

RIVER'S EDGE



SINGLE-FAMILY HOUSING DEVELOPMENT GUIDELINES OCTOBER 2015

INTRODUCTION

The residential subdivisions in River's Edge are intended by its developers, planners and residents to embody the highest standards in single-family detached housing.

The size and placement of each house on a subdivision lot (the "Lot") and the location of the driveway and garage for each house will be elements used to develop a community-wide image of spaciousness in the use of the property.

In accordance with the intent to develop River's Edge as a distinguished residential environment, architectural control standards (known hereafter as "Development Guidelines") have been compiled as a guide to residents, architects, designers and builders. These Development guidelines elaborate upon the developer's general commitment to quality by dealing specifically with the numerous elements of the residential environment. The Development Guidelines will be upheld by the Architectural Review Committee (known hereafter as the "ARC"), and may be amended from time to time by the ARC. The ARC is granted the power of review over the design for each residence in River's Edge by covenants, conditions and restrictions running with and encumbering each and every Lot in River's Edge.

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ARCHITECTURAL GUIDELINES AND REQUIREMENTS

I. Intent

The intent of the Architectural Guidelines and Requirements is to establish criteria for the design of residences in River's Edge. Emphasis is on quality in material, design and construction in order to promote well-crafted diversity in design while insuring the architectural integrity of the community as a whole. The ARC will from time-to-time revise these guidelines to better maintain the quality of the community. In the event the ARC deems special conditions warrant a change in these Development Guidelines for a specific situation, they may do so at their sole discretion.

II. Site Planning

A. Square Footage

The minimum and maximum living area of the structure (exclusive of one-story open porches, garages, and servants' quarters shall be as follows:

		Sq. Ft. Of Air Conditioned Living Area	
Typical Lot Width	# of Stories	Minimum	Maximum
50'	1	1,800	2,600
50'	2	1,800	3,000
55'	1	1,800	3,000
55'	2	1,800	3,500
65'	1 or 2	2,350	3,750
70'	1 or 2	2,800	4,400
80' to 90'	1 or 2	2,800	6,000

Large lots in Section 8 may have 1 or 2 story homes with a minimum of 3,500 square feet.

B. Building Lines

Typical setbacks of building lines from property lines, as well as utility and drainage easements, are determined by the City of Richmond. In addition to these requirements, further setbacks are enforced by deed restrictions for aesthetic reasons. The ARC may, in special cases, grant variances to building lines not specifically determined by the City of Richmond. A variance will be

allowed only if it can be demonstrated by the designers of the particular house that the variance will allow a significant positive contribution to the house design or, more importantly, to site design of the community as a whole.

Large lots in Section 8 shall have the following minimum building lines which may be greater than those required by the City of Richmond:

Front Building Line	35'
Side Building Lines	20'
Rear Building Lines	25'

C. Staking Approval

The ARC has the authority to require that houses, driveways and garages be staked out and that such siting be approved by the ARC before any tree cutting is done or any construction site work is begun.

D. Tree Removal

No trees measuring six inches (6") in diameter at a point two feet (2') above ground level, no flowering trees, shrubs or evergreens may be removed without prior approval of the ARC. All trees six inches (6") in diameter or greater must be specifically identified by species and size on the plot plan submitted. The removal of any trees twelve inches (12") in diameter or greater shall require a landscape plan that replaces such trees with one (1) or more trees whose cumulative diameter shall be equal to 1.25 times the diameter of the tree being removed, and such replacement trees shall be a minimum of three inches (3") in diameter. For example, a tree being 12" in diameter could be replaced with (i) 5 trees each being 3" in diameter or (ii) 2 trees each being 6" in diameter and 1 tree being 3" in diameter.

E. Similar Floor Plans and/or Elevations

At no time will any two (2) adjacent Lots have the same floor plan as Lots across the street from each other. For the 65', 70', and 90' Lot Programs, there shall be at least five (5) Lots between any Lots with the same elevation. For the 55' Lot Program, there shall be at least four (4) Lots between Lots with the same elevation. When counting Lots for spacing for Lots across the street, the Lot across the street shall count as one. Special Consideration will be given to the spacing of Lots that are around corners on different streets that cannot be seen from one another. Written approval from the ARC will be required for any variance. A Lot will be considered adjacent if more than half of the Lot width of the Lot across the street lines up with the Lot when drawing a line that extends the Lot line across the street. For Lots that back up to each other, a Lot will be considered adjacent if more than half of the Lot width of the Lot falls within the Lot it backs up to.

Large lots in Section 8 shall have uniquely-designed homes with no repetition of floor plans or elevations allowed within the neighborhood.

F. Site Maintenance during Construction

1. General Maintenance

Each Lot shall be maintained in a neat, clean, orderly condition by the builder during construction and until the house is closed. Stumps, felled trees, building debris, etc., must be removed from each Lot by the builder as often as necessary to maintain attractiveness of the construction site. Debris may not be dumped in any area of the development unless a specific location for such a purpose is approved in writing by the ARC. The builder must use hay bales or other satisfactory means of silt detention to prevent mud from flowing into the street. The builder will keep all debris within the boundaries of the Lot on which the house is being constructed. Dumpsters or wire enclosures will be provided by the builder to contain construction debris. The builder shall designate a specific concrete washout location which shall be cleaned out on a regular basis.

2. Signs

Only one sign shall be allowed on the Lot of any residence. Any unauthorized signs found on a Lot will be removed by an ARC representative. "Open House" signs and bandit signs are strictly prohibited.

III. Wall Treatment

A. Brick or Stone

In order to develop a community-wide image of freshness and quality, brick used in River's Edge shall be domestic, hard-fired clay. Limestone brick may be approved on a case-by-case basis. All mortar joints shall be tooled; "slump" joints are not acceptable. Mortar color shall be selected to complement the brick color. Stone and stucco shall also be considered an acceptable material. Similar brick, stone or stucco colors shall not be permitted closer than every fifth (5th) Lot.

B. Brick, Stone, or Stucco along Public Streets

All homes abutting any public street shall be all brick, stone, or stucco on the first floor of the front, side and/or rear side abutting said street. All homes shall include a minimum of 50% brick, stone, or stucco except those homes in the 65' and 70' lot program. These homes must have brick on all four sides of the first floor. Homes that abut commercial property shall be all brick, stone, or stucco on the first floor of the front, side and/or rear side abutting the commercial property.

C. Wood/Hardiplank

1. Siding

Wood/Hardiplank siding shall be horizontal lap type. "Masonite" hardboard siding one-half inch (1/2") thick or an equivalent product is acceptable. No diagonal siding shall be used except by special consent of the ARC. Vertical siding may be used to accent certain architectural features of houses approved by the ARC. Siding used on detached garages may be hardiplank panels placed vertically or horizontally. Homes adjacent to one another or across the street from each other shall not have the same siding color.

2. Trim

Wood trim shall be smooth, high-quality finish-grade stock, stained or painted as approved by the ARC. Rough cedar may be used if the smooth side is facing out. Soffits made of hardboard may be used. Homes adjacent to one another or across the street from each other shall not have the same trim color.

