



## ARCHITECTURAL GUIDELINES

FOR

White Oak Estates

The undersigned, representing the Board of Directors of White Oak Estates Property Owners Association, a Texas non-profit corporation (" the Association" ) and its Architectural Control Committee (" the ACC"), do now certify that a joint meeting of the Board of Directors of the Association and its ACC, duly called and held, the following guidelines were unanimously made and adopted:

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

WHEREAS, Article IV, Section 4.02 (b) of the Declaration expressly creates the ACC for the specific purposes set forth below; and

WHEREAS, Article IV, Section 4.01 (a) of the Declaration provides that no building, or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof, or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision until the obtaining of the necessary approval from the ACC; and

WHEREAS, Article IV, Section 4.01 of the Declaration further provides that the ACC shall have authority to grant or withhold approval based on matters of compliance with the provisions of this instrument, quality of materials, drainage, harmony of external design and color with existing and proposed structures and location with respect to topography and finished grade elevation; and

WHEREAS, Article IV, Section 4.05 of the Declaration establishes that the ACC Committee may from time to time promulgate an outline of minimum acceptable construction standards;

NOW, THEREFORE, the Board of Directors of the Association and the ACC hereby adopt the following guidelines relating to the buildings, additions and improvements on lots within White Oak Estates Sections 1, 2, 3, & 4, which guidelines shall supplement the applicable restrictive covenants set forth in the Declaration:

## **DEFINITIONS: Terms used in this document have the following meanings:**

**Association:** White Oak Estates Property Owners Association

**ACC:** The Architectural Control Committee of the Association

**Board:** The Board of Directors of the Association

**Declaration:** The "Declaration of Covenants, Conditions and Restrictions" applicable to White Oak Estates as filed or amended from time to time

**Guidelines:** Rules, standards and procedures established by the ACC pertaining to buildings, additions or other improvements in White Oak Estates.

**White Oak Estates:** All sections of the White Oak Estates subdivision under the jurisdiction of the Association.

**Deed Restrictions:** Declaration of Covenants, Conditions and Restrictions

**Common Areas:** Includes parks, lakes, open spaces, and bridle path / nature trail.

**Right of Way:** ("ROW") Public street right of ways

The purpose of architectural design is to keep the community attractive for the enjoyment of residents and for the protection of property and property values. The Declaration authorizes the ACC to establish rules, standards and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the ACC for any buildings, additions, and/or other improvements to their property. This is to ensure that the improvements comply with the provisions of the Declaration and the ACC Guidelines.

These guidelines have been established to assure uniform and fair application of the Declaration and are intended to provide all lot owners in White Oak Estates 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 ACC in reviewing applications for proposed improvements.

The ACC 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 ACC as it deems necessary and appropriate, subject to approval by the Board:

### **A. Application Procedure**

#### **1. Submission.**

All site or building construction, improvements, modification, alterations or additions thereto require approval in writing from the ACC prior to construction. This covers new construction as well as, but not limited to, additions, fences, porches, storage buildings, pools, and changes in house colors. **(Refer to the Declaration applicable to the Section for your property.)** All applications for approval to site or building construction, improvements, modification, alterations or additions thereto must be submitted to the ACC in writing by fully completing the application form currently in use by the ACC, a copy of which is attached hereto as Exhibit A, or such form as may hereafter be adopted by the ACC pursuant to the Declaration. Each application submitted to the ACC shall be accompanied by TWO SETS of plans & specifications for all proposed construction (initial or alterations) to be done on such Lot. If approved, one of the two sets of plans submitted shall be returned to the Owner with said approval noted thereon. The plans & specifications should be supported by the following information:

- a. Drawings of the proposed structure showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) of the structure; and the layout and dimensions of supporting structures (i. e. beams, rafters, trusses)
- b. A copy of a plot plan (showing location of easements, existing buildings and structures, the proposed location of the improvement and applicable building set back lines);
- c. A description of all materials used. Specifically, before exterior colors are used, they must be approved by the ACC, including but not limited to, brick, siding, roofing material, and paint; and
- d. Color samples for all colors involved should be included, if possible.

