This type is not permitted for this subdivision.

C. Side Fence (From street along side property line to a point aligning with front of dwelling)

1. **Ornamental Iron Fence (for front yard in front of dwelling)**

All guidelines in B.1 apply except that:

 - a. The fence may be located in the side easement, but not right on the side property line unless written neighbor concurrence is provided.
2. **3-Rail Wood/PVC Fence (for front yard in front of dwelling)**

All guidelines in B.2 apply except that:

 - a. The fence may be located in the side easement, but not right on the side property line unless written neighbor concurrence is provided, and
 - b. The rails may be on either side of the posts.
 - c. Wire backing is not allowed.
3. **Masonry Fence (for front yard in front of dwelling)**

All guidelines in B.3 apply.
4. **Wood Privacy Fence (for front yard in front of dwelling)**

These are not permitted in the Subdivision.

D. Side Fence (From a point aligning with front corner of dwelling back) and Rear Fence

(Includes fence parallel to front street attaching to dwelling or garage)

1. **Ornamental Iron Fence (from front corner of dwelling and back, and rear fence)**

All guidelines in B.1 apply except that:

 - a. **Location:** The fence may be located in the easement, but not right on the side property line unless written neighbor concurrence is provided.
 - b. **Wire backing:** Wire backing is allowed to keep animals restrained. Wire gauge and mesh size must be provided with application. Wire shall be “welded wire” of 12.5 gauge or lighter. Use of PVC-coated wire (green or black) is

encouraged where appropriate and should match the fence color. In Section 5 black-coated wire mesh is preferred. Wire shall be on the inside of the fence. Wire backing is allowed for:

- 1) Section 5, only for fences located at the rear of the dwelling and back.
- 2) Sections 1-4, for fences located at the front of the dwelling and back.
(The two items above include fences parallel and perpendicular to the street.)
- 3) Corner Lots in Section 5, if located no closer to the side street than the closest wall of the dwelling or garage.
- 4) All Lakefront Lots in all Sections, for fences paralleling the Lake edge, but only if at least 20' from the rear property line.

2. **Rail Wood/PVC Fence (from front corner of dwelling and back, and rear fence)**

[Not allowed on Golf Course Lots]

All guidelines in B.2 apply except that:

- a. The fence may be located in the easement, but not right on the side property line unless written neighbor concurrence is provided in the application, and
- b. The rails may be on either side of the posts.
- c. Wire backing is permitted, as described in D.1.b above.
- d. The maximum number of wood/PVC fence rails allowed is four for side and rear fences. The bottom rail must be at least 10" above the ground. A cap board is acceptable for the top rail.

3. **Masonry Fence (aligned with front corner of dwelling and back, and rear fence)**

All guidelines in B.3 apply.

4. **Wood Privacy Fence (aligned with front corner of dwelling and back, and rear fence)**

[Not permitted on Lakefront Lots in all Sections. In Section 5, this type is not permitted between dwellings on Golf Course or Lakefront Lots.]

- a. **Height:** Maximum of 72", minimum of 48". The ACC will consider granting a height variance when a 6' wood fence height would not provide privacy on side and rear fences. This shall be evaluated on a case-by-case basis. Wood lattice included in the design of wood fences is allowed but

shall be included in determining the height of the fence, unless there are extenuating reasons such as severe lot sloping that would negate the privacy provided by the standard fence height. A “rot board”, up to 12” wide, is allowed and is not included in the allowed fence height.

- b. **Material:** Must be cedar or treated pine.
- c. **Coatings:** The opaque painting of treated wood fences is not permitted. Transparent or semi-transparent staining is permitted.
- d. **Rails and Pickets:** Minimum of 2” x 4” for rails and 1x6 for pickets
- e. **Design:** Abutting vertical wood pickets (1x4 or 1x6) are acceptable for fences; all other designs are prohibited. So-called “picket” fences are not permitted, including the use of pickets made from 1x6 lumber. The good side (rails invisible from the street) of wood fences running parallel to the front street must face the street (and side street for corner Lots), but may face either direction for non-corner-Lot side and all rear locations.
- f. **Layout:** Aligning with a neighbor's existing fence is required if such a fence is already installed [Mid-fences in back yard need not align.]
- g. **Location:** The fence may be located in the side or rear easement, but not right on the property lines unless written neighbor concurrence is provided,
- h. **Neighbor Connection:** Written approval of adjacent property owner is required to connect to a fence built by a neighbor.
- i. **Openings:** The insertion of pet openings is not permitted.

5. **Wire Fence (aligned with front corner of dwelling and back, and rear fence)**

(Wire supported on posts with or without rails)

[Wire fences are not permitted in Section 5. They are allowed in Sections 1-4 only from the REAR corner of the dwelling back.]

- a. **Height:** Maximum of 72”, minimum of 48”.
- b. **Material:** Only steel is allowed.
- c. **Coatings:** Must be galvanized, or black or green polymer coated.
- d. **Design:** Rails may be used or omitted. Posts must be 4x4 or larger wood, as covered in Paragraph E. (see below) A top rail is required, however.
- e. **Size of Mesh:** Minimum of 2” x 4”.