D. Stucco

Stucco may be used as an exterior wall finish. When stucco is called for as an exterior wall material, its detailing should be consistent with the style of the architecture. Smooth- finish stucco may be used as a finish on foundation concrete above-grade with the approval of the ARC. The ARC has the right to require that stucco be painted if it is not uniform in color. Homes adjacent to one another or across the street from one another shall not have the same stucco color.

E. Synthetic Materials

Synthetic materials, such as metal or vinyl siding, may only be used with the approval of the ARC.

IV. Roof Treatment

A. Materials

Roof materials may be clay or concrete tile, slate or asphalt shingles (230# or heavier weight) in a black or gray color. All asphalt shingle roofs shall have closed valleys. Standing seam metal (factory finished steel), terne metal or copper and metal shingles require special consent of the ARC. Wood shingles, of any type, are not allowed.

B. Form

Roofs may take a variety of forms; gabled and hipped roofs of uniform pitch throughout the residence are preferred. The minimum allowance roof pitch shall be six (6) in twelve (12) for one story homes and five (5) in twelve (12) for two stories, except where a roof garden or deck is called for. Mansard roofs and other types of "exotic" roof forms are discouraged, and may only be used with special permission of the ARC.

C. Chimney

Chimneys may either be brick, stucco, or hardiplank. If stucco or hardiplank, the color should match the trim or brick.

D. Exposed Roof Metal

All exposed metal roof accessories: stack vents, roof flashings, attic ventilators, metal chimney caps, skylight curbs, solar collector frames, etc., shall match roofing material color as closely as possible. In cases where metal roofing is employed, roof accessories may be made of the same metal as the roofing, or painted to match its color. **All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane.**

E. Skylights and Solar Collectors

Except by special approval of the ARC, **no skylights or solar collectors shall be allowed on the front slope of any roof.**

V. **Exterior Lighting Fixtures**

All exterior lighting fixtures visible from any street must be approved by the ARC. Where possible, decorative fixtures should compliment the architectural features of the residence. No pole-mounted or building-mounted high intensity area lighting will be allowed.

VI. **Exterior Color Scheme**

The palette of exterior paints and stains for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their "natural" state, such as brick, stone, copper, etc. Color and material combination packages will be submitted for approval by the ARC.

VII. Mechanical Equipment

All air conditioning compressors, power boxes, meter boxes, and pool equipment shall be screened from public view. Screening may consist of architectural or planting elements, or in the case of wall-mounted boxes, they may be painted to match the brick or stucco.

VIII. Maintenance

Each residence shall be maintained in a neat, clean, orderly condition by the owner. Periodic repairs shall be made to correct broken shingles, peeling paint, broken brick and any other condition which suggests visual deterioration of a residence.

IX. Signs

A. For Sale Signs

One sign no more than five (5) square feet or less than two (2) square feet in surface area will be allowed to offer a home for sale. For Sale signs may not include the word “foreclosure” or other distressed sale language. For Sale signs will be professionally manufactured for the specific purpose of real estate sales only. No other signs of any kind will be allowed without the written approval of the ARC.

B. Home Security Signs

Residential security system signs will be allowed under the following guidelines:

- The residential security sign must be a professionally-constructed sign of permanent materials.
- The maximum size of the security sign shall not exceed twelve inches (12”) in the largest dimension.
- The color of the sign may be the security company’s colors.
- The security sign and stake shall not exceed fifteen inches (15’) above ground when installed.
- Only one (1) security sign will be allowed for a front entrance. For visible rear entrances, one (1) sign shall be allowed.
- Security sign shall be placed not more than five feet (5’) from the front foundation of the home.
- Security signs are not permitted to be posted on the residential unit, garage doors, walls, or fences, etc.
- The maximum size of window decals shall not exceed six inches (6”) in their largest dimension, and decals shall not exceed two (2) in number when in public view.

The guidelines are intended to promote notice to would-be intruders and are not intended in any way to be commercially-oriented signs.

C. Political Signs

Political signs are allowed in temporary signage only on private property for all local, state, or federal election purposes, meeting the following criteria:

- Only one (1) sign per candidate may be displayed on each property.
- Maximum sign area cannot exceed six (6) square feet.
- No sign can be mounted on any exterior part of the dwelling, garages, patios, fences, or walls.
- Sign installations cannot exceed a maximum of four feet (4') high for ground-mounted signs.
- Signs may be posted not more than thirty (30) days prior to the election and must be removed within five (5) days following the election.
- Political signs are prohibited on any dedicated right-of-ways or River's Edge facilities and common areas.

D. High School and Booster Club Signs

All high school signage and booster club signage is allowed provided they meet the following criteria:

- Maximum sign area cannot exceed four (4) square feet.
- A maximum of one (1) sign per student is allowed.
- Sign may only be placed inside windows.

These signs do not require prior approval provided they are in compliance with these guidelines.

E. Contractor Signs

Permanent or temporary contractor signage is strictly prohibited. It will be the homeowners' responsibility to ensure that contractors do not display signage on the property. In the event that a sign is displayed, the homeowner is responsible for daily, per sign fines.

F. Garage Sale Signs

Garage sale signs are not permitted. If a sign is displayed on or off the property (boulevards, fences, right-of-ways), the homeowner will be subject to daily, per sign fines. Violation of this rule would include signs on parked vehicles or on any dedicated right-of-way or River's Edge facilities and common areas, or on the property itself. **Please note, in all cases the homeowners will be responsible for any fines assessed.**

X. **Satellite Dish and Antennas**

A. Definitions

Throughout this document “Allowed Dish” refers to any direct broadcast satellite antenna or multi-point distribution service antenna, and broadband internet access antennas that are one (1) meter in diameter or less. “Restricted Antenna” refers to any satellite dish that is greater than one (1) meter in diameter, ham radio antennas, and all antennas of any kind other than an Allowed Dish or TBS Antenna. “TBS Antenna” is any device designed to receive television broadcast signals. “Mast” is any structure to which an antenna is attached that raises the antenna height.

B. Installation Rules – Allowed Dishes and Antennas

Only Allowed Dishes and TBS Antennas may be installed without prior approval from the Architectural Review Committee.

The required location (in order of preference) for installing these devices, if an acceptable signal can be received without reasonable delay or unreasonable cost increase, are as follows:

1. The back or side portion of the home or business, below the roof line, where it cannot be seen from public view.
2. On the top roofline near or behind a chimney which will help screen the unit from public view.

Installations must comply with all applicable codes and take aesthetic considerations into account.

C. Installation Rules – Restricted Antennas

The installation of Restricted Antennas must be approved by the Architectural Review Committee prior to their installation. They must be located in the rear yard so that it is screened to the maximum extent possible from public and private view by permanent structures such as the house, garage, building, or wooden fences. For this purpose, public view is defined as being visible from streets, lakes, or reserves. Private view is defined as being visible from adjacent houses.