It is the owner's responsibility to determine all easements and setbacks that exist upon their property. No construction should occur within these easements or building set back lines. If construction is not completed twelve (12) months after start of construction, an extension will need to be obtained, provided no changes have been made to the original design. If changes have been made to the original design, the application will have to be resubmitted. All building and septic permits must be in effect at the time of construction. The ACC has thirty (30) days from final submittal of plans and permits to approve the plans and authorize commencement of construction.

The ACC reserves the right to request any additional information deemed necessary to properly evaluate the application. In the event that the ACC requests additional information and such information is not submitted to the ACC by the applicant in a timely manner (so that the application may be approved or disapproved within thirty (30) days of its receipt by the ACC), the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ACC for its review.

The completed application form shall be submitted to the ACC with plans and specifications as indicated. Main Dwellings require a check payable to "White Oak Estates Property Owner's Association". For all other proposed improvements aside from those listed above, there is no application fee. All applications shall be mailed or delivered to:

White Oak Estates  
Architectural Control Committee  
1776 Woodstead Court, #103  
The Woodlands, TX 77380

Any questions pertaining to these standards may be directed to the ACC.  
Phone (281)296-7000

## **2. Residential Plan Standards.**

All plans and specifications should be drawn in a professional manner. An architect or designer is not required, but recommended for generally better design results. Our plan standards are as follows:

- a. Site Plans : A site or plot plan to show the dimensions of the lot and distance from house to lot on all sides.
- b. Floor Plans : A floor plan to show the dimensions and location of all rooms, patios, balconies, garages, driveways, septic tank drain fields (if any), walks, fences, and structures at each level. Window sizes, electrical, gas and plumbing fixtures must also be shown. Draft at an architectural scale (1/4" - 1'0")
- c. Elevations: Draft at an architectural scale (1/4" - 1'0"). Minimum slab elevations to be reflected on the plat.
- d. Specifications: List all specifications relating to slab design, structural framing, quality of exterior materials, colors, textures, and shape.
- e. Basis of Approval: Approval of plans and specifications shall be based, among other things, on adequacy of site dimensions, conformity and harmony with external design and of location with neighboring structures and sites and conformity to both the specific and general intent of the restrictions.

## **3. Builder / Contractor / Owner Construction Requirements.**

The owner and builder agree to abide by the following:

- a. The controlled burning of underbrush and trees during Lot clearing shall be permitted on site only with approval of the District Fire Marshall. No burning of debris is allowed in the ROW. The work site needs to be kept clean. The property owner and the contractor are responsible for all trash and debris being picked up and removed weekly. No dumping in the lake or on any property within White Oak Estates is allowed. A portable toilet is required to be on site at the start of construction and is required for each construction site requiring more than seven (7) days construction and should be placed behind a 25' setback wherever possible. A trash bin / receptacle is required.

b. Contractors are responsible for keeping mud, dirt, etc. off of the roadway and meeting all E.P.A. requirements regarding movement of silt and other materials from building site to drainage ditches and / or adjacent properties. Contractors will be responsible for repair to any road or road right-of way, shoulders or ditches damaged during the course of construction.

c. Observe all posted speed limits and other signage. Speed limits for passenger vehicles are posted. Trucks should proceed with caution at all times.

d. No dumping or cleaning of cement trucks or dumping of construction material is allowed within White Oak Estates common areas and right of ways (i. e. ditches, parks, all easements).

e. Design of roadside swales must not be altered. The minimum size of the culvert shall be as specified by the County. The inside bottom of the culvert must be even with or slightly below the level of the ditch. The culvert must be installed and properly covered before site preparation and construction begins. Metal culverts and non-structural plastic culverts are not allowed.

f. All signs must conform to sign restrictions as stated in the Declaration. All signs are to be removed after completion of construction. Sign sizes are restricted to 48" square. An ACC approved sign is available by contacting the Management Company, JDH Association Management Company, 1776 Woodstead Court, #103, The Woodlands, TX 77380 Office: 281.296.7000 Fax: 281.882.8086 info@jdhamc.com

g. A sign indicating the address of the improvement must be placed on the property unless a mailbox is present. The mailbox must have the street number.

h. Building permits and any notices required by the ACC will be posted at the job site.

i. Certificate of liability and proof of Builder's Risk is required.

j. No machinery may pass through or block any drainage easement. All machinery must go across the culvert, even for clearing to determine house placement. Prior to any work being started on a lot, a culvert of a minimum 18" diameter and 20' in length must be placed.