- f. **Layout:** Aligning in plain view with a neighbor's existing fence is required if such a fence is already installed [Mid-fences need not align.]
- g. **Location:** The fence may be located in the side or rear easement, but not right on the property lines unless written neighbor concurrence is provided.
- h. **Neighbor Connection:** Written approval of adjacent property owner is required to connect to a fence built by a neighbor.

E. Gates and Posts
(Applicable to all fences on all Lots)

- 1. **Height:** Fence posts to be same height as fence preferably, but not more than 6" above or 6" below the top of fence (12" for masonry fence columns). Gates are to be the same height as adjoining fence, but no more that 6" higher for decorative shapes. At the center, the gate must be no higher than 2 feet above the adjoining fence. If masonry support columns are utilized, the gate height at the edge may be up to 12" taller than the fence. Material of posts and rails should be same material and color.
- 2. **Material:** Gate material must be same as the fence material except that a metal gate may be used in combination with a wood or PVC fence. Posts shall be 4x4 or larger.
- 3. **Gate Drawing:** A picture or drawing of each gate must be included in each submittal to the ACC. Show the support post and adjoining fence as well.
- 4. **Location:** Gate and fence posts shall be installed behind the front easement except in Section 5 where gates may be located in the 6' drainage easement (at Owner risk). Fence, columns or posts, without an associated fence, are not permitted, with the exception that masonry columns (reinforced with steel posts, etc.) at driveway entrances may be constructed with or without a fence attached.

F. Masonry Columns
(Allowable in all Lots)

- 1. **Height:** Minimum 48"; maximum 96" or no more that 2 feet higher than fence.
- 2. **Material:** Masonry (brick, stucco, concrete, rock)
- 3. **Set Back:** Shall be behind the front (and side street) easements. This includes driveway entrance columns. In Section 5, fence and entrance columns may be located in the 6' drainage easement at the Owner's risk.
- 4. **Lighting:** Maximum 60 watts per driveway entrance column. No lighting is allowed on other columns or posts. (Revised 8/2012)

G. Special Uses

1. **Dog Pen** -- Chain link fences are not allowed for any fence, except they may be used for small animal pens (not for horses) in non-Lakefront Lots in Sections 1-4. The pen must be 1) invisible to all neighbors and from the street, 2) located against the house or garage, and 3) designed such that the animal cannot see any neighbor or street pedestrian. Vegetation may be required as part of the approval.
2. **Horse Enclosures** -- Arenas and similar designs may be constructed using "Field Fence" or "Horse Fence", without rails. However, the application must state: **1)** the wire gauge and mesh size, **2)** the details of post composition (metal "T" posts are not allowed), and **3)** post spacing. Wire fences without backing rail supports are restricted to the fences behind the rear of the dwelling. Field Fence/Horse Fence shall be at least 4' tall and a maximum of 6' tall, and a minimum 12.5 gauge with 4x4 treated wood posts 8 foot maximum on center. Field Fence/Horse Fence is acceptable only in sections 1-4, but not for Lakefront Lots.

IV. Guidelines for Outbuildings¹

A. General Criteria¹

1. An outbuilding is defined as "a building separate from but associated with a main building. A structure that has a roof and walls and stands more or less permanently in one place." In this document, the term "outbuildings" includes guesthouses, pool houses, detached garages, storage sheds, workshops, sauna buildings, dog kennels, horse barns, horse sheds, boat-houses, any similar structure, and any combination of these. Not included in the definition are open-sided structures such as gazebos, patio covers, and pergolas. Porte-cocheres and carports are considered to be additions, not outbuildings, but are covered herein until separate guidelines are developed.
2. No outbuilding of any kind shall be located on any Lot nearer to the side or rear property line, or nearer to any public road or

¹ All requirements in this document apply to all Sections unless stated otherwise.

nearer to the natural creek or waterway than as indicated on the Plat.²

3. No outbuildings of any kind, except for detached garages, shall be built on Golf Course Lots in Section 5.
4. Lakefront Lots are not permitted to have barns, workshops, RV storage buildings, sauna buildings, storage sheds, boat covers, and boat houses. However, Lakefront Lots are permitted to have guest houses, pool houses, detached garages, and dog kennels.² (Revised 8/2012)
5. Outbuildings shall not interfere with the natural drainage of the Lot or neighboring Lots unless alternate drainage improvements are made with ACC approval.²
6. No construction shall begin until the homeowner receives approval for his application. Just because an application was approved in the past will not be an indication of its approval in the future.²

