

notice

ARCHITECTURAL GUIDELINES
FOR
BRADFORD CREEK

534-21-2180

The undersigned, being all of the members of the Board of Directors of Bradford Creek Neighborhood Association, Inc., a Texas non-profit corporation ("the Association") and its Architectural Review Committee ("the ARC"), do hereby certify that at a joint meeting of the Board of Directors of the Association and its ARC, duly called and held, the following guidelines were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors, and the ARC desire to exercise the authority granted to it by the provisions of the Declaration of Covenants, Conditions and Restrictions applicable to Bradford Creek ("the Declaration") to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of the Declaration; and

WHEREAS, the Declaration expressly creates the ARC for the specific purposes set forth below; and

WHEREAS, the Declaration provides that no buildings additions or improvements of any kind shall be constructed, remodeled, moved onto, replaced, altered or permitted on any lot until the construction plans and specifications including, but not limited to, site layout, building location, building materials, colors and elevation, have been submitted to and approved in writing by the ARC; and

WHEREAS, the Declaration further provides that the ARC shall have the sole discretion to approve or disapprove plans and specifications for buildings, additions or improvements on the basis of color, quality of building materials, harmony of external design with existing structures; and

WHEREAS, the Board of Directors of the Association and the ARC desire to establish guidelines with respect to the type, quality and color of exterior additions and improvements on lots within Bradford Creek, and all other properties hereafter subjected to the provisions of the Declaration to be followed by the ARC, so that a harmonious exterior design within the subdivision is consistently maintained;

NOW, THEREFORE, the Board of Directors of the Association and the ARC hereby adopt the following standards and guidelines relating to buildings, additions and improvements on lots within all existing and future sections of Bradford Creek pursuant to the authority granted by the provisions of the Declaration:

57
m

COPY

DEFINITIONS

Terms used in this document have the following meanings:

Association	Bradford Creek Neighborhood Association, Inc.
Board	The Board of Directors of the Association
Declaration	The "Declaration of Covenants, Conditions and Restrictions to Bradford Creek"
Declarant	Exxon Land Development, Inc., the creator of the Declaration and the owner of the land comprising Bradford Creek at the time the Declaration was recorded.
Guidelines	Rules, standards and procedures established by the ARC pertaining to buildings, additions, or other improvements in Bradford Creek
Bradford Creek	All of the land subject to the Declaration and any other land to which the Declaration applies or becomes applicable

OVERVIEW

The purpose of architectural design review is to keep the community attractive for the enjoyment of residents and for the protection of property and property values. The Declaration authorizes the ARC to establish rules, standards and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the ARC for any buildings, additions, or other improvements to their property. This is to ensure that the improvements comply with the provisions of the Declaration and ARC Guidelines. The ARC and Board have established these guidelines in accordance with the authority granted to them by the provisions of the Declaration and certain grants made by the Declarant.

These guidelines have been established to assure uniform and fair application of the Declaration and are intended to provide all lot owners in Bradford Creek with information about: the type, color, quality of materials which may be used in the construction of various kinds of improvements; the size and locations of such improvements; and information about the procedures used by the ARC in reviewing applications for proposed improvements.

The ARC reserves the authority to review and approve applications for buildings, additions, or improvements which are not explicitly described by these Guidelines, and to consider additional guidelines in the review process whether published or not. These guidelines may be amended by the ARC as it deems necessary and appropriate.

A. Application Procedure

1. Submission. All applications for approval to make any exterior changes, additions or improvements must be submitted to the ARC in writing by completing the application form in use by the ARC. Plans and specifications for any exterior change, addition or improvement should be attached to the application. The application should be supported by the following information:

- (i) A check in the amount of the then applicable Submission Fee, made payable to "Bradford Creek Neighborhood Association, Inc. "
- (ii) Two (2) copies of an accurately drawn and dimensioned site development plan indicating the location of any and all improvements, including, specifically, the residential dwelling to be constructed on said lot, the location of all driveways, walkways, decks, terraces, patios and outbuildings and the relationship of the same to any set-back requirements applicable to the lot or residential dwelling.
- (iii) Two (2) copies of a foundation plan, floor plans and exterior elevation drawing of the front, back, and sides of the residential dwelling to be constructed on the lot.
- (iv) Two (2) copies of written specifications and samples indicating the nature, color, type, shape, height and location of all exterior materials to be used in the construction of the residential dwelling on such lot or any other improvements thereto, including, without limitation, the type and color of all brick, stone, stucco, roofing and other materials to be utilized on the exterior of a residential dwelling and the color of paint or stain to be used on all doors, shutters, trim work, eaves and cornices on the exterior of such residential dwelling.
- (v) If requested by the Architectural Review Committee, two (2) copies of the lighting plan, including specifications, for any exterior lighting to be utilized with respect to such lot or residential dwelling.
- (vi) If requested by the Architectural Review Committee, two (2) copies of the landscaping and irrigation plans prior to the installation of any landscaping or irrigation.
- (vii) A written statement of the estimated date of commencement, if the proposed improvement is approved, and the estimated dated of completion.
- (viii) Such other plans, specifications or other information or documentation as may be required by these Architectural Guidelines.