#### **4. Inspection Process.**

a. Periodic Inspection: Performed by the ACC to assure compliance of utility easement, drainage easements, flowage easements, and setbacks. To assure compliance of all building requirements such as disposal of debris, burning of debris and all other requirements made on the builder / owner by the ACC.

b. Final Inspection: Prior to occupancy, the ACC may, at its discretion, review the site after completion of construction. Included are decking, walkways, painting, landscaping, and other items necessary to present an aesthetic condition on the lot. Final inspection shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship, or quality of the design or construction of the improvements. Neither the ACC, the Association, the White Oak Estates subdivision, nor any of their respective members, officers, directors, shareholders, employees or agents shall be liable because of the approval or non-approval of any improvement.

c. Non-compliance with ACC approval: If for any reason a structure is deemed not to be in compliance with approved plans, the owner will be notified. The ACC will require the cessation of construction until the item(s) in non-compliance are corrected. Other permits or approvals may be required from the City, County, or other governmental entities. It is the responsibility of the owner to obtain all required City, County, or other governmental approval.

FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS CAN RESULT IN FINES AND/OR LEGAL ACTION. Property owner will be fined \$100.00 per infraction and increased by \$50.00 for each subsequent infraction. In addition to those mentioned in this document, such infractions also include: damage to road surfaces (minimum: fine

plus repair cost); dirty job sites; absence of portable toilets; and disturbance to surrounding lots (minimum: fine plus repair cost).

### **5. ACC Decisions.**

ACC Committee members shall consider each application for compliance with the Declaration and with these Guidelines. The decision of a majority of the members necessary to approve or disapprove an application shall be considered the decision of the ACC.

ACC decisions shall be conveyed in writing 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.

### **6. Appeal of the ACC Decision.**

In the event that the ACC disapproves an application, the applicant may, within thirty (30) days, submit an appeal to the Board of Directors, along with any additional information the applicant considers relevant to the original application. 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. The decision of a majority of Directors in attendance at a duly held Board meeting shall be considered the decision of the Board and shall be final. Final Board decisions shall be conveyed in writing 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.

### **7. Status of Applications During Appeal.**

During the appeal period, the decision of the ACC on the original application shall remain in effect.

## **B. General Guidelines**

The ACC shall consider the following factors upon the review of each application for all site or building construction, improvements, modification, alterations or additions thereto:

a. The quality of construction and materials, colors, exterior design (elevation), size (dimensions), and location must be harmonious with existing and other proposed structures and location with respect to topography and finished grade elevation, and must be in compliance with the provisions of the Declaration.

b. The location must not violate the building set back lines, utility or drainage easements as shown on the official recorded plat, nor obstruct drivers' vision at street intersections.

c. The Owner of each Lot shall have the right to construct, keep and maintain concrete drives, fences, and similar improvements across any utility easement and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Lots, provided however, any concrete drive, fence or similar improvement placed upon such utility easement by the Owner shall be constructed, maintained, and used at Owner's risk.

**NOTE:** The ACC may not grant permission to place a building over, under, 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) . The ACC may grant permission to place an improvement upon or across a drainage easement subject to the condition that the improvement must not impede drainage of any property served by the drainage easement (i. e., including adjacent lots). If deemed necessary, in its sole discretion, the Association may revoke consent to encroach upon any drainage easement. Removal of improvements (if required by the owner of the easement or the Association) shall be solely the property owner's responsibility, cost and expense.

d. Improvements that are intended for other than single-family residential purposes, or that may become an annoyance or nuisance to the neighborhood are not permitted.

e. 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.