B. Specific Guidelines

1. General

- a. Outbuildings may be permitted on a Lot or a composite building site provided, however, that the outbuilding is situated in the rear yard, and the plans are approved in advance by the Architectural Control Committee. “Rear yard” means the property no closer to the street than the rear corner of the dwelling, and for corner Lots, also means no closer to the side street than the dwelling.
- b. All applications for the construction of an outbuilding must include a plot plan showing the proposed location of the improvement in relation to the property lines, building lines, existing structures, easements, and existing fences. Items such as sheds, kennels, and barns shall be concealed from the view of the front street, to the greatest extent possible.
- c. All applications for the construction of an outbuilding must include a copy of the construction plans and specifications and any information as may be deemed pertinent. All pertinent dimensions, including the height, length, width, slope of roof, location of eaves, etc., must be shown on the construction plan. The ACC will require an architect’s

² This requirement is stated in the CCR’s for all Sections, as applicable. Refer to the CCR’s for additional requirements.

drawing or manufacturer's catalog showing the front, rear and side elevations of the structure.

2. Size

- a. An outbuilding shall have a minimum height of 8 feet and a maximum of 12 feet at the eave.
- b. The maximum size of an outbuilding is determined by the acreage of the lot or composite lot and the lot's location within Lake Windcrest, the proximity of the outbuilding in relation to a neighboring lot, and visibility to the street and neighbors. Unless an exception is approved by the ACC, the maximum size shall not exceed 50% of the square footage of the primary residence; additional guidelines apply for specific types of outbuildings as noted in the following sections. The outbuilding shall not overwhelm the primary residence in height and size, i.e. a single story residence on a one acre lot with an outbuilding that is taller than the dwelling. On multi-acre lots, consideration will be given to the lot size and location of outbuilding. (Revised 8/2012)

3. Materials

- a. The standard, type, quality, and color of the materials used in construction shall match or be harmonious with the standard, type, quality, and color of the materials used in construction of the main residence on the Lot.
- b. The ACC will require the following to be submitted:
 - 1) Type of construction material to be used and
 - 2) Paint colors that will be used, with the exact name of the colors to be specified.
- c. Outbuildings must be constructed on a concrete slab.
- d. The materials for an outbuilding in Section 5 shall be the same materials as the main residence. In all other Sections, the elevations of the building that face the street(s) and are visible from the street(s) or by neighbors must have a minimum of 30% of the main residence materials. [The basis is the difference in the look and feel of these Sections.]
- e. The roof must match the main residence in pitch and materials.

C. Additional Guidelines

1. Detached Garage/RV Storage (Revised 8/2012)

- a. A detached garage/RV Storage may be built after or while the main dwelling is being constructed as long as it is not

used for residential purposes. In Section 1, this structure may be built prior to construction of the main dwelling so long as the construction of the main dwelling commences within one (1) year of completion of the non residential outbuilding.

- b. **Size** – A detached garage shall be built for at least two (2) vehicles and not more than five (5) vehicles. A maximum of 250 square feet shall be allocated for each vehicle, so that the maximum allowed is 1250 square feet.
- c. **Class A Motorhomes** shall be considered the equivalent of 4 vehicles for units 40ft and longer; 3 vehicles for those 40ft or less. For Motorhome storage, the outbuilding shall be designed in such a manner as to meet the guideline of a maximum of 12 ft at the eave. This may require that the RV bay of an outbuilding be centered in order to accommodate the height of the garage door and railing(s).
- d. **Driveway access** must be provided.

2. **Guesthouses**

- a. **Size** - A guesthouse must contain a minimum of 500 square feet and a maximum of not more than 50% of the total livable square footage of the main dwelling.
- b. **Location** –
 - 1) No building of any kind shall be located on any Lot nearer to any side or rear property line, or nearer to any public road or nearer to the natural creek or waterway than as may be indicated on the Plat.
 - 2) In order to promote the aesthetic quality of “view” within the Subdivision, the ACC shall have the right to review and approve **the location of** any guest house placed on a Lot. (Revised 8/2012)
- c. **Materials** - A guesthouse must match the main residence in design and materials.

3. **Storage Sheds**

Note: Structures used as workshops, street vehicle storage, and horse barns/horse sheds are defined as outbuildings, but are not covered under the term “storage sheds”.

- a. **Size** - Storage sheds shall not exceed ten feet in height at the roof peak and 300 square feet in size.

- b. **Location** – Storage sheds shall be permitted on a Lot or a composite building site if the outbuilding is situated in the rear yard, concealed from the view of the front street to the greatest extent possible, and the plans are approved in advance by the ACC.
 - c. **Materials** - They shall be constructed of brick, stucco, vinyl, or wood siding painted to match the main house. Site-built fiberglass (corrugated) roofing is not permitted. All site-built sheds must be constructed on a concrete slab so as to become part of the real property. Pre-fabricated kits are also permitted for sheds. Gravel foundations are permitted under pre-fabricated sheds that are supplied with integral floors.
- 4. **Porte-Cocheres and Carports**
 - a. Porte-cocheres are allowed but must be of the same style, architecture, and type of materials as the main structure to which it is appurtenant. See CCR's regarding dwellings. These are considered additions, not outbuildings.
 - b. Detached carports of any kind and attached inexpensive metal carports are prohibited.
- 5. **Horse Barns and Horse Sheds**
 - a. Horse barns/horse sheds should be built to support a minimum of one horse up to the number of horses permitted per the acreage of the Lot. Consideration should be given to stalls, tack room, wash area, grain storage, proper ventilation and recommendations of the National Horse Association.
 - b. Three-sided horse sheds are permitted in Sections 1-4 only.
 - c. Horse barns/sheds are **prohibited** in Section 5.
 - d. The fencing associated with horse containment shall comply with the rules and guidelines applicable to all fences.