The ARC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. In the event that the ARC requests additional

information, the application shall be denied and a new forty-five (45) day period shall commence upon the receipt by the ARC of the additional information. However, the applicant may thereafter submit a new application with the requested information to the ARC for its review. All applications shall be mailed or delivered to the office of the managing agent of the Association.

2. ARC Decisions. ARC members shall consider each application for compliance with the restrictive covenants of the Declaration and with these Guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC.

ARC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within forty-five (45) days of the date of its receipt shall be deemed to have been automatically approved; provided, however, that (i) any such approval shall extend only to architectural guidelines and not to any of the use restrictions set forth in the Declaration and (ii) in no event shall non-action be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate the restrictive covenants in the Declaration. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be commenced within sixty (60) days of the date construction, installation or erection is commenced.

3. Board of Director Appeals. In the event that the ARC disapproves an application, the applicant may within thirty (30) days submit an appeal to the Board of Directors. The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final.

4. Status of Applications During Appeal. During the appeal period, the decision of the ARC on the original application shall remain in effect. The failure of the Board of Directors to respond to a request for reconsideration within forty-five (45) days of the date of its receipt shall not automatically result in approval of the original application.

B. General Guidelines

The ARC shall consider the following factors upon the review of each application for an exterior change, addition or improvement:

1. The quality of construction and materials, colors, exterior design (elevations), size (dimensions), location and appearance, all of which must be harmonious with existing and other proposed structures and/or the design concept of the subdivision;
2. The location must not violate the building set back lines, utility or drainage easements as shown on the official recorded plat or any other provisions of the Declaration.

Note: The ARC cannot grant permission to place an improvement upon or across any utility easement; consent to encroach upon any utility easement must be obtained in writing from the owner of the easement (i.e. utility companies).

3. Improvements which are intended for other than single-family residential purposes, or which may become an annoyance or nuisance to the neighborhood, are not permitted.
4. Improvements must be located so that their use will not infringe upon the enjoyment of neighboring amenities, or place neighboring property at increased risk of damage.

The ARC may also consider the provisions of the Declaration and of applicable statutes, ordinances, and building codes. However, approval of an application shall not be construed as a warranty or representation by the ARC that the change, addition or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the ARC of the fitness, design or adequacy of the proposed construction.

C. Fences

1. Wood Fence Construction. Wood fences facing the front street or along any side street, rear street property line or greenbelt shall be constructed with all pickets on the outside so that no posts or rails are visible from the street. All wood fences must have pickets which are 1" x 6" and be constructed with a number one or number two grade cedar or treated pine material unless otherwise approved in writing by the ARC.

All other wood fences must be constructed in the manner described above or must be constructed in panels (each of which is 6 feet in length) erected in a "good neighbor" fashion so that posts and rails are exposed only on alternate panels when viewed from either side of the fence.

The tops of fences should be horizontal and level. If the topography of the lot varies, the top of a fence should "step" up or down (stagger) as required so that the top of the fence is always level with the horizon.

2. Gates. All gates shall be constructed with material which is compatible to its respective fence type. The hinges and latches used on the gate should be of the same style and quality of those used throughout the subdivision.

3. Color. No portion of a wood fence on a lot which is visible from any street may be painted or stained without the prior written approval of the ARC.

4. Chain Link and Wire Fences. There shall be no chain link or wire fences.

5. Setbacks. With respect to a fence which faces the street in front of the lot, the fence must be set back at least eight (8) feet from the front facing wall closest to the side yard being fenced on any interior lot and on the interior side of a corner lot. With respect to the street side of a corner lot, a fence must be set back from the side property line five (5) feet or one-half (1/2) of the side building setback if greater than ten (10) feet; the fence must also be a minimum of five (5) feet from the side wall of the house.

6. Maintenance of Fences. Pickets or rails that are broken, warped, bent, sagging, or which have otherwise deteriorated must be promptly repaired or replaced. All fences which are stained (with the approval of the ARC) shall be properly maintained to prevent cracking, chipping, fading or mildewing.

7. Height of Fences. No fence on a lot shall exceed six (6) feet in height without the prior written approval of the ARC.

8. Attachments. No structure or materials may be attached to a fence unless otherwise provided by the ARC.

9. Trellis. No trellis is allowed against any surface on the exterior of the residence, garage, or fence. If used in backyard, trellis must not exceed the height of any permissible fence, measuring from the ground.

10. Breezeways. Breezeway fencing between a detached garage and the residence may not exceed four feet (4') in height without the prior written approval of the ARC.

D. Swimming Pools and Spas

An application for the construction of a swimming pool, spa or jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, building lines, easements, existing structures and existing or proposed fences. If any trees are to be removed or relocated, this must also be noted. The application shall also include a timetable for the construction of the pool, spa or jacuzzi. No swimming pool, spa or jacuzzi shall be approved unless the area in which the pool is to be located is either enclosed by a fence constructed of wood or of wrought iron as provided in these Guidelines or such a fence is proposed to be constructed in conjunction with the swimming pool. Spas and jacuzzi must also have an adequate drainage system according to the requirements of any governmental agency having jurisdiction or, in the event there is no governmental agency having jurisdiction, as deemed appropriate of the ARC. Under no circumstances shall water from a swimming pool, spa or jacuzzi be permitted to drain onto the surface of the lot on which the swimming pool, spa or jacuzzi is situated, or onto any adjacent lot. During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, no building materials shall be kept or stored in the street overnight. Excavated material shall either be used on site or removed from the premises by the pool contractor. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. No swimming pools may be enclosed with screens.