Approval of an application shall not be construed as a warranty or representation by the ACC 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 ACC of the fitness, design, or adequacy of the proposed construction.

## **C. Development Standards - Single Family Residential Estate**

### **1. Introduction.**

This neighborhood, from its concept, is intended to embody superior standards of single family detached housing. The following architectural control standards have been compiled in accordance with the Declaration and are intended as a guide to architects, designers, builders, and residents. With respect to new construction, please contact the ACC of White Oak Estates at the address listed in section A.1. of this document. Any questions pertaining to these standards may be directed to the phone number listed in section A.1.

### **2. Designer Requirement.**

All homes and other structures submitted must be designed using an architect-like drawing.

### **3. Lot Criteria.**

**Building Setbacks:** the minimum front setback for the main dwelling and garage is set out on the Plat. The minimum rear and side yard setbacks should be twenty (25) feet, (20) feet in Section Four. The only exception to the setback will be if an easement requirement exceeds the above setback requirements. (Applicable to your Section).

### **4. Architectural Criteria.**

#### **a. Square Footage:**

(i) The total square footage must be a minimum of 2000 square feet. Guest homes shall be a minimum of 500 square feet with a suggested maximum of 1,000 square feet and should be an extension of the main dwelling.

(ii) Square footage shall be measured to the outside exterior walls (i. e. , outside of brick, stone or stucco) . Stairs and two-story spaces are counted only once, and A/C returns, pipe chases, fireplaces and non-structural voids are excluded.

#### **b. Exterior Elevations:** The front elevation of the residence must be oriented to the street.

#### **c. Garage:**

(i) It is strongly advised that each dwelling unit have a garage for at least two automobiles. Garages may be attached or detached to the dwelling. Garage exteriors must receive the same degree of design attention as the dwelling and must be architecturally integrated with the dwelling. Detached garages should be on a concrete slab and constructed of new materials.

(ii) Careful consideration must be given to the location and orientation of garages to enhance the overall street scene. Garages which are oriented to the front street must be set back a minimum of twenty feet (20') from the front plane of the dwelling.

#### **d. Brick:** All brick used should be domestic hard-fired modular brick, which is even in color and texture. Mortar color shall be selected to compliment the brick.

#### **e. Chimneys:** Prefabricated metal fireplaces and metal flues may be used, but their chimneys must match the exterior materials of the house. No open or exposed metal flues are allowed.

#### **f. Roof:**

(i) Roofing material may be constructed of standing seam metal (factory-finished steel, terne or copper), metal shingle, clay or concrete tile, slate, or composition shingles (architectural grade 245# for fiberglass or 345# for asphalt shingles).

(ii) Wood shingles are prohibited.

(iii) The location and design of all skylights and solar collectors are subject to approval. Collectors must be of a flat profile and conform to the slope of the roof. The preferred location of all stack vents and attic ventilators is on the rear slopes of the roofs. Vents and ventilators should not be seen from the street.

(iv) All exposed metal roof accessories (i. e., stack vents, roof flashing, attic ventilators, metal chimney caps, skylight curbs, solar collector frames) shall match the color of the roofing material or shall be a compatible color.

g. Windows: Windows play an important role in determining the visual quality of a residential neighborhood. As the design emphasis on the community favors traditional styles of classical elegance, the use of multi-pane windows is generally most appropriate. No reflective glazing is permitted, although tinted glass is permitted.

h. Exterior Lighting Fixtures: All lighting should be placed so as not to cause a nuisance to neighboring owners.

i. Exterior Materials / Colors:

(i) All exterior material and color selections must be approved by the ACC. The architectural style of the dwelling, in most cases, shall dictate the proper range of materials and colors. Materials and colors, which are appropriate to one architectural style, may be inappropriate to another.

(ii) Colors and materials shall be in harmony with the natural environment of the community and shall be muted earth tones or white.