1. A request must be submitted and approved by the Architectural Review Committee before the installation of Restricted Antennas. This submittal must include a site plan, dish location, size, and description of the dish along with an indication of how it will be mounted and screened.
2. Satellite Restricted Antennas may not be located closer than five feet (5') from any property line. This distance would be measured from the closest part of the dish at any point in its rotation.
3. The Restricted Antennas shall not be placed outside of the building setback lines.
4. Restricted Antennas cannot be mounted in a utility easement. Any dish mounted over an easement is placed there at the owner's risk. If the disk cannot be located behind a permanent structure, full screening with trees

may be acceptable. Landscape screening plans must be submitted with the disk submittal, with the size, type, and location of plants indicated.

5. The dish must be made of fiberglass, steel mesh, or spun aluminum. The support pole must be a minimum of a three inch (3") outside diameter, schedule 80 steel pipe (or equivalent) set in concrete. The satellite dish should be gray, black, white, or beige. Any other color must be specifically approved.

D. Maintenance

All dishes and antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the dish or antenna, including, but not limited to, damage from wind.

Owners shall not permit their antennas to fall into disrepair or to become a safety hazard. Owner shall be responsible for maintenance, repair, and replacement and the correction of any safety hazard.

Dishes and antennas shall be installed and secured in a manner that complies with all applicable state and local laws, ordinances, and regulations and manufacturer's instructions.

XI. Awnings

A. Location and Type

Awnings may only be placed on rear and side window when not visible from public view. Awning installation over front doors and windows is strictly prohibited. They can be either permanent or retractable (either manual or mechanized). If mechanical, the mechanism may not be visible.

B. Materials

Awning material should be canvas (or other appropriate material) and solid colored. Only the following colors will be permitted: dark navy blue, maroon, forest/hunter green, beige, or brown.

C. Maintenance

Awnings must be properly maintained at all times, including periodic cleaning of the awnings. They must be replaced when they are faded, ripped, or badly worn.

XII. Basketball Goals

A. Location

Permanent and portable basketball goals are permissible in the locations shown on Exhibit A. Backyard goals shall be placed out of public view as much as possible. For corner lots, goals shall be placed on the interior side of the lot. Neither portable nor permanent goals may be stored out in the street.

B. Materials

1. Permanent Goals

- Backboards. Basketball goals shall be installed on commercially-made, standard-sized backboards. Backboards shall be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend, or aluminum. Backboards shall be white, gray, or clear. Fluorescent colors are not permitted.
- Supports. Support brackets for garage-mounted goals shall be black or a color to match the roof or siding color.
- Poles. Poles for freestanding goals must be metal of a sufficient gauge to prevent bending. Poles shall be painted black or a color to blend in with the background when viewed from the street.
- Nets. Nets should be white and/or black or red, white, and blue (tri-color). ***Fluorescent colors and chain nets are strictly prohibited.***

2. Portable Goals

- Backboards. Portable basketball goals shall be installed on commercially-made, standard-sized backboards. Backboards shall be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend, or aluminum. Backboards shall be white, gray, or clear. Fluorescent colors are not permitted.
- Bases, Supports, and Poles. Bases shall be black or gray with no visible logos. For aesthetic reasons, it is recommended to use a thick base and to screen the base from public view when necessary. Supports shall be painted black or gray to match the pole. Bases may not be weighted down with stones, bricks, cinder blocks, dirt bags, etc. The base should be properly filled with sand or water per the manufacturer's instructions.
- Nets. Nets should be white and/or black or red, white, and blue (tri-color). ***Fluorescent colors and chain nets are strictly prohibited.***

C. Maintenance

All basketball goals must be maintained in such a fashion that they do not detract from the neighborhood, such as, but not limited to, replacement or

repair of torn or missing nets, bent rims, bent or broken supports, worn or discolored backboards, rusted/discolored or leaning poles.

XIII. Decks, Upper Level Decks, Patio Covers, Patio Extensions, Arbors, and Gazebos

A. Location

For decks and other ground level improvements, no encroachment will be allowed on easements. For patio covers and other above-ground structures, no encroachments are allowed on front, rear, or side building setback lines.

B. Dimensions

1. Patio Covers, Arbors, and Gazebos. The maximum height of patio covers or gazebos is generally twelve feet (12') measured from ground level.
2. Decks and Patio Extensions. The maximum height of the walking area of decks is eighteen inches (18") measured from the slab level. Multi-leveled decks are allowed, but the highest level must be at or below eighteen inches (18"). Built-in benches and/or railings may exceed this height. The area of the patio extensions (concrete slab) shall be no greater than twenty-five percent (25%) of the area of the rear yard.
3. Upper Level Decks. The height cannot exceed the height of a normal second story level nor extend beyond the building lines.

C. Materials – Structure

1. Decks, Upper Level Decks, Patio Covers, Gazebos, and Arbors. All above-ground structures shall be made of either weather-resistant wood or masonry. Metal or vinyl is not permissible for patio covers, upper level decks, arbors, or gazebos. If wood is used on the improvement, it must be weather-resistant (e.g., cedar or Wolmanized pine). It may be painted to match the house colors, stained a natural wood color, treated with a substantially-clear wood preservative or left raw to weather naturally. If masonry is used, either bricks or stucco that match the house or concrete may be used. In all cases, the design and materials must complement the house design. On upper level decks, both the stairway and deck require railings for safety.
2. Patios and Patio Extensions. Concrete slabs for patio extensions must be of similar or better quality than any existing patio slab. Other acceptable materials may include, but are not limited to, pavers, stone, stamped/colored or coated concrete. All materials used, including color selected, must complement the house.

D. Materials – Roofing

1. Patio Covers and Gazebos. Must be shingles to match the house in color, style, and weight or an open design using wood slats or lattice. Wood shake shingles may also be considered on freestanding gazebos. Metal or fiberglass covers are specifically prohibited; however, honeycomb-style Lexan material may be considered if it is incorporated into a wood cover and a material sample is submitted for approval.
2. Arbors. Can consist of lattice or wood slats. If vines are to be grown over the top of the structure, they must be properly maintained at all times, including watering, fertilizing, trimming, and replacement of dead plants.

E. Maintenance

All decks, upper level decks, patio covers, patio extensions, arbors, and gazebos must be maintained in such a fashion that they do not detract from the neighborhood. This maintenance includes replacement of broken rotted wood, repair, or replacement of shingled roofs, repainting, etc.

XIV. Decorations for Holidays and Special Occasions

The Decorations for Holidays and Special Occasions guidelines have been developed to help assist in planning for homeowner's exterior decorations.

A. Holidays

Holiday decorations for all observed/recognized holidays may be installed fourteen (14) days prior to the holiday and must be removed within five (5) days after the holiday is over. The exception to this are the religious, year-end holidays (i.e., Christmas, Hanukkah, Kwanzaa, etc.). For these type holidays, decorations may be installed no earlier than November 20th and must be completely removed no later than January 10th.

Examples of some recognized holidays are: Chinese New Year, Christmas, Easter, Fourth of July, Halloween, Hanukkah, Kwanzaa, St. Patrick's Day, Thanksgiving, Valentine's Day, etc. This list is not meant to be all inclusive.