No swimming pool, spa or jacuzzi shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent lot. No above-ground swimming pool is permitted on any Lot.

E. Outbuildings

1. **General Rules.** Any type of building which exists on a lot but is not attached to the residential dwelling on a lot, other than the dwelling itself, a detached garage, a gazebo or a children's play structure shall be considered an outbuilding, including tool and/or storage sheds. Only one (1) outbuilding not exceeding ten feet (10') in length, ten feet (10') in width and eight feet (8') in height shall be permitted on a lot and such outbuilding must have a permanent ground attachment. The standard, type, quality and color of the materials used in the construction of an outbuilding shall be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence on the lot. No exterior portion of an outbuilding shall be made of metal. The roof of an outbuilding shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines and shall be compatible with the color and type of materials used in the construction of the main structure. An outbuilding must be located in the backyard of the lot inside the fence. The outbuilding shall be no closer than three feet (3') from any property line and on a corner lot, the outbuilding shall be nearer to the interior property line than to the exterior property line. The ARC cannot approve the location of a structure on a utility easement.

2. **Gazebos.** For the purposes hereof, a gazebo shall be defined as a free standing, open framed structure with lattice-type walls, the purpose of which shall not be for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of gazebos:

- a. Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed twelve feet (12') in height (height measured from the ground) and the horizontal supports cannot exceed eight feet (8'), from the deck level. Decks shall not exceed two feet (2') in height (height measure from the ground).
- b. Flat lattice (arbor type) roofed gazebos. These cannot exceed ten feet (10') in height (height measure from the ground) and the horizontal supports cannot exceed eight feet (8') in height from the deck level.

For both structures, the footprint area is limited to one hundred (100) square feet (typically 10' by 10'). All gazebos must have a permanent roof with materials as set forth in the Declaration and these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residence of the lot. Louvered or trellis style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted. Water and electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground. Gazebos must be located a minimum of six feet (6') from all rear and side property lines. No gazebo shall be

approved for construction on utility or drainage easements or in a manner that causes water to flow onto an adjacent lot.

3. Children's Play Structures. For the purposes hereof, a children's play structure shall mean any type of children's swingsets, play sets, climbing structure, slides, or raised play sets and play forts. A maximum of two (2) children's play structures are allowed on a residential lot. The maximum dimensions for each play structure are ten feet (10') in width by fifteen feet (15') in length by eight feet (8') in height. The play structure may not have vertical beams with a single horizontal support member between them. Tarpaulins may be permitted with ARC approval. No wind-socks or streamers attached to the structure shall be permitted. Play structures must be located within the fence in the backyard. No play structure may be located closer than six feet (6') to any property line. Additionally, any play structure must be located at least ten feet (10') from the property line if the adjoining lot is a residential lot. No play structure shall be approved for construction on utility or drainage easements or in a manner that causes water to flow to an adjacent lot.

F. Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence; provided, however, that corrugated roofs for patio covers and aluminum patio covers shall not be permitted under any circumstances. If siding is used on patio covers, it must be of the same type, quality, and color as the siding on the main residence. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines. Louvered or trellis style patio cover roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted provided the color shall conform to the provisions relating to painting set forth in these Guidelines. Any patio cover which is not attached to the house shall be subject to the Guidelines set forth herein for gazebos.

The location of a patio cover must not encroach on any utility or drainage easement, nor shall it violate the building set back lines applicable to the residential dwelling on any lot. Patio covers must not interfere with drainage or cause water to flow onto any adjacent lot.

All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping. This also applies to any lattice attached to the sides of the structure.

Patio covers which are attached to the house shall be securely attached at a height not less than seven feet (7') nor more than twelve feet (12') from the ground. Patio covers which are attached to a detached garage or breezeway must be securely attached at a height below the eaves of each structure at a height of not less than seven feet (7') nor more than nine feet (9') from the ground. The top of the patio cover at its lowest point shall not be higher than eight feet (8') from the ground. The patio cover roof shall provide an attractive slope away from the house at an angle which does not exceed that of the roof on the house.

The roof of all patio covers (other than arbor or trellis type) must be covered with shingles meeting the roofing guidelines set forth herein, and must have a minimum of 3:12 slope. In cases where it is not possible to have a minimum 3:12 slope (e.g. patio covers attached to a single-story dwelling), the ARC may approve a flat type roof with a modified membrane type roofing material provided the color and appearance of such roofing closely matches the roofing of the house.

If any portion of the patio has a peaked or cone-shaped roof, that portion of the patio cover must also comply with the guidelines for conical shaped (peaked roofed) gazebos, including guidelines for size, location and height.