(iii) All structures built on Lot, including but not limited to main dwelling, garage, barn, or guests house, must have the same exterior design and colors that all improvements on the Lot are aesthetically similar or same.

j. Structural Supports for Dwelling & Other Structural Improvements:

(i) Structural wall supports must be no further apart than sixteen inches (16") on center wall for studs.

## **5. Driveway Criteria.**

All main dwellings must have a driveway. All driveways must be constructed with concrete or asphalt. Typical driveways will be a minimum of ten feet (10') in width, with twelve feet (12') preferred. Driveways must be installed within six (6) months of completion of dwelling.

## **6. Fence Standards.**

Perhaps more than any other single improvement, fencing has the potential of fragmenting the integrity of the natural woodland setting. In many cases, landscaping by itself can accomplish the need. All solid fences visible from the street must be landscaped, subject to ACC approval. Numerous standard fence designs have been identified herein. The appropriate selection of one of these will expedite the review / approval process. Consideration will be given to alternative fence designs, pending detailed supporting information.

- a. General Criteria: When selecting fence type, height, location, materials, color and finish, the following should be taken into consideration. Privacy fencing is employed in close proximity to the home to screen-in personal areas and / or to screen-out high use areas from view. Security fencing controls access to an area. Identity fencing establishes property boundaries. Utility fencing generally will be used to contain a special need, such as a dog run. Alternatives to the high, solid property line fence will be preferable in most cases.
- b. Types: Fences have been grouped into three types, based upon their degree of openness as follows:
- (i) Transparent Fencing [not less than 75 % open] - while providing lot definition and access control, offers the advantages of open views and natural ventilation.
  - (ii) Semi-transparent Fencing [less than 75 % open] - while providing access control still offers partial views and natural ventilation.

(iii) Solid Fencing [0 % open] - should be used in moderation and preferably in close proximity to the home in areas requiring visual control.

c. Height: Fence height should not be greater than is necessary for its intended use. Fence heights are limited to a minimum of four feet (4') and a maximum of seven feet (7'), as measured from the ground. "Privacy Structures" and "Courtyard Enclosures" will not be restricted to the maximum of seven feet (7') height limitation if, in terms of designs, materials, and colors, they are in an architectural extension of the dwelling and if they subscribe to all front, side and rear yard building setbacks. For additional information, consult 7(d) and (e) of this standard.

d. Location and Specifications: The placement and specifications of fencing on residential property is subject to various restrictions relative to its specific location. The following rules must be strictly adhered to:

(i) All fencing, in its entirety, must occur on the lot. No fence shall encroach into any public street right-of-way (ROW) or Common Areas.

(ii) All fencing shall not be closer to front street property lines than the Lot boundary line and no closer than the Lot boundary line to side street lines (i. e., the fence must respect the road ROW along the front / side lot lines).

(iii) FRONT YARD: The front fence will not have a height more than four feet (4'6") and is to be constructed with three 2" x 6" rails. Posts should be on eight feet (8') centers and corner posts must be compatible with neighboring fencing as to alignment and fencing materials. The front fence shall not be closer to front street property lines than the lot boundary and no closer than the lot boundary line to side street lines (i. e., the fence must respect the road ROW along the front / side lot lines).

(iv) The "front yard" is defined as that area between the minimum street ROW setback and the front facade setback. Either treated wood painted white, or white PVC is permitted.

(v) Wrought iron with or without electronically activated security gates along the driveway is permitted.

(vi) All fencing along any road or Common Areas must be 3-rail, as described in subsection (iii) above; and painted white.

(vii) Solid and semi-transparent fencing must be set back a minimum distance of ten feet (10') from the front facade of the dwelling.