V. Guidelines for Miscellaneous Items

A. General

The following applies to all Lots in all Sections, based on the harmony concept as defined in the document "Definition of "Harmony" written by the ACC:

- 1. **Probable view.** The probable view from second story windows and balconies and decks (particularly where there is potential invasion of privacy to an adjoining neighbor): The ACC has no limitations regarding this view, except that privacy fences may be allowed to be up 8' tall if there are ground contour dips affecting

the intended privacy, subject to ACC approval. All specific height restrictions in the applicable CCR take precedence.

2. **Sunlight obstructions.** Awnings, patio covers, canopies, gazebos, pergolas, patio covers, outdoor kitchens and other similar structures must be submitted for ACC review and approval. The ACC will determine if the proposed item is harmonious with the overall look and feel of the subdivision.
3. **Solar Energy Devices (Revised 11/2011)**
 - a. **ACC Approval.** The installations of a solar energy device requires the prior written approval of the ACC. Provided that, the ACC may not withhold approval if these Guidelines are met or exceeded, unless the ACC determines in writing that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all Owners of property adjoining the Lot in question constitutes prima facie evidence that substantial interference does not exist.
 - b. **Location.** A solar energy device is not permitted anywhere on a Lot except on the roof of the residential dwelling or other permitted structure on the Lot or in a fenced yard or patio within the Lot.
 - c. **Devices Mounted on a Roof.** A solar energy device mounted on the roof of the residential dwelling or other permitted structure on a Lot :
 - 1) Shall not extend higher than or beyond the roofline;
 - 2) Shall conform to the slope of the roof and have a top edge that is parallel to the roofline'
 - 3) Shall have frames, support brackets and/or visible piping or wiring that are silver, bronze or black tone, as commonly available in the marketplace; and
 - 4) Shall be located on the roof as designated by the ACC unless an alternate location increases the estimated annual energy production of the device by more than ten

person about the energy production of the device if located in the area designated by the ACC. For determining estimated annual energy production, the parties shall use a publicly available modeling tool provided by the National Renewable Energy Laboratory.

- d. **Visibility.** A solar energy device located in a fenced yard or patio shall not be taller than or extend above the fence enclosing the yard or patio.
 - e. **Warranties.** A solar energy device shall not be installed on a lot in a manner that voids material warranties.
 - f. **Limitations.** A solar energy device is not permitted on a Lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.
4. **Storm and Energy Efficient Shingles (Added 11/2011)** that are designed to : (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composition shingles, or (iii) provide solar generation capabilities; and when installed: (i) resemble the shingles used or otherwise authorized for use on property in the subdivision; are more durable than and are of equal or superior quality to the shingles described below; and match the aesthetics of the property surrounding the Owner's property are allowed.
- a. **ACC Approval.** In order to confirm the proposed shingles to the foregoing Guidelines, Owners are encouraged to apply to the ACC for prior approval. The Association may require an Owner to remove shingles that do not comply with the Guidelines.
 - b. **Regulations.** When installed, storm and energy efficient shingles must resemble, be more durable than, and be of equal or superior quality to the types of shingles otherwise required or authorized for use in the Section of Lake Windcrest where the Lot is located, as required by the applicable sections of the Declaration to the Lot. In addition, the storm or energy efficient shingles must match the aesthetics of the Lots surrounding the Lot in question.

5. **Flagpoles, flags, pennants, ribbons, streamers, wind sock and weather vanes (Revised 11/2011)**
- a. Flags displayed on any Lot must be flown either on a freestanding (tall metal pole), a mounted flagpole on a structure, or other small flag holder, such as, for a garden flag.
 - b. Flags other than those identified in (c) below may be displayed within 25' of the residential dwelling; wind socks, ribbons, and streamers are prohibited; attach weather vanes to a building.
 - c. Section 202.011 of the Texas Property Code stipulates that the POA may regulate Flagpoles and Flags of the United States of America, State of Texas, or an official or replica flag of any6 branch of the United States armed forces as specified below:
 - 1) **ACC Approval.** Above-ground flagpole stands and/or footings and illumination under (vi) below must be approved by the ACC. Additionally, in order to confirm a proposed flagpole conforms to the following standards, Owners are encouraged to apply to the ACC for prior approval. The Association may require an Owner to remove flagpoles, flagpole footings, or flags that do not comply with these Guidelines.
 - 2) **Flag of the United States.** The flag of the United States must be displayed in accordance with applicable provisions of 4 U.S.C. Sections 5-10, which address among other things, the time and occasions for display, the position and manner of display, and respect for the flag.
 - 3) **Flag of the State of Texas.** The flag of the State of Texas must be displayed in accordance with applicable provisions of Chapter 3100 of the Texas Government Code, which address, among other things, the orientation of the flag on a flagpole or flagstaff, the display of the flag with the flag of the United States, and the display of the flag outdoor.
 - 4) **Flagpoles**
 - (a) Not more than two (2) freestanding (tall metal pole) flagpoles are permitted on a Lot. Not more than two (2) flagpoles attached to the residential