B. Special Occasions

- Birth announcements may be placed in the yard for two (2) weeks.
- Graduation announcements may be placed in the yard for one (1) week.
- Birthday decorations may be placed on the exterior for one (1) day.

During the above time period, the residence may be decorated in a fashion that celebrates the holiday. It is not necessary to get approval in advance. All decorations should be installed in a tasteful manner and should be properly maintained at all times.

Should a residence be decorated prior to the defined holiday season or should the decorations remain in public view after the time period, the residence would be in violation of the deed restrictions.

XV. Play Forts, Playhouses, Swingsets, and Trampolines

A. Specifications

1. Submittal Requirements. Include a site plan (plot plan) showing property lines, building lines, and utility easements along with the location of the play fort or swing set and the distance to the adjacent property lines.
2. Location and Dimensions. Placement of the play fort or swing set must be in the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as the house, garage, or wood fences). For this purpose, public view is defined as being visible from public property. Private view is defined as being visible from adjacent houses. Play forts and swing sets must not exceed 120 square feet in size and shall not exceed thirteen feet (13') in height. In addition, play forts shall be located a minimum of six feet (6') from the rear property line and a minimum of twelve feet (12') from the rear and side property lines.
3. Materials. Play forts shall be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar, or treated hardwoods. Materials should eventually attain a natural, weathered finish that is harmonious with surrounding fences. Rigid roofs shall match the shape, slope, and materials of the house or garage roofs. Tarp roofs, awnings, or covers cannot be striped or multi-colored. They must be a solid beige, brown, red, yellow, dark green, or dark blue. There are no guidelines for the materials used in swing sets.

B. Maintenance

All play forts and swing sets shall be maintained in such a fashion as to not detract from the neighborhood, such as, but not limited to:

- Playhouses – replacement of torn or discolored tarps or covers
- Swing sets – painting of any rusted or discolored parts

C. Trampolines

Trampolines with safety nets are permitted only if they are screened from public view with trees or shrubs of sufficient size to provide immediate, adequate screening. Trampolines without safety nets and which are below the level of the fence or hedgerow do not require submittals.

D. Landscaping

If a play fort cannot be located according to the guidelines listed under “Location and Dimensions”, trees must be planted to provide the required screening. Trees used for this purpose must be a minimum caliper of two inches (2”) and minimum height of two-thirds (2/3) of the height of the play fort. These landscaping guidelines are not applicable to swing sets.

XVI. Storage Buildings

A. Location and Dimensions

Storage buildings shall be located in the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as a house, garage, or wood fences). For corner lots and lots backing up to major boulevards, storage buildings shall be placed on the interior side of the lot. Storage buildings are not recommended for placement in utility easements and are done so at owner’s risk. Any outbuilding, including portable structures used for accessory or storage purposes, shall be limited to a maximum height of eight feet (8’) and 120 square feet of floor space. Landscape screening may be required. Particular care must be taken in building placement when the house is on a landscape reserve or if the property has a metal fence and the yard is visible from public view.

B. Materials and Colors

All storage buildings should be wood and correspond to the style, color, and architecture of the residence. Roofing must match the color, style, and weight of the home. Siding must match the home in color and style.

C. Maintenance

All storage buildings must be maintained in such a fashion that they do not detract from the neighborhood.

XVII. Swimming Pools, Spas/Hot Tubs, and Ponds (Water Gardens)

A. Submittal Requirements

All requests for pools must be submitted to the Architectural Review Committee. The request should include a survey site plan (plot plan) which includes all property lines, building lines, utility easements, distance from pool to back of said property line, dimensions of pool, location and dimensions of decking, location of pool equipment and how it is screened from view. The pool and drainage plan must be drawn to scale on the site plan showing the percentage of the total coverage of all hardscape elements (this includes pools, decks, house, garage, driveway, sidewalks, other additions, etc.) within the lot where required. Pool water or backwash must drain internally and not drain onto adjacent properties (including streets, sidewalks, and reserves). Before construction, special permission must be required and granted to enter into a River's Edge reserve or common area.

B. Common Area Access

If access through any landscape reserves, green belts, or common areas is necessary, written permission will have to be requested and granted before approval can be given. Homeowners are required to request access in writing: a plot plan is required showing where the property will be entered. In addition, the homeowner must sign an "Access Agreement" from stating that they acknowledge any damage done to our reserves will have to be repaired by the homeowner to the satisfaction of Brazos River's Edge Community Association. If the homeowner does not make the needed repairs, or the repairs are not up to the expected standards, Brazos River's Edge Community Association will complete the necessary work and charge the homeowner back at our cost plus 20%. **When common area access is requested, a deposit of \$250.00 is required prior to approval. The deposit will be held until final site inspection is performed by the Association. Only if the access area is determined to be in a condition acceptable to the Association will the full deposit be refunded. This deposit does not absolve the homeowner from paying any and all costs above the \$250.00 if the Association makes repairs to the reserve.**

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval, nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines. Also, the homeowner is subject to fines for placing or allowing contractors to place advertising signs.

C. Pools

Unless otherwise specified, swimming pools may be constructed within the architectural building lines of each lot and cannot encroach on utility easements. Pool decks may extend beyond the building lines, but must allow adequate room for landscaping and fencing. Pool surface, deck, and all mechanical and electrical equipment must be fully screened from public view, including public streets, common areas and reserves with a combination of trees, hedges, walls, or fences. Above-ground swimming pools are specifically prohibited. All swimming pools must be maintained in such a fashion that they do not detract from the neighborhood.

D. Spas and Hot Tubs

Spas and hot tubs may be in-ground or self-contained above-ground models. Spas must meet the same location and drainage requirements as required for pools. They must also follow all of the same submission and material specifications as those required for pools. They must be located in the rear and side yard so that they are completely screened from public view. Any spa enclosure must follow the gazebo guidelines. All spas and hot tubs must be maintained in such a fashion that they do not detract from the neighborhood.

E. Ponds (Water Gardens)

Ponds (water gardens) must follow all of the same submission, material, and location specifications as those required for pools. They must be located in the rear or side yards so that they are completely screened from public view. Ponds (water gardens) cannot cause run-off or drainage problems onto adjacent properties. All ponds (water gardens) must be maintained in such a fashion that they do not detract from the neighborhood.

F. Waterfalls

If any type of waterfall is to be incorporated into the design of a pool, spa, or pond, the dimensions and materials used must be fully specified. The height of the waterfall shall not exceed thirty-six inches (36") when measured from the ground. All waterfalls must be maintained in such a fashion that they do not detract from the neighborhood.