G. Patio Enclosures

A "patio enclosure" is any patio cover which has exterior walls and/or screens (other than "sun rooms" as defined in these Guidelines). All structural components of patio enclosures, including roofing materials, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.

The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Exterior walls of a patio enclosure shall be constructed of brick or siding which is of the same type, quality, and color as those of the main dwelling on the lot. Aluminum siding is not allowed. No visible part of the enclosure may be made of metal other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the main dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the main dwelling or the color of existing window frames.

H. Decks

All decks must be approved by the ARC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent lot. No deck shall be constructed more than two feet (2') above the ground and in no case will a deck be allowed to serve as a patio cover or balcony. The location of all decks must comply with all applicable building lines.

I. Exterior Lighting

1. Changes to Existing Lighting. Outside lighting may be replaced with a new fixture provided that the wattage of the new fixture does not exceed 150 watts. Existing gas lighting may be converted to an electric incandescent bulb provided that (a) the incandescent bulb is a clear glass type, (b) the wattage of the bulb does not exceed 100 watts, and (c) the lighting color is white. In no event shall the lighting be directed to shine in a manner which disturbs a neighbor.

2. New Lighting.

- a. Security Lighting. Security lighting shall be permitted with the ARC's approval so long as the total wattage for all security lights does not exceed 300 watts. Lights which are dimmed shall be judged by their full wattage. Incandescent, reflector, down-directed or flood lights are preferred over the radial light style of mercury vapor lights. All security lighting shall be mounted behind the back plane of the house or garage. No pole mounted security lights or lights mounted upon fences, trees or structures other than the house or garage, shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage or more than ten feet (10') from the ground. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ARC if the design and location of the house and/or garage on a lot warrant an exception. No more than two (2) flood lights (not to exceed a total of 300 watts) or one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot. Installation of all light fixtures must be approved by the ARC. Exceptions to the number of lights allowed may be granted only to corner lots and cul-de-sac lots, if specifically requested, and then only at the discretion of the ARC. No sodium vapor lights or quartz lights will be permitted. All wiring must be installed within walls or otherwise in a manner so that the wiring is not visible from the exterior of the house.
- b. Landscape Lighting. Exterior landscape lighting shall be permitted with the ARC's approval so long as the lighting is located within flower beds, shrubs and/or trees and all of the wiring is buried. All landscape lighting must be white in color.
- c. Gas Lights. Two (2) gas lights per lot shall be permitted with the ARC's approval; provided that the gas lighting color is white. The color of the pole and fixture must be black unless otherwise approved by the ARC.
- d. Holiday Lighting. Exterior lighting for holidays (i.e., Christmas) shall be permitted so long as the lighting is removed on a timely basis as established by the Association.

3. Annoyances. The Board reserves the right to require the removal or modification of any lighting which it reasonably determines to be annoying to neighbors.

J. Painting

No exterior surface of any house, garage, or other structure or improvement on any lot shall be painted or repainted without the prior approval of the ARC. This applies to existing, as well as

new construction; provided that, if a house, garage or other structure or improvement on a lot is repainted with the identical paint (meaning both the same color and paint manufacturer), and there is no change in the areas to which the particular paint is applied, the approval of the ARC shall not be required. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ARC. The ARC may maintain a chart depicting examples of the acceptable earthtone and forest tone colors and shades of earthtone and forest tone colors for the exteriors of homes and other improvements on lots within the subdivision. The color samples or paint chips shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established for the subdivision. The exterior color must not only be an earthtone or forest tone, but also an acceptable shade of an earthtone or forest tone color. Iridescent colors or tones considered by the ARC to be brilliant are not permitted. The following additional guidelines shall also apply:

1. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials.
2. Principal Colors of Dwellings. The principal color of the dwelling and garage situated on a lot, including the garage door, must be a muted earthtone or forest tone and should not be the same color as any adjacent or facing dwelling on a neighboring lot. The ARC may approve similar paint colors on neighboring structures in cases where the brick or accent colors are substantially different from those of the neighboring structure.
3. Trim. Soffit, fascia board, window and door trim and rain gutters must also be an earthtone or forest tone color; however, the shades of trim color may be deeper than the principal color of the dwelling or garage.
4. Gutters. When rain gutters are painted, their color must match the color of the fascia board trim. When "maintenance-free" gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.
5. Accents. Shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted any acceptable earthtone or forest tone color, including trim colors. Window hoods may also be painted in a coppertone metallic based paint. Only one accent color is permitted per lot. Exterior doors may be stained a natural wood color or may be painted to match the other accents, trim, or main house color.
6. Outbuildings. Any outbuilding or storage building which has a covered roof shall also be subject to these painting guidelines and shall be painted in a color to match the overall color of the principal dwelling.
7. Recommendations. Although not required for approval, the following are recommended:

- a. In most cases, it is more attractive to paint trim the same color as the main portion of the house and to use a different color for accents.
- b. When a different color is used for trim, the color should be a moderately darker shade of the main color and the accents should be painted to match the trim. Extreme color differences or use of more than two colors on a house should be avoided.