dwelling or garage (on a permanent or temporary basis) are permitted on a Lot or a combination of freestanding and attached, not to exceed two (2) flagpoles per Lot.

- (b)** A freestanding flagpole shall not be located in an easement or encroach into an easement.
- (c)** A freestanding flagpole shall not be located nearer to a property line of the Lot than the applicable setbacks as either shown on the recorded plat or as set forth in the Declaration. Provided, however, on a case-by-case basis (depending on the size and configuration of the Lot) a freestanding flagpole may be located in front of the front building setback line for a Lot, if approved by the ACC.
- (d)** A freestanding flagpole shall not exceed twenty (20) feet in height, measured from the ground to the highest point of the flagpole.
- (e)** A flagpole attached to the residential dwelling or garage shall not exceed six (6) feet in length.
- (f)** A flagpole, whether freestanding or attached to the residential dwelling or garage must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in the construction of the flagpole and harmonious with the residential dwelling on the Lot on which it is located.
- (g)** A flagpole must be maintained in good condition; a deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.
- (h)** An Owner is prohibited from locating a flagpole on property owned or maintained by the Association.
- (i)** A freestanding flagpole must be installed in accordance with the manufacturer's guidelines and specifications.
- (j)** If the footing and/or stand for a freestanding flagpole extends above the surface of the ground, the ACC may require the installation of landscaping to screen the stand and/or footing from view.

5) **Flags**

- (a) Only the three (3) types of flags addressed in this Section shall be displayed on a freestanding flagpole. Other types of flags may be displayed on a wall-mounted flagpole as other provided in architectural guidelines adopted by the Association or as otherwise permitted by the Association.
- (b) Not more than two (2) of the permitted types of flags shall be displayed on a flagpole at any given time.
- (c) The maximum dimensions of a displayed flag on a freestanding flagpole that is less than fifteen (1) feet in height or on a flagpole attached to the residential dwelling or garage shall be three (3) feet by five (5) feet.
- (d) The maximum dimensions of a displayed flag on a freestanding flagpole that is fifteen (15) feet in height or greater is four (4) feet by six (6) feet.
- (e) A displayed flag must be maintained in good condition; a deteriorated flag must be replaced or removed.
- (f) A flag must be displayed on a flagpole. A flag shall not be attached to the wall of the residential dwelling or other structure on a Lot or a fence, or be displayed in a window of the residential dwelling or other structure on a Lot.

- 6) **Illumination.** Illumination of a flag is permitted but the lighting must be in-ground and have a maximum of 150 watts, unless otherwise approved by the ACC. High intensity lighting such as mercury vapor, high pressure sodium, or metal halide is not permitted. The lighting is required to be compatible with exterior lighting within the subdivision and appropriate for a residential neighborhood. Lighting used to illuminate a flag shall be positioned in a manner so that the lighting is not directed toward an adjacent Lot or a street adjacent to the Lot and does not otherwise unreasonably affect an adjacent Lot.

- 7) **Noise.** An external halyard on a flagpole is required to be securely affixed to the flagpole so that it is not moved by the wind and thereby permitted to clang against the flagpole.
- 8) **Observance of Patriotic Occasions.** Any of the three (3) flags indicated in this section may be displayed temporarily, that is no more than one (1) week prior to and after a National or State patriotic holiday, on temporary flagpoles anywhere on a Lot or at the street adjacent to the mailbox.

6. **Rain Barrels and Rain Harvesting Systems.**

- a. **ACC Approval.** In order to confirm the proposed rain barrel or rain harvesting system is in compliance with these Guidelines, Owners are encouraged to apply to the ACC for prior approval. The Association may require an Owner to remove a rain barrel or rain harvesting system that does not comply with the requirements of these Guidelines.
- b. **Location.** A rain barrel or rain harvesting system is not permitted on a Lot between the front of the residential dwelling on the Lot and an adjacent street.
- c. **Color and Display.** A rain barrel or rain harvesting system is not permitted: (i) unless the color of the rain barrel or rain harvesting system is consistent with the color scheme of the residential dwelling on the Owner's Lot; or (ii) if the rain barrel or rain harvesting device displays any language or other content that is not typically displayed by the rain barrel or rain harvesting device as it is manufactured.
- d. **Regulations if Visible.** If a rain barrel or rain harvesting system is located on the side of the residential dwelling on the Lot or at any other location on the Lot that is visible from a street, another Lot, or a common area, the rain barrel or rain harvesting system must comply with the following regulations:
 - 1) **Rain Barrel:**
 - a) **Size:** A maximum of forty-two (42) inches and a maximum capacity of fifty (50) gallons.