(viii) For an interior lot, the "rear yard" is defined as that area between the rear property line and the ten foot (10') front facade setback. For a "corner lot," the rear yard extends to the platted building line of the side street. All three types of fences (transparent, semi-transparent, and solid) are generally permitted in the rear yard, unless the rear yard is adjacent to a Nature Trail / Bridle Path or Lake. For a lot adjacent to a Nature Trail / Bridle Path or Lake, all fencing along the Nature Trail / Bridle Path or Lake is considered to be along any road and is a Common Area, and therefore, must be a transparent, 3-rail fence, as described in subsection (iii) and painted white. For Lake Lots only, the requirement of a transparent, white 3-rail fence, as described in subsection (iii), also must be used from the lake boundary to the rear of the residence, in order to maintain the Lake view of all Lake Lot owners.

e. Materials: When selecting the materials for the fence, the following should be taken into consideration. Depending on the proximity to the dwelling, it may be preferable for the fence, in terms of appearance, to be an architectural extension of the dwelling. The fence should have sufficient strength to assure that it remains plumb and true to its original alignment. The fence should be sufficiently durable so as to be resistant to decay and deterioration due to insects and the elements.

(i) Generally acceptable materials along front, side and rear lots (that are adjacent to a road or Nature Trail / Bridle Path or Lake) include: wood boards or similar appearing materials only as described in subsection (iii).

(ii) Generally acceptable materials along side and rear lots (that are not adjacent to a street or Nature Trail / Bridle Path or Lake) include: wood, iron, masonry, and PVC.



(iii) No wire, barbed wire or temporary fences shall be allowed. However, on lots that have a rear lot line abutting a non-WOE property, an approved wire fence may be permitted. An example would be a three strand non-barbed wire fence on a permanently affixed pole. An exception for the use of wire on fences would be on the back face of a 3-rail fence, or other free standing fence, which could include "mesh wire" or those approved by the ACC.

(iv) Vinyl clad chain link or other material variances may be granted for side and rear lot lines if a fifteen (15) foot minimum natural green belt buffer is maintained between the property line and the fence.

f. Finish: It is recommended that wood fencing receive an initial and periodic protective finish. Finishes must be applied to both sides of the fences. Fences of one material should generally be of one color. Iron fencing must be properly prepared, primed and painted in a color approved by the ACC. Brick masonry in fence construction must match that of the dwelling.

g. Face Orientation: Any fence, which by design is perceived to have a front face and a back face must be installed with the front face to the outside of the lot. In no case shall the back face of any fence or portion thereof be exposed to public view.

h. Construction / Maintenance: Care should be taken to assure that the construction and maintenance process does not impose itself on neighboring properties. All fencing on all lots shall be kept in good order and repair.

i. Other Construction Specifications:

(i) Lumber and Hardware - All fence picket lumber shall be graded # 1 or "Standard and Better" (allowing 5-10 % utility) . Pickets preferably will be of cedar or redwood. Pine posts and rails must be treated. Chemical preservatives preferably will be factory pressure impregnated. All hardware (latches, hinges, nails) should have a protected finish. Plain iron or steel hardware should not be used since it will corrode, deteriorate the wood and discolor surfaces. Hot dipped, galvanized nails or an approved equal (such as aluminum alloy nails) must be used on all wooden fences.

(ii) Posts and Rails - Setting posts is the most critical stage in fence building, since fences which run straight and true depend upon properly spaced, plumbed and accurately aligned posts. Posts must also be solidly embedded to prevent their leaning with the weight of the fence or pull of a gate. Buried ends of all posts must be treated with a preservative and must be set to a minimum depth of two feet (2'). Gate framing, corner posts, and every third post in a fence line adjacent to a road, Nature Trail / Bridle Path or Lake shall be set in concrete. For all other posts, the use of concrete is preferable; however, a concrete collar, compacted gravel, or compacted earth is also acceptable.

## **7. Recreational Vehicles and Equipment Storage.**

Structures built for storage of recreational vehicles and / or equipment requires ACC approval. RV's, boats, boat trailers, yard equipment, and other motorized vehicles or equipment must be placed in a fully enclosed structure or screening approved by the ACC.