K. Roofing Materials and Additions

1. **Materials.** A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ARC. The ARC may maintain a chart depicting examples of the acceptable type, quality and color of roofing materials for homes and other improvements within the subdivision. Each shingle shall be compared to the samples set forth on the roofing materials chart to assure that the proposed shingle is of an acceptable type and quality and that its color is harmonious with the color scheme established for the subdivision. The roofing material must be harmonious with the existing dwelling. The color of each roofing material must not only be an earthtone or forest tone, but also an acceptable shade of an earthtone or forest tone color. Fiberglass or composition asphalt shingles shall be limited to the following types and grades unless otherwise approved in writing by the ARC:

- a. Minimum 300 lb. per square, 30 year warranty:
 - (i) Elk "Prestique" approximately 320 lb. per square., in the Weatherwood, Hickory or Barkwood colors.
 - (ii) GAF "Timberline" approximately 300 lb. per square, in the Weather Blend, Weathered Wood Blend, or Burnt Sienna Blend colors, 30 year warranty.
 - (iii) Genstar "Architect 80", approximately 300 lb. per square., in the Barnwood or Driftwood colors, 30 year warranty.
 - (iv) Owens Corning Oakridge in acceptable colors, 30 year warranty.
 - (v) Such other type of fiberglass or composition shingle of equal or superior quality as may be approved in writing by the ARC.
- b) Minimum 220 lb. per square, 20 year warranty:
 - (i) Elk "Prestique II", approximately 240 lb. per square, in the Weatherwood, Hickory or Barkwood colors, 25 year warranty.
 - (ii) Elk Fiberglass "Sunseal", approximately 225 lb. per square, in the Chestnut, Bark Blend, Weathered Blend or Sable Blend colors, 25 year warranty.

- (iii) Genstar "Fiberscreen Brigade", approximately 220 lb. per square, in the Weather Blend or Barnwood colors, 20 year warranty.
 - (iv) Georgia Pacific "Valiant Fiberglass", approximately 235 lb. per square, in the Weatherwood color, 30 year warranty.
 - (v) Owens Corning Oakridge II in acceptable colors, 25 year warranty.
 - (vi) Such other type of fiberglass or composition shingle of equal or superior quality as may be approved in writing by the ARC.
- (c) Felt for all composition roofs must have a weight of at least 30 lbs.

2. Roofing Additions. No skylights, solar panels, roof ventilators or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure, and are subject to approval by the ARC. No solar or other energy collection panel, equipment or device shall be permitted on the roof of a residential dwelling if visible from any street. All roof ventilators shall be located to the rear of the ridge line and/or gable of any structure and shall not extend above the highest point of such structure. The ARC shall have the right to approve exceptions to the foregoing in cases where safety or energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be hidden from public view. The color of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials.

L. Miscellaneous

1. Birdhouses. Birdhouses shall be permitted without the approval of the ARC, subject to the following:

- a. A birdhouse shall be installed in the rear of the lot only;
- b. No birdhouse shall be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height;
- c. No more than two (2) birdhouses shall be permitted on a lot;
- d. No birdhouse shall be situated higher than ten feet (10') above the ground;
- e. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.

2. Window and Door Awnings. Awnings which are visible from any street shall not be permitted. All awnings must be approved by the ARC. The color and materials used are subject to approval by the ARC.

3. Antennae.
 - a. Antennas for direct broadcast satellites which are forty inches or smaller in diameter, antennas for multichannel multipoint distribution services which are forty inches or smaller when measured diagonally, and normal television antennas may be installed on a lot, provided that they are placed in the least obtrusive location which still enables the reception of an acceptable quality signal.
 - b. All other antennas are prohibited.
 - c. No antenna shall be erected or placed on a lot without the prior written consent of the ARC.
4. Garage Conversions. No conversions of any kind will be allowed.
5. Basketball Goals. A basketball goal may not be installed or erected on lot without the prior approval of the ARC and shall be subject to the following:
 - a. Basketball goals must be mounted either on the garage wall or roof with the backboard parallel to the automobile entrance; or on a rigid steel or aluminum pole (no wooden poles).
 - b. The backboard material must be fiberglass or safety glass. The color must be clear (safety glass), gray or white with the exception of the white, black, orange or red manufacturer's outline markings. The rim should be of heavy gauge steel and red, black or orange in color. The net must be maintained in good condition as determined by the ARC.
 - c. The backboard supports must be firmly attached to the structure, using either lag bolts into underlying support members (garage studs or trusses) or threaded bolts and nuts through the structure's roof or wall. Nails, by themselves, are not permitted. Mounting supports may be of wood, steel, or aluminum. Supports must be painted of a color complying with the house painting guidelines.
 - d. All pole-mounted goals must be behind the front building line that extends from the front of the house or garage parallel to the street. A pole mounted goal must not be within ten (10') feet of an adjacent lot owner's amenities (air conditioning unit, shrubbery, gas meter, driveway, etc.) unless properly protected (i.e., by fence or shrubbery). The pole must have a manufacturer's weather resistant finish and be painted black or grey.
 - e. An application for approval of a basketball goal should include a detailed sketch of the goal's proximity and relationship to the adjoining neighbor's

property and, in pole mounted cases, include a description of the amenities of the adjacent lot and three (3) photographs from three (3) different angles of the amenities on the adjacent lot.