- b) **Type:** A rain barrel that has an appearance consistent with the style and design of the residential dwelling and is either entirely round or has a flat back to fit flush against a wall. A rain barrel must have a manufactured top or cap to prevent or deter the breeding of mosquitoes.
 - c) **Materials:** Polyethylene or plastic resin, ceramic or clay in earth tone color or to match or complement exterior color of residential dwelling.
 - d) **Screening:** The rain barrel must be screened with every green landscaping to minimize its visibility from a street, another Lot, and common area, unless otherwise approved in writing by the ACC.
 - e) **Downspout:** The downspout which provides water to the rain barrel must be the same color and material as the gutters on the residential dwelling, if any. Further, the downspout must be vertical and attached to the wall against which the rain barrel is located.
- 2) **Rain Harvesting System:** A rain harvesting system must collect and store the water underground. The portion of a rain harvesting system that is above ground must appear to be a landscape or water feature. The above-ground portion of the rain harvesting system shall not extend above the surface of the ground by more than thirty-six (36) inches. The above-ground portion of the rain harvesting system must be screened with evergreen landscaping to minimize visibility from a street, another Lot, and common area, unless otherwise approved in writing by the ACC.
- 3) Provided that, the regulations in this section shall be applicable only to the extent that they do not prohibit the economic installation of the rain barrel or rain harvesting system on the Lot and there is a reasonably sufficient area on the Lot in which to install the rain barrel or rain harvesting system.

7. Exterior storage sheds

[See Guidelines for Outbuildings]

- 8. Fire and burglar alarms -- Alarms that emit lights and sounds**, must comply with local regulations, and with industry standards for these types of devices. No ACC approval is required. County regulations require a yearly permit for all external alarms.
- 9. Children playground or recreational equipment --** Such equipment must be located in backyard (and not in side yard), must be no taller than 16 feet, except for tree houses, must be maintained in good condition at all times. Basketball goals (all types) must be located no closer to the street than the building setback line.
- 10. Exterior lights --** Spotlights or floodlights must be directed toward the ground or the dwelling, not toward neighbors; wattage to be no more than 150 watts per bulb if directed toward dwelling; must be no more than 60 watts/bulb if located elsewhere on the Lot. Lights along driveways must be commercially designed or made to be equivalent style. Standard landscaping light systems and seasonal lighting (e.g. Christmas lights) are exempt from this guideline.
- 11. Ornamental statuary**
 - a. General**
 - 1) Ornamental statuary includes sculptures, statues, fountains, pots, and other forms of yard art visible from a street or common area.
 - 2) Ornamental statuary over 18" tall must be submitted for ACC approval, and include a picture or sketch that is a reasonable representation of the proposed statuary.
 - 3) All ornamental statuary must be properly maintained.
 - b. Design**
 - 1) Ornamental statuary must be in harmony with the theme of the landscape that surrounds it.
 - 2) For animal statuary, they must be life-like animals only; limited to animals that are in harmony with the basic natural wilderness feel of Lake Windcrest. (i.e., no pigs, cows, giraffes, camels, etc.).
 - 3) Other types of statuary, e.g. people, will be evaluated according to similar criteria, including the guideline of harmony.
 - 4) Height must be no taller than a one-story eave, measuring the portion exposed to view.
 - 5) Color must be dark earth tones.

- 6) Material must be metal, wood, or masonry (e.g., concrete, rock, etc.) or other durable material approved by the ACC.
- 7) Statue must be tasteful and appropriate as judged by the ACC.

c. Location

- 1) Statuary must be located within a landscaped bed.
- 2) Statuary must be located behind the front building setback line, if possible, otherwise located within 25' of the dwelling.
- 3) No more than 3 per lot are permitted, subject to ACC judgment.
- 4) *Comment:* Ornamental statuary less than 18" tall, pots on attached porches and breezeways, mail box planters, and beds adjacent to mailboxes, and landscape plans do not require ACC approval.
- 5) (Revised: 9/16/2009)

12. The probable view of the Golf Course for other Owners -- No structures are permitted if they block the view of the Golf Course from a neighboring Lot, except as provided otherwise in the CCR's or the Guidelines for Outbuildings. Playground equipment and open-sided gazebos, pergolas, patio covers, and similar structures are acceptable, subject to ACC review, unless judged otherwise by the ACC.

13. The location of the Residential Dwelling on the Lot -- All dwellings must be built within the building setback lines. The ACC reserves the right to require further setback requirements on a case-by-case basis based on the ACC's Harmony definition/guideline, however dwellings do not have to be aligned with adjoining dwellings.