XVIII. Flags and Flag Poles

To the extent required by 202.012 of the Texas Property Code, owners are entitled to display a United States Flag, a Texas State Flag, and a replica flag of any branch of the United States Armed Forces, ("Permitted Flags"), and to install a flag pole on their property for the purpose of displaying the Permitted Flags; subject to the following regulations:

1. The Owner shall first apply to and receive written approval from the ACC prior to installation of any flag pole.
2. United States Flags must be displayed in accordance with 4 U.S.C. Sections 5-10.
3. The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.
4. Only Permitted Flags may be displayed within the Association.
5. Permitted Flags shall be displayed from a pole attached to a structure OR from a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage or entry door.
6. A flag pole attached to a structure shall be limited to one per lot, shall be no more than 6 feet long and shall be securely attached by a bracket with an angle of 30 to 45 degrees down from vertical. The flag pole shall be attached in such a manner as to not damage the structure. One attached flag pole is allowed on the front portion of a structure facing the street in a location approved by the ACC. Brackets which accommodate multiple flag poles are prohibited.
7. A flag pole, whether attached to a dwelling or freestanding, shall be constructed of permanent, long-lasting materials with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling. Flag poles shall be commercially produced and not home-made, they shall not be constructed of wood or plastic.
8. Only one of each Permitted Flag may be displayed at any one time.
9. The flag display and flag pole shall conform to all setbacks, easements, and zoning ordinances.
10. Flags and flag poles must be maintained in good condition; flags and poles that are deteriorating or represent an unsafe condition shall be repaired, replaced or removed.
11. Free-standing flag poles, are limited to one per lot, in a location approved by the ACC in writing, and shall not exceed 20 feet in height (including any ornamental cap) and 9 inches in diameter. Free-standing flag poles shall be permanently installed in the ground according to the manufacturer's instructions.
12. Permitted Flags are limited in size to 3 feet tall by 5 feet wide.

13. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting shall be:
 - a. approved in writing by the ACC prior to installation, and
 - b. shall be ground mounted in the vicinity of the flag, and
 - c. shall utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover, and
 - d. shall point towards the center of the flag and face the main structure on the property or to the center of the property if there is no structure, and
 - e. shall not provide illumination exceeding the equivalent of a 60 watt incandescent bulb.
14. Flag poles shall not generate unreasonable noise levels which would disturb the surrounding residents. In order to minimize noise all flag poles shall utilize vinyl or plastic snap hooks, shall utilize snap hook covers and may secure a rope around the flag pole with a flag pole clasp, or do whatever else is necessary to comply.
15. An owner can only place a flag pole or flag on his own property and no other lot, property, or common area.
16. Flag poles are permitted solely for the purpose of displaying Permitted Flags. If a flag pole is no longer used on a daily basis it shall be removed by the Owner.

XVIX. Solar Screens, Window Film, Storm Doors & Windows

The following guidelines have been developed to assist homeowners in complying with the deed restrictions:

A. Solar Screens

Solar screens may be installed on windows on the side or back of the house if the house is not on a corner lot. For a corner lot house, no screens may be installed on the side visible from the street unless 20 x 30 mesh or a maximum 80% UV rated screens are used. For the front of homes, no solar screens may be installed unless a 20 x 30 mesh or a maximum 80% UV rated screens are used. For homes that back up to major streets and/or boulevards, only 20 x 30 mesh or a maximum 80% UV rated screens may be installed on windows which are in view. Acceptable materials for solar screening is a heavy gauge vinyl mesh that is available in brown, dark gray, or black. The mesh must be enclosed and framed in aluminum that is compatible with the overall color

scheme of the contiguous surface of the window on which it is installed. The mounting of the solar screen should not detract from the overall appearance of the house.

B. Window Film

Window film may be installed on the front, side, or back of the home. No window film is allowed unless the visible light reflected is 35% or less. The only acceptable colors for window film are gray, charcoal, or crystal/light silver clear film. **Absolutely no mirrored, fully-reflective bronze or any other colored film is allowed on any windows.**

C. Storm Doors

Storm doors may be installed on the side or back of the house, if it is not a corner lot and the door is not visible from public view. For a corner lot house, only full view storm doors may be installed on the side visible from public view. For the front of homes, only full view storm doors may be installed. Door visibility should not be screened except for the frame. The suggested material for storm doors is aluminum. The frame must match the door trim on which it is installed. The mounting of the storm doors should not detract from the overall appearance of the house. Window film placed on storm doors must follow the above-stated window film guidelines.

D. Storm Windows

Storm windows must have divided light characteristics and be architecturally consistent with the architecture of the house. All storm window frames must match the window trim of the house. Rolling shutters are NOT acceptable.

E. Maintenance

All solar screens, window film, storm doors, and storm windows must be maintained in such a fashion that they do not detract from the neighborhood.

SITE DEVELOPMENT GUIDELINES AND REQUIREMENTS

I. Intent

The intent of the Site Development Guidelines is to clarify the necessary components in the creation of a distinguished residential community. Through uniform application of these components, River's Edge will become a community of fine homes, set on quiet streets. The desired landscape character is one of simplicity, emphasizing tree placement and layers of shrubs at the building foundation. The landscape and site elements should create a setting for houses, rather than competing with the architecture for visual attention.

II. Site Elements

A. Driveways, Garages and Motor Courts

1. Intent

To the extent possible, automobile circulation and storage areas are to be de-emphasized, highlighting the landscape and pedestrian environment.

2. Location and configuration

Driveways and garages shall be located in accordance with the Driveway Plan that will be distributed to the Builders. Any two drives may not be closer than six feet (6') in any case and cannot be wider than seventeen feet (17') for attached garages and twelve feet (12') for detached garages except as required for garage access. For Lots that back up to a lake, garages shall be attached. Otherwise, garages may be attached or detached.

3. Circular Drives/Motor Courts

In an effort to maintain maximum greenspace, circular drives and motor courts are strongly discouraged. Circular drives shall be allowed only by special approval by the ARC. No two adjacent Lots will be permitted to have circular drives.

4. Driveway Expansions

To request a driveway expansion, submit a survey site plan showing a scaled drawing of the expansion to the ARC. Site plan (plot plan) must show property lines, building lines, and utility easements along with the location of the existing driveway with the proposed extension clearly indicated. Any encroachment on a utility easement is solely at the

owner's risk and may require specific approval from the utility company. It is the owner's responsibility to obtain the required City, County, or utility company's approval.

Location and Dimensions: Show the dimensions and location of the driveway expansion. At least two feet (2') of green space must be maintained between the driveway and the property line and the driveway and the house. A maximum expansion width of three feet (3') will be allowed.

B. Walks and steps

1. Sidewalks - Location

- a. Sidewalks four feet (4') in width, located six feet (6') from back of curb are required along all public streets.
- b. Color of sidewalks is to be natural grey concrete with a standard finish throughout the neighborhood.

2. Sidewalks - Design

- a. Sidewalks shall be four feet (4') wide with control joints every five feet (5') and redwood expansion joints every twenty feet (20') with dowels.
- b. Concrete shall be 2500 psi, with #3 rebar spaced at twenty-two inches (22") on center.
- c. Sidewalks for each home shall connect to each other with a smooth transition.

C. Other Structures

All structures including gazebos, pools, spas, playhouses, storage buildings, arbors, and trellis or shade structures must be submitted to the ARC for specific approval, and may require screening from public view.