- f. Applications must include the following:
 - i) Roof or Wall-Mounted Goals: A photograph or detailed sketch showing the proposed location of the goal on the garage.
 - ii) Pole-Mounted Goals: A copy of the lot survey showing the exact location of the proposed goal relative to the front of the main structure, lot lines, and easements.
 - iii) Goals Located Near a Lot Boundary Line: Photographs showing the exposed side of the neighbor's property and an indication of the distance between the proposed goal and the nearest neighbor's amenities. This can be achieved by enclosing a photograph as viewed from the street and/or a copy of the neighbor's lot survey showing the location of amenities.
- g. Pole mounted goals installed near a lot boundary line must include with the application a letter stating that the owner will remove the goal if requested by the Board.
- h. The basketball goal, rim and net must be maintained at all times or the basketball goal must be removed.
- i. The Board may revoke its approval and require removal of any basketball goal which it reasonably determines to be a nuisance to the neighbors.
- j. Portable basketball goals must meet the Guidelines applicable to permanent basketball goals with regard to color and materials. Portable basketball goals must be removed from view from the street when not in use.

6. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth below.

- a. Applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business

phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items.

- b. A sunroom may be added to the rear of the residence only. Applications for sunrooms on cul-de-sac lots and corner lots where the rear of the house faces a street or other community property will be considered on a case-by-case basis.
- c. Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.
- d. The floor of the sunroom must be of reinforced concrete slab construction with 3" minimum thickness. No other flooring material will be permitted.
- e. Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed. Safety glass must be a minimum 3/16" thick if tempered glass or a minimum 1/4" thick if laminated glass. Maximum width of glass between support trusses will be 36" measured center-to-center.
- f. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint to withstand 100 m.p.h. wind and 25 lbs. per square foot. No natural aluminum oxidation coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.
- g. The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than 20' measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence. A sunroom may not encroach on any existing setbacks or easements.
- h. Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.
- i. If ceiling lighting is installed, it must be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the

phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items.

- b. A sunroom may be added to the rear of the residence only. Applications for sunrooms on cul-de-sac lots and corner lots where the rear of the house faces a street or other community property will be considered on a case-by-case basis.
- c. Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.
- d. The floor of the sunroom must be of reinforced concrete slab construction with 3" minimum thickness. No other flooring material will be permitted.
- e. Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed. Safety glass must be a minimum 3/16" thick if tempered glass or a minimum 1/4" thick if laminated glass. Maximum width of glass between support trusses will be 36" measured center-to-center.
- f. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint to withstand 100 m.p.h. wind and 25 lbs. per square foot. No natural aluminum oxidation coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.
- g. The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than 20' measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence. A sunroom may not encroach on any existing setbacks or easements.
- h. Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.
- i. If ceiling lighting is installed, it must be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the

trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.

- j. Sunrooms may not have turbine-type or forced fan roof ventilators installed. Only natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.
- k. Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible.
- l. Window coverings are not required. However, only interior coverings will be permitted; there shall be no exterior covering of the sunroom glass allowed. The side of the window covering facing the exterior must be of a neutral, earth-tone color or forest tone, which must also blend with the exterior color of the home. If there is covering on any one window, then all windows must be covered with the same treatment. Color and material samples of coverings may be required to be submitted for approval, at the discretion of the ARC.

7. Signs.

- a. Home Security Signs. No signs shall be permitted on any lot except for a limited number of small, inconspicuous, discretely placed signs for the purpose of warning of the presence of a home security system. Each sign shall be from a professional security company and should not exceed one (1) square foot in area. One (1) sign shall be allowed in the front yard and one (1) shall be allowed within the rear, fenced in portion of the lot. Each sign may be mounted on a stake or a wall of the house or garage. If stake mounted, the top of the sign shall not exceed two feet (2') from the ground level when installed and must be no further than three feet (3') away from the house or garage. Signs must be of an acceptable color which is harmonious with the surrounding structure and landscaping. Acceptable colors for security signs include earthtones, white, black, or dark shades of red, blue or green. The text and overall appearance of the signs must be acceptable and must primarily provide a security warning without prominent advertising of any business. Signs must be maintained in good condition and the Association may require removal of signs which have deteriorated. In addition to (or instead of) signs, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three inches (3") wide by four inches (4") tall. Not more than one decal may be displayed per window or door; provided the decals do not otherwise violate these guidelines.
- b. Other Types:

trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.

- j. Sunrooms may not have turbine-type or forced fan roof ventilators installed. Only natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.
- k. Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible.
- l. Window coverings are not required. However, only interior coverings will be permitted; there shall be no exterior covering of the sunroom glass allowed. The side of the window covering facing the exterior must be of a neutral, earth-tone color or forest tone, which must also blend with the exterior color of the home. If there is covering on any one window, then all windows must be covered with the same treatment. Color and material samples of coverings may be required to be submitted for approval, at the discretion of the ARC.