14. The location of satellite dishes and antennas -- Subject to the criteria set forth below, the following are Antennas covered by the Federal Communications Commission's ("FCC") Over the Air Reception Devices (OTARD) Rule, which require review by the ACC after installation, but may be install without the prior approval of the ACC

- a. antennas designed to receive direct broadcast satellite service, including direct-to-home satellite service or receive or transmit fixed wireless signals via satellite that are 39.4 inches or less in diameter;

- b. antennas designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit wireless signals other than via satellite that are 39.4 inches (1 meter) or less in diameter or diagonal measurement; and
- c. antennas designed to receive local television broadcast signals.
- d. (The antennas described in subsections a, b, and c are hereinafter referred to as “Covered Antennas”.)
- e. The ACC suggests the placement plans for Covered Antennas be submitted to the Acc prior to installation, but prior approval is not required in accordance with the OTARD Rule. No Antenna that is not a Covered Antenna shall be allowed on any Lot. No more than one Covered Antenna is allowed per Lot, unless more than one is necessary to receive the desired service. No Covered Antennas shall be placed, allowed, or maintained upon any Lot, which are visible from any street, Association owned property or another Lot unless it is impossible to receive an acceptable quality signal from any other location. In that event, the covered Antenna may be placed in the least visible location where reception of an acceptable quality signal is possible. After installation, the ACC may require painting or screening of the Covered Antenna, which painting or screening does not substantially interfere with an acceptable quality signal. In no event are the following items permitted:
 - (i) satellite dishes, which are larger than one (1) meter in diameter and are visible from any street or exceed the height of the fence surrounding the Lot;
 - (ii) broadcast antennas’ masts, which exceed the height of the center ridge of the roofline; or (iii) the masts of Covered Antennas that exceed the height of twelve feet (12’) above the center ridge of the roofline (unless the occupant of the property can prove to the satisfaction of the ACC that an acceptable quality signal cannot otherwise be obtained and there are no safety concerns). No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed allowed, or maintained upon any Lot, which transmit television, radio, satellite or other signals of any kind. This section is intended to be in compliance with the Telecommunications Act of 1996 (the “Act”), as the Act may be amended from time to time. This

section shall be interpreted to be as restrictive as possible, while not violating the Act.

- 15. Any other manufactured or home-made item**
permanently placed on any Lot -- Such items are subject to ACC review and approval at the discretion of the ACC, applying the concept of harmony unless indicated otherwise in the applicable CCR or an ACC guideline.
- 16. Sign Restrictions** -- In addition to the one builder for-sale sign and one owner for-sale sign permitted in the CCR's, the following are the only other signs allowed: **1)** notice of installed security system in dwelling, **2)** dog warnings, **3)** school function signs, **4)** seasonal signs, and **5)** political signs. Prohibited are sub-contractor and maintenance-contractor signs, address signs resembling County road intersection street signs, and any other sign that the ACC believes conflicts with the intent of this guideline. All signs must be located within the property lines. Except for political signs, the size of any sign is limited to 400 sq. in., unless otherwise stated in the CCR's. Lot "For Sale" signs are limited to a size of 6 sq. ft. [Note: County rules also prohibit the placing of signs in the street right-of-way that extend to the property line; violators are subject to fines.]

For political signs, Owners may place ground signs on heir Lot, which advertise a political candidate or ballot item for an election ("political signs"), provided the following criteria are met:

- a.** No political sign may be placed on an Owner's Lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner's Lot subsequent to the tenth (10th) day after the election date.
- b.** No more than one (1) political sign is allowed per political candidate or ballot item.
- c.** No political sign may: contain roofing material, siding, paving, materials, flora, one (1) or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component; be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object; include the painting of architectural surfaces; threaten the public health or safety; be larger than four feet by six feet; violate a

law; contain language, graphics, or any display that would be offensive to the ordinary person; or, be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

VI. Docks on Subdivision Lakes

A. Basis

This section is based on the dock provisions in the CCRs in paragraph 3.20, Section 1; paragraph 3.23, Section 2 and 3; and paragraph 3.10, Section 5 and the harmony provision in paragraph 4.01(a), all Sections.

B. Application

ACC approval shall be granted or withheld based upon (i) architectural design and character of improvements, (ii) engineering design and specification of planned structure, and (iii) whether or not proposed improvements conform to the ACC's design and construction requirements as stated herein.³

1. Applicants must complete a Dock Application Form (available from management company and association website).
2. Applicants must submit two copies of drawings showing size, configuration, and material specifications. Drawings shall be drawn to scale and show plan and all elevation views. A site plat shall be submitted showing the location of dock/deck.