D. Walls and Fences

1. Every residence must be fenced in accordance with these guidelines. For Lots not backing onto the Lake, all fencing must be six foot (6') high cedar. Pickets shall be on the public view side of the fences. Interior facing rear and side fencing shall be "good neighbor" fencing. A four foot (4') wrought iron fence (or having the appearance of wrought iron) shall be required along the Lake for all homes backing onto the Lake. A side lot

wrought iron fence shall connect to the rear wrought iron fence and continue along the side property lines for a minimum distance of thirty feet (30') where they may connect to a six foot (6') cedar fence that transitions from a four foot (4') wrought iron fence to the six foot (6') wood fence over a ten foot (10') distance. A double row of wax leaf ligustrums, triangularly spaced, thirty-six inches (36") on center, shall be required on the inside of the wrought iron fencing along the lake.

2. For those homes on corner Lots, the side of the house parallel to the street shall have the fence extend along the same line as the wall of the house (not to exceed 8' from the side of the house) and extend back to the rear Lot line. It shall not extend along the side property line.
3. Front fencing on adjacent properties must be aligned with one another, but not to extend beyond a 6' setback from the front plane of the house.
4. Any fence bordering commercial property shall be at least seven feet (7') tall.
5. Any fence bordering Blaisdale Road should be seven feet (7') tall with a runner along the bottom of the fence. All fence pickets should face Blaisdale Road.

E. Lighting

1. Floodlighting

- a. All exterior lighting must be approved by the ARC, subject to the following:
 - Incandescent lights cannot exceed 150 watts.
 - LED lights cannot exceed 25 watts and LED color shall be "soft white" or "warm white" (4,000 Kelvin or less).
 - Compact florescent lights cannot exceed 30 watts.
- b. Floodlighting fixtures must be attached to the building or other architectural elements. Floodlighting shall not illuminate adjacent public or private property. Light fixtures and source shall be hidden from public view.
- c. Moonlighting or uplighting existing trees is permitted, but the light source must be hidden. Low voltage landscape lighting is also allowed with landscape beds.

2. Ornamental Lighting

Accent lighting should be integrated with the building or architectural elements. Excessive accent light is discouraged. Freestanding light fixtures are prohibited unless otherwise approved by the ARC.

3. Lampposts

Lampposts must meet the following requirements:

- One (1) freestanding lamppost is allowed in the front yard. It must not be placed in the street easement between the street and the sidewalk. The lamppost must be set directly into the ground and cannot be installed on any type of raised base.
- Lampposts may not exceed seven feet (7') in height, including the globe and any decorative components.
- Lampposts may have the following types of fixtures:
 - Incandescent, not to exceed 100 watts.
 - Gas, not to exceed the equivalent amount of light produced by a 100-watt incandescent fixture.
 - High pressure sodium, not to exceed 35 watts.
- For lampposts with multiple fixtures, the total wattage of all fixture may not exceed the wattage stated above.
- The fixture must be Underwriter Laboratories (UL) approved.
- The lamppost must be constructed of metal.
- The lamppost must be one of the following colors: black, white, brass, neutral, or earth tones.
- The lamppost must harmonize with the architecture of the house and the neighborhood. Unless otherwise approved, lampposts must be common carriage light design.
- Excessively ornate lampposts will not be permitted.

4. Lighting Modification during the Christmas Season

The Christmas season is defined, for the purposes of this document, as extending from Thanksgiving Day until January 5th. Decorative Christmas lights are defined here to include low voltage landscape lights whose colors are modified for the season. At the end of the Christmas season, decorative Christmas lights must be removed and landscape lights must be restored to their original white color.

F. Crime Prevention Measures

To promote crime prevention, the following measures are recommended:

1. Exterior doors are solid core doors that are 1 3/4" thick and are secured by dead-bolt locks. Dead-bolt locks should lock with a minimum bolt throw of one inch (1") that penetrates the metal strike plate.
2. Metal doors are secured by dead-bolt locks as describe above.
3. Double doors meet the specifications for exterior doors as listed above, have the inactive door secured by header and threshold bolts that penetrate metal strike plates, and in case of glass located within forty inches (40") of header and threshold bolts, have the bolts flush-mounted in the edge of the door.
4. Sliding glass doors are secured by secondary locking devices to prevent lifting and prying.
5. Dutch doors have concealed flush-bolt locking devices to interlock upper and lower halves and are secured by a dead-bolt lock as described above.
6. Garage doors are equipped with key-operated locking devices or automated openers.
7. Burglar bars are strictly prohibited.

III. Screening

A. Mechanical and Electrical Equipment

All mechanical and electrical equipment (pool, air conditioners, etc.) must be completely screened from public view (streets, reserves, etc.). A combination of trees, hedges, or walls should be used to screen equipment and mechanical areas.

B. Rear Yard

Pools, play structures, play equipment, barbecue areas, and lawn furniture shall be screened from public view by a combination of trees, shrubs and fencing.

C. Exposed Foundations

All exposed foundations shall be screened from public view. Public view includes the front and any sides that are not behind fences.

IV. Planting

A. Front Yards

1. Intent

The intent of these guidelines is to produce a harmonious landscape setting for the River's Edge homes. The landscape should not compete with the architecture for attention, but should provide the setting. The emphasis, again, is upon those areas of the Lot visible from public areas in the community.

2. Street Trees

- a. The single most important landscape element in River's Edge is the consistent use of Live Oaks as street trees. Planting of Live Oaks is the responsibility of the builder. These trees are to be maintained by the builder until the residence is sold to an occupant, at which time the trees become the occupant's responsibility.
- b. Trees are to be a minimum of thirty (30) gallon, 2.5" caliper, container grown, planted between the sidewalk and the curb and spaced every twenty-five feet (25'). Along side Lot lines or corner Lots, Live Oak trees shall be planted in the quantities required to meet the twenty-five feet (25') on center requirement. Calculation of the twenty-five (25') foot spacing should begin at a point five feet (5') over from the non-driveway side of the Lot or twenty-five feet (25') from the nearest tree on the adjacent Lot, whichever is less.
- c. Street tree planting may be adjusted with ARC approval if their locations block traffic signs or are too close to meter boxes or light poles.

3. Yard Trees

A minimum of two, sixty (60) gallon container-grown Live Oak trees shall be required in the front yard of each residence except for the 55' Lot Program, which will require one (1) 60-gallon, container-grown Live Oak tree.

4. Shrubs and Groundcover

- a. The purpose of landscape beds is to screen the house's foundation from public view. Shrub and ground cover planting shall consist of a minimum of two (2) layers planted at the foundation of the buildings with the landscaping wrapping around the corner of the home a minimum of 6'. If the house is a corner Lot, the side elevation facing the street must also be landscaped with a minimum of two (2) layers of shrubs at the foundation extending to the fence or to the edge of the rear of the house. At least one (1) layer shall be evergreen. A minimum of 6' of landscaping (3' along the house and 3' along the driveway) should also be included between homes.
- b. All plants must conform to the species indicated on the Approved Plant List.
- c. Shrubs shall be five (5) gallon container, planted thirty-six inches (36") on center, triangular spacing.
- d. Groundcover or border plants shall be one (1) gallon containers, planted twelve inches (12") on center, or split (appropriate species only) and planted six inches (6") on center.
- e. Beds shall complement the building architecture and shall have a minimum width of six feet (6'). The number of plant species in the front yards should be kept to a minimum, varying only from one shrub layer to the next. The number of plants shall be appropriate for the size bed. Plants shall be spaced to cover the entire bed within one growing season.
- f. Under special circumstances such as plant availability, smaller container sizes may be approved by the ARC. Spacing between plants, however, must be decreased accordingly.