## **8. Barns and Out-Buildings.**

Outbuildings must conform to a residential appearance. The roof shall conform to the provisions relating to roofing materials, set forth in the Declaration and these Guidelines. The use of used buildings or used exterior building materials is prohibited. Buildings must be built on site on a permanent concrete foundation, horse barns may be excluded from this requirement if requested. Metal siding must use a bonded color coating with 20 year warranty from fading, chipping and peeling. Color must be in harmony with main dwelling (a "red barn" color as defined by the paint manufacturer may be approved for use on Horse Barns). The placement of barns and outbuildings shall be constructed behind the plane of the back wall of the residence and conform to ACC Guidelines and Deed Restrictions.

## **9. Storage Sheds.**

Storage sheds must conform to the following:

1. Storage shed must not be larger than 120 square feet in floor area.
2. The walls of the storage shed are to be constructed of non-plastic siding and painted to match the dwelling.
3. The roof of the storage shed must match the home (metal will only be allowed if the home has a metal roof).
4. The floor of the storage shed must be either concrete or plywood on floor joists/concrete blocks.
5. The shed must be located where it is not visible from the street in front of the dwelling.
6. If on a corner lot, the shed must be obscured from view from the side street with landscaping.
7. A lot survey / plot plan must be submitted with application showing the placement of the shed on the lot.
8. A new ACC application must be submitted for approval prior to moving a previously approved shed on the lot.

## **10. Pools.**

All pools must be located behind the main dwelling so as not to be visible from the street running in front of the residence. For safety reasons, it is strongly suggested that all pools meet the safety requirements as set forth by the national safety council.

## **11. Solar Panels.**

Solar panels may be installed on the residence or secured to an appropriate structure on the property. All solar panels must be located behind the main dwelling so as not to be visible from the street running in front of the residence.

## **12. Additional Criteria.**

- a. No alteration or other improvement (such as landscaping, bollards) is permitted within the street ROW.
- b. All lots must have positive drainage, away from the house, and lots must drain to the drainage system provided to said lot.

## **D. Variances.**

Variances to the design standards and development criteria may be granted at the sole discretion of the full ACC when it can be demonstrated that strict compliance would create an undue hardship by depriving the owner of the reasonable utilization of the site, or where unusual circumstances or characteristics which affect the site make strict compliance not feasible. No variance shall be granted unless the general purposes and intent of the Declaration and design standards are maintained. Any variance granted shall only be applicable to the specific site and conditions for which the variance was granted, and shall not modify or change any design standards as they apply to other sites or conditions. All variances must be confirmed in writing and signed by the ACC prior to construction of the improvement. No oral variances shall be granted.

**THIS DEVELOPMENT CRITERIA COMPLIES WITH THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WHITE OAK ESTATES.**

These ACC Guidelines were revised on the 28 day of Oct, 2015 by the White Oak Estates Board of Directors.

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

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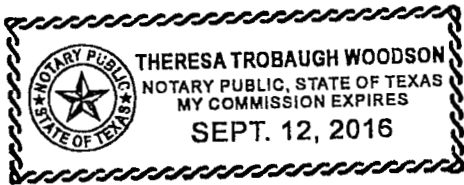
Executed this 28 day of October, 2015 by Jackie Jackson, Secretary of White Oak Estates POA.

Jackie Jackson  
Jackie Jackson  
Secretary

Before me, the undersigned, a Notary Public on this day personally appeared Jackie Jackson, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the Board of Directors of White Oak Estates POA, a corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 28 day of October, 2015

PERSONALIZED SEAL:



Theresa Woodson

Notary Public, State of Texas

Theresa Woodson

(Print name of Notary Public here)

My commission expires the 12<sup>th</sup> day of September, 2016

After Recording, please return to:  
JDH Association Management, Inc  
1776 Woodstead Court, Suite 103  
The Woodlands, Texas 77380

E-FILED FOR RECORD  
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COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify this instrument was e-FILED in  
file number sequence on the date and at the time  
stamped herein by me and was duly e-RECORDED in  
the Official Public Records of Montgomery County, Texas.

11/03/2015



County Clerk  
Montgomery County, Texas