7. Signs.

- a. Home Security Signs. No signs shall be permitted on any lot except for a limited number of small, inconspicuous, discretely placed signs for the purpose of warning of the presence of a home security system. Each sign shall be from a professional security company and should not exceed one (1) square foot in area. One (1) sign shall be allowed in the front yard and one (1) shall be allowed within the rear, fenced in portion of the lot. Each sign may be mounted on a stake or a wall of the house or garage. If stake mounted, the top of the sign shall not exceed two feet (2') from the ground level when installed and must be no further than three feet (3') away from the house or garage. Signs must be of an acceptable color which is harmonious with the surrounding structure and landscaping. Acceptable colors for security signs include earthtones, white, black, or dark shades of red, blue or green. The text and overall appearance of the signs must be acceptable and must primarily provide a security warning without prominent advertising of any business. Signs must be maintained in good condition and the Association may require removal of signs which have deteriorated. In addition to (or instead of) signs, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three inches (3") wide by four inches (4") tall. Not more than one decal may be displayed per window or door; provided the decals do not otherwise violate these guidelines.
- b. Other Types:

- i) Open House. One (1) temporary open house sign is allowed in front of residence on the day of open house only. Size: no more than six square feet (6') overall.
- ii) School Organization. One (1) temporary school sign is allowed in the planting beds of a residence not farther than three feet (3') from the outside wall of the house, unless otherwise noted and approved by the ARC. Maximum Size Allowed: 42" in height and 18" in width. The ARC shall have the authority to determine the appropriate period of time during which the sign may be displayed.
- iii) Yard of the Month. One (1) yard of the month sign supplied by the Association is allowed in the planting bed of the residence not farther than three feet (3') from outside wall of house.

8. Solar Screens, Window Tint. The color of any solar screens or window tint must be harmonious with that of the house. The frames of the screens must match the color of the window frames of the house, or must match the color of the solar screen material. If any window is covered, all of the windows on the same side of the building must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging. Window tint shall be harmonious, shall not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration.

9. Trees. Trees may not be removed without prior ARC approval, except to remove dead or diseased trees or to provide room for an improvement that has been approved by the ARC. When tree removal is required for the construction of an improvement, it must be disclosed in the application for that particular improvement. When trees are removed for any reason, the homeowner must also remove the remaining stump and fill any resulting hole.

10. Skateboard Ramps. Skateboard ramps are not allowed.

11. Topiaries.

- a. For the purposes of these Guidelines, a "topiary" shall be defined as a plant or shrub that has been trimmed or formed into a fantastic shape, and includes any ornamental structure composed of or covered with living plant material.
- b. Topiaries require ARC approval.
- c. Approved topiaries must be maintained so that only living plant material of natural color is exposed. No mesh, substrate, or other non-living supporting structures may be visible at any time.
- d. Lights on or within a topiary are prohibited.

- e. Topiaries must be planted in or placed on the ground; they may not be suspended from trees or other structures and may not be mounted on a pole or other visible structure.
- f. Topiaries may not be located on any utility or drainage easements.
- g. The ARC and/or the Board reserves the right to require the removal or relocation of any topiary (approved or not) which it reasonably determines to be incompatible with the appearance of the subdivision or which is not properly maintained.

12. Exterior Siding. The exterior siding proposed to be used on any existing structure or new improvement on the Lot other than the main residence, must be compatible with the type, quality, size, and color of the siding on the main residence. All siding is subject to the approval of the ARC; provided that, aluminum, steel, or other metal siding is not acceptable. The following additional guidelines apply to exterior siding:

- a. minimum of a 20-year warranty from a reputable manufacturer (warranty information should be submitted with the application);
- b. thickness, visible width, and spacing of siding must be consistent with that of the original exterior siding; each application submitted to the ARC shall specify the thickness, width and spacing of the existing and proposed siding, and shall include a sample of the proposed siding material;
- c. color of all siding (including siding that is not painted) must comply with the Guidelines for painting as set forth herein; each application must include at least two (2) color samples of the proposed siding color;
- d. must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the Board may require the homeowner (at homeowner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Guidelines.

As provided in the Declaration, the exterior of the front of the main residence must be comprised of one hundred percent (100%) brick or masonry material and the exterior of each side and the rear of the main residence must be comprised of not less than fifty percent (50%) brick or masonry material. The exterior of the front, side or rear of the main residence means the surface of the vertical wall; the exterior of the vertical wall does not include windows, doors, doorsteps, shutters or dormers. The ARC shall have the exclusive authority to determine whether a material proposed to be used on the exterior of the front, side or rear of the main residence is a masonry material.

13. Flag Poles. The Association encourages its residents to display the American flag at appropriate times. However, flag poles are considered an architectural improvement, and therefore,

require ARC approval. Flags may not be used to advertise or promote any product, service, organization or commercial enterprise.

Each lot may have not more than two (2) removable, wall-mounted flag poles or masts, which must be securely attached to the house or garage. The pole or mast may not exceed thirty-six inches (36") in length from which it is mounted. The pole or mast must be removed whenever the flag is not being displayed. Permanent flag poles are not permitted.