5. Lawns

Yards visible to the public shall be solid sod if not in shrub beds. Seeding or sprigging front or side lawns is prohibited.

6. Trellises

a. Location

Trellises can be located to the rear or side of the house within the fenced yard. They may also be placed along sidewalks of the house or side fencing when incorporated into the general landscape design. If

trellises are to be attached to shared fences and extend above the top of the shared fence, the neighbor's written permission will be required.

b. Dimensions

Maximum trellis height shall be eight feet (8') when measured from the ground.

c. Materials

Trellises should be made of weather-resistant wood, either pre-made or custom-made⁴ using an open wood slat design. Pre-made metal trellises are acceptable as long as they are muted colors such as brown, gray, black, hunter green, or white. Colors used must blend in with the house colors.

d. Maintenance

Trellises must be properly maintained at all times so as to not distract from the neighborhood. The maintenance is to include, but not limited to, repair/replacement of worn or rotted wood or metal and painting. Plant materials used must also be properly maintained, which includes proper watering, fertilizing, trimming, and replacement of dead or dying plants.

B. Rear Yards

For homes along the lake, a double row of wax leaf Ligustrums, triangularly spaced, thirty-six inches (36") on center, shall be required on the inside of the wrought iron fencing along the lake. A single row of Ligustrum shall be required inside the wrought iron fence along the side property lines.

In all areas not visible to public view, the homeowners may landscape as they please.

V. Decorative Embellishments

A. Birdbaths

Only one (1) birdbath may be located in the landscape beds and should be incorporated into the landscape design in an attractive manner.

B. Birdhouses

One (1) or two (2) birdhouses may be placed in the backyard in a location that is screened from public view to the maximum extent possible by a

combination of landscaping and/or the building structure. Birdhouses must be harmonious with the surroundings and be maintained at all times.

C. Yard Furniture

Any yard furniture (benches, swings, chairs, etc.) placed on the porch or in the front yard must be properly maintained at all times. The maintenance includes replacement of worn or broken items, rotted or warped wood, and cleaning and repainting of items as needed.

D. Potted Plants

Potted plants may be placed on the porch, up against the house or garage, or within the landscape beds. Potted plants are not an acceptable alternative to the required plantings in the landscape beds. Pots must be maintained with live plant materials at all times. Artificial plants are not permitted. If the pots are not properly maintained, they must be removed from public view.

E. Decorative/Seasonal Flags

Decorative flags may be flown as desired provided they are displayed on the home appropriately. Seasonal/holiday flags must be displayed within the appropriate timeframes.

F. Yard Statues and Sculptures

These items are permitted if they are not overwhelming in relationship to the house and landscaping, and only if they complement the house's design. In most cases, however, statues and sculptures are more appropriate when located in the rear yard, behind a fence, or incorporated into landscape beds.

G. Maintenance

Owners are responsible for the proper maintenance of all "Decorative Embellishments", and lack of this maintenance will be considered a deed restriction violation. Brazos River's Edge Community Association has the right to determine if any embellishment is excessive and whether or not it must be removed from public view.

VI. Landscape Installation

Installation of landscaping and site improvements is to be executed in a high quality manner, consistent with the image of River's Edge. The ARC may reject any improvement where the material or workmanship fails to meet acceptable industry standards.

Upon occupancy of the house, or thirty (30) days after completion of construction (whichever occurs first), trees, lawn and hedges visible to the public must be installed.

Subcontractor signage is prohibited. Refer to signage guidelines for approved signage description.

Approved Landscaping Materials are as follows:

APPROVED LANDSCAPING MATERIALS						
Shade Trees	Ornamental Trees	Shrubs	Groundcovers, Border Plants, and Vines	Seasonal Color (Annuals)	Seasonal Color (Perennials)	Optional Accent Shrubs
Size: All trees to be 30 gallon, 2.5" caliper	Size: All ornamental trees to be 30 gallon, 2.5" caliper	Size: All shrubs to be 5 gallon, 36" on center, in a double row, triangularly spaced	Size: All groundcover to be 1 gallon and placed 12" on center			
Live Oaks	Magnolia	Ligustrum	Asian Jasmine	Begonia	Caladium	Varigated Ginger
Red Oak	Deodar Cedar	Photonia	Confederate Jasmine	Calendula	Daylily	Buddleia
Water Oak	River Birch	Pittosporum	Boxwood	Dianthus	Geranium	Sago Palm
Willow Oak	Redbud	Dwarf Crepe Myrtle	Liriope	Geranium	Hibiscus	Beautyberry
Pecan	Crepe Myrtle	Nandina	Monkey Grass*	Hibiscus	Lantana	Roses:
Drake Elm	Flowering Pear	Azalea	Dwarf Yaupon	Impatiens	Mexican Heather	Caldwell Pink
Tulip Poplar	Savannah Holly	Indian Hawthorne	Carolina Jasmine	Marigold	Salvia	Katy Road Pink
Red Maple	Dogwood*	Xylosma		Pansy	Coneflower	Georgetown Tea
		Abelia		Snapdragon	Rudbeckia	Ducher
		Spirea		Viola	Bulbine	Martha Gonzales
		Holly		Periwinkle	Butterfly Iris	Old Blush
		Aspidistra*		Petunia		La Marne
		Oleander		Portulaca		Marie Pavie

**Note: Use of other plants requires ARC approval.
*For use in shaded areas only**

VII. Maintenance

Maintenance and proper care of installed landscaping is critical to the appearance of the River's Edge community and the health and beauty of the plant materials.

All landscaped areas are required to be maintained in a healthy and beautiful appearance by the builder or homeowner.

Proper maintenance includes:

- Adequate irrigation for proper plant health.
- Fertilization of trees, shrubs, hedge and lawn.
- Pruning of all trees including street trees.
- Adequate pruning of all hedges.
- Mowing of grass.
- Seasonal weeding of shrub beds.
- Weed control in lawns.
- Seasonal mulching of shrub beds.
- Insect and disease control.
- Replacement of plant material, dead or diseased, with original species and size.

REVIEW PROCESS

I. Architectural Review Committee

The design for each residence in River's Edge must be approved in writing by the ARC before construction of the residence can begin. The ARC consists of professionals who work in conjunction with the declarant and the association to uphold the architectural control standards for River's Edge. The ARC is committed to ensuring a high level of design quality within the community by reviewing residential and landscape design submissions for River's Edge residences. This review process is intended to correct problems with submitted designs and prepare them for acceptance into the community.

The ARC meets on a weekly basis to review design submittals. The ARC will make every effort to respond to the submittal within fourteen (14) days of the meeting.