C. Dock Design and Construction Requirements

1. **Windcrest Lake:** Dock surface area is limited to a maximum of 800 square feet on Windcrest Lake. Dock shall not project into the water of the lake more than 20 feet from normal pool level water line and no less than 6 feet or extend on shore more than 20 feet from the normal pool level water line. The maximum width, measured parallel to the water line, shall be 40 feet. Elevation of the top of the deck shall not exceed 3 feet above the pool level, which shall be 192 mean sea level (msl).
2. **Azure Lake:** Dock surface area is limited to a maximum of 200 square feet on Azure Lake. Dock shall not project into the water of the lake more than 10 feet from the normal pool level water line and no less than 6 feet or extend on shore more than 10 feet from the normal pool level water line. The maximum width measured parallel to the water

³ CCR's Section 1, paragraph 3.10(a); Sections 2 and 3, paragraph 3.23(a); Section 5, paragraph 3.10(a)

line shall be 20 feet. Elevation of the top of the deck shall not exceed 8 feet⁴ above the pool level, which shall be 184 msl.

3. **Serenity Lake:** Dock surface area is limited to a maximum of 200 square feet on Serenity Lake and shall not project into the water more than 10 feet from the normal pool level water line and no less than 6 feet or extend on shore more than 10 feet from the normal pool level water line. The maximum width measured parallel to the water line shall be 20 feet. Elevation of the top of the deck above the normal water level shall not exceed 3 feet, which shall be 198 msl on Upper Serenity Lake and 185 msl on Lower Serenity Lake.
4. Objects that exceed the height restriction above the pool/water level but do not present a significant visual obstruction (such as flagpoles, railings, umbrellas and lamp standards) are allowed. However, objects such as these must be shown on the application and submitted to the ACC.
5. Structures that would present a significant visual obstruction (such as boathouse, garage, shed, roof, awning cover, other types of dock covers, water slides, etc.) are not allowed.
6. Shoreline maintenance shall ONLY be through the use of Con-Lock or other similar product and the slope of the shoreline shall be maintained as originally designed; no bulk heads are allowed.⁵
7. Walkway access to dock shall not exceed 4 feet in width.
8. A lawn deck at the shoreline, which may extend into the water, including any dock is limited to the same maximum square footage and dimensions as noted in paragraphs 1, 2 and 3 above for each subdivision lake dock. Such deck shall not exceed 18 inches in height from ground level, measured at the highest ground elevation under the deck, and must have a sideboard trim installed. If the lot is sloped, the deck may require multi-level construction including a step-down. A lawn deck may be constructed of wood following the requirements noted in item #13 and 14, flagstone, brick, concrete or pavenstone provided that no

⁴ CCR's Section 5, paragraph 3.10(b)

⁵ Lake Windcrest Newsletter, August 2005, available on LW Website, archive documents

part of the area exceeds 18 inches in height. No other structures may be built between the lake and the lakeside building set back line.

9. Docks and/or decks shall be centered on the waterfront between the property side building setback lines. Other placement will be considered by the ACC.
10. Hand rails shall not exceed 48 inches in height and other structures on the dock surface (such as storage bins, benches, table and chairs) shall not exceed 36 inches in height from the top of the dock.
11. Docks may have lighting not to exceed a total of 600 watts and power outlets. Lights are only for use when the dock is occupied. Spot, flood, high intensity/vapor lights or motion/daylight sensor lights are not allowed. Power outlets must utilize protective measures such as Ground Fault Interrupters (GFI).
12. Cross-section of dock supports (pilings) shall be no less than 6x6 and placement shall not exceed 8ft on center. Dock supports (pilings) shall be driven into the lake bottom a minimum of 4 feet. The lake front side of the dock shall be located at least 2 feet into the shoreline and supports (pilings) set into the ground a minimum of 2 feet. Hardware utilized for construction shall be marine grade – either hot dipped galvanized or stainless steel.
13. Decking material and above-water framing may only be pressure treated No. 1 southern pine (.20 retention level or greater), redwood, cedar, or composite finished in natural wood color. Pressure treated wood below water line shall be .40 retention level or greater and in accordance with current EPA regulations. Material specifications are subject to the approval of the ACC.
14. Docks (except for any composite materials) may be stained with a semi-transparent stain; no paint is allowed. A composite coating additive may be used on the surface of the deck to enhance wood preservation and skid resistance. An application must be submitted prior to staining new docks or re-staining existing docks indicating the exact stain and color being used. Floating docks whether tied or with rigid or flexible connectors are prohibited.

15. Docks or decks must be maintained in good repair at all times. Any damage from storms or other causes must be repaired within 6 months. ACC approval is required before making the repairs, except for emergency repairs to prevent further damage or to prevent accidental injury.
16. Overnight storage on dock or mooring of boats, jet skis, canoes, kayaks, or other watercraft is not permitted.
17. All docks/decks and utilities built within the property building setback area are at owners risk should there be a need for shoreline maintenance or access to the shoreline necessitating crossing the lakefront building setback area. All subdivision lakes are subject to flowage easements that could impact structures and/or utilities at the shoreline.⁶

(Effective 11/2009)

⁶ CCR's Sections 1 and 2, paragraph 2.08; Section 4, paragraph 2.08 and 2.09; Section 5, paragraph 2.07