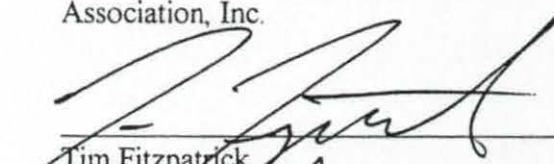
In-ground flag poles (whether temporary or permanent) are not permitted on residential lots.

ADOPTED on the date set forth opposite each name to become effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

BOARD OF DIRECTORS
Bradford Creek Neighborhood
Association, Inc.

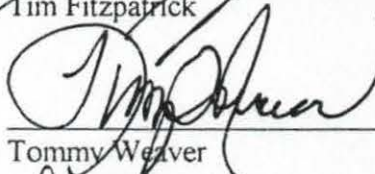
lor

Date: July 31, 2000



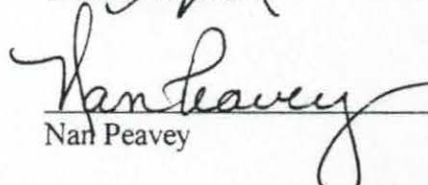
Tim Fitzpatrick

Date: July 31, 2000



Tommy Weaver

Date: July 31, 2000

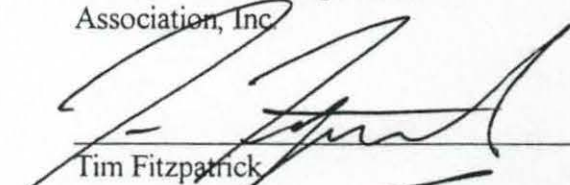


Nan Peavey

ARCHITECTURAL REVIEW COMMITTEE
Bradford Creek Neighborhood
Association, Inc.

(4)
lies

Date: July 31, 2000



Tim Fitzpatrick

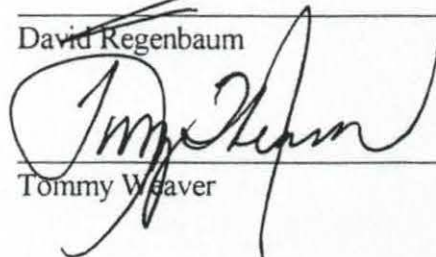
3cc

Date: July 31, 2000



David Regenbaum

Date: July 31, 2000

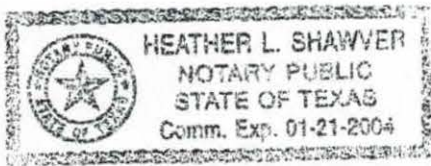


Tommy Weaver

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared TIM FITZPATRICK, as a Member of the Architectural Review Committee and the Board of Directors of Bradford Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of July, 2000.

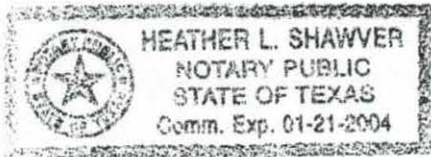


Heather L. Shawver
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared TOMMY WEAVER, as a Member of the Architectural Review Committee and the Board of Directors of Bradford Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of July, 2000.



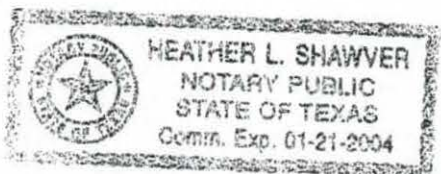
Heather L. Shawver
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

534-21-2201

BEFORE ME, the undersigned Notary Public, on this day personally appeared NAN PEAVEY, as a Member of the Board of Directors of Bradford Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of July, 2000.

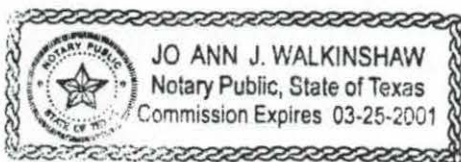


Heather L. Shawver
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared DAVID REGENBAUM, as a Member of the Architectural Review Committee of Bradford Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of July, 2000.



Jo Ann J. Walkinshaw
Notary Public in and for the State of Texas

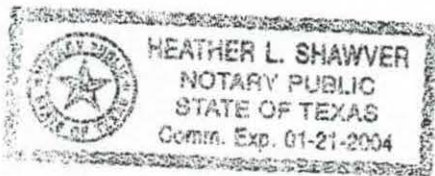
Return to
Butler + Bailey
16 S. Voss Rd.
Suite 500
Houston TX 77057

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

534-21-2201

BEFORE ME, the undersigned Notary Public, on this day personally appeared NAN PEAVEY, as a Member of the Board of Directors of Bradford Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of July, 2000.

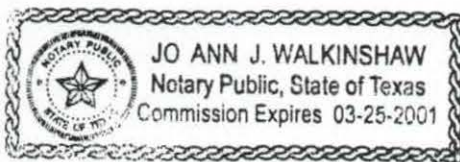


Heather L. Shawver
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared DAVID REGENBAUM, as a Member of the Architectural Review Committee of Bradford Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of July, 2000.



Jo Ann J. Walkinshaw
Notary Public in and for the State of Texas

*Return to
Butler + Bailey
416 S. Voss Rd.
Suite 500
Houston TX. 77057*