Each plan will be accompanied with a \$100.00 review fee check made payable to: Brazos River's Edge Community Association.

In addition, for each Lot within the neighborhood, two (2) copies of the plot plan must be submitted for approval. The plan number, elevation, Lot, block, section, neighborhood and building lines must be indicated on the submittal. Submittals shall be sent to the attention of:

Brazos River's Edge Community Service Association, Inc.
Architectural Review Committee
c/o Planned Community Developers
Attention: Karen Howell
15958 City Walk, Suite 250
Sugar Land, Texas 774789

II. Notice of Approval

The design for each residence must be approved in writing before construction of the residence can begin. Construction begun prior to approval is in violation of the Deed Restrictions and may be subject to change, removal or fines.

Deviation from approved construction documents during construction (without written approval by the ARC) constitutes a violation of the Deed Restrictions. **On the ARC's authority, corrections of such deviations will be required.**

III. Architectural Submittals

A. Modifications/New Construction

All modifications and new construction contemplated must be submitted to the ARC. New construction means anything to be built, placed on the property, including (but is not limited to):

1. Room additions and exterior renovations (require comment sheet from adjacent property owner[s]).
2. Fencing
3. Pools
4. Gazebos
5. Basketball Goals
6. Decorative Construction (Gazebos)
7. Play Equipment
8. Mechanical Equipment

B. Final Architectural Submittals

1. Requirements

The ARC requires that each final design submittal consist of two (2) sets of the following:

- a. Design Development Plan, including:
 - i. Floor plans and elevations.
 - ii. Materials (brick, stucco, stone, paint) - colors and samples.
 - iii. Typical landscape plans, indicating type and location of trees/plants.
 - iv. Fencing plan, indicating location and type of fencing.
 - v. Residential Checklist (obtain from ARC).

- vi. Submittal Fee of \$100.00 (per plan, per neighborhood) in the form of a check made payable to: Brazos River's Edge Community Association.
 - vii. Room additions and exterior renovations comment sheet from adjacent property owners (obtain from Architectural Review Committee).
- b. Plot Plans must be submitted for each Lot indicating:
- i. Neighborhood, section, Lot and block.
 - ii. Floor plan and elevation.
 - iii. Submittal fee of \$25.00 for each plot plan.
 - iv. Certificate of Compliance Fee of \$75.00 (see attached "Certificate of Compliance Procedures" issued by Brazos River's Edge Community Association).
2. The design for each residence must be approved in writing before construction of the residence can begin. Deviation from approved construction documents during construction (without written approval by the ARC) constitutes a violation of the deed restrictions. On the ARC's authority, corrections of such deviations will be required.

IV. Final Inspection

Contact the ARC for final inspection before closing on any home (includes model homes).

V. Fine Schedule

A fine schedule will be adopted by Brazos River's Edge Community Association, Inc.

OWNER'S CHECKLIST FOR APPROVAL

Date <u>Submitted</u>	Date <u>Approved</u>
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I. Preliminary Architectural Submittal

Two (2) copies

II. Final Architectural Submittal

- A. Architectural Drawings and documents (two [2] copies)
- B. Material Selections, color selections, and samples
- C. Typical landscaping package - plant material and placement (two [2] copies)

All Architectural Submittals shall be sent to:

Brazos River's Edge Community Association, Inc.
c/o Planned Community Developers
Attention: Ms. Karen Howell
15958 City Walk, Suite 250
Sugar Land, Texas 77479

**ROOM ADDITIONS AND RENOVATIONS
COMMENT SHEET FROM ADJACENT PROPERTY OWNERS**

The purpose of this form is to notify the adjacent property owner(s) of the proposed addition/renovation. The Architectural Review Committee will take into consideration any comments received; however, it is within their sole discretion whether to approve the proposed addition/renovation. This comment sheet should be send via mail or fax directly to the adjacent property owner(s) to the Architectural Review Committee.

Address of the Property Proposing the Addition/Renovation:

A Comment Sheet is required from the following property owners:

- Addition/renovation to FRONT of property: Property owners on both sides of the home and across the street.
- Addition/renovation to SIDE of property: Property owner on applicable side.
- Addition/renovation to REAR of property: Property owners on both sides of the home and the home to the rear.

I own the property adjacent to the above-listed property and I have been made aware of the proposed addition/renovation.

My comments are as follows: _____

I have no comments: _____ (initials)

Address: _____

Name: _____

Signature: _____

Please contact the Architectural Review Committee at (281) 242-2000 if you have any questions or comments.

GUIDELINES FOR BASKETBALL GOALS

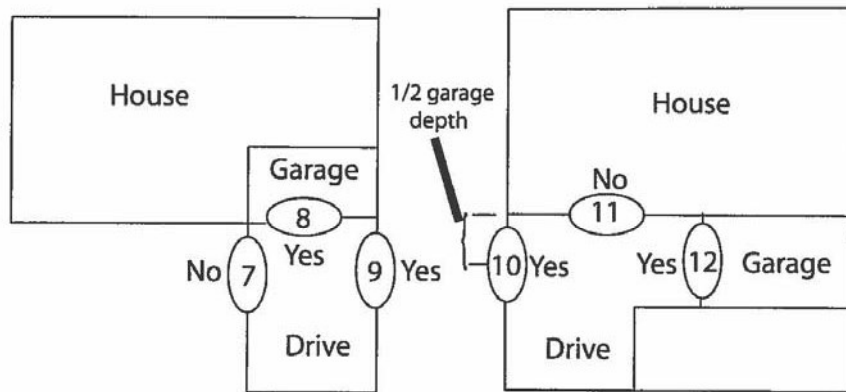
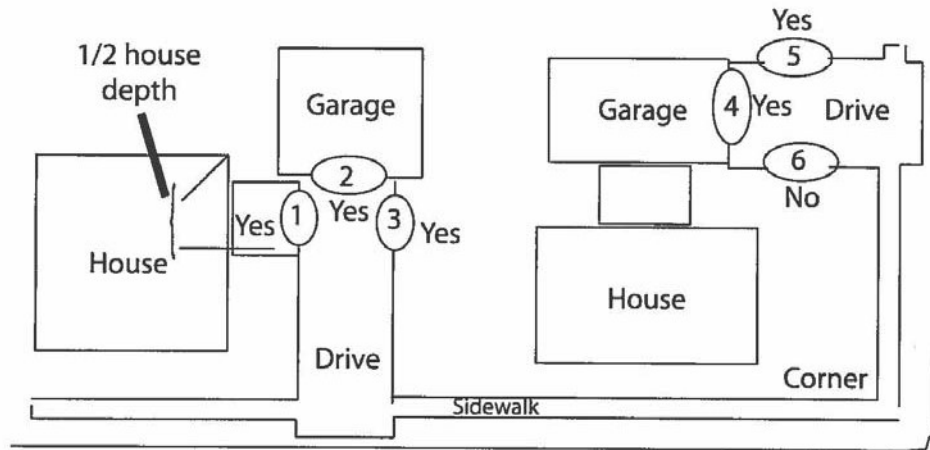


EXHIBIT A