



VG-42-2021-75281

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 75281

Real Property

AFFIDAVIT

Recorded On: December 22, 2021 10:04 AM

Number of Pages: 24

" Examined and Charged as Follows: "

Total Recording: \$114.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 75281
Receipt Number: 20211222000012
Recorded Date/Time: December 22, 2021 10:04 AM
User: Jessica D
Station: Recording

Record and Return To:

GULF COAST TITLE COMPANY MICHELLE GRUBERT
2121 SAILBOAT DR
PORT LAVACA TX 77979



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

AFFIDAVIT AUTHENTICATING DOCUMENT

**THE STATE OF TEXAS §
 §
COUNTY OF WALKER §**

BEFORE ME, the undersigned authority, on this day personally appeared Charles Duane Christie, who, being by me duly sworn on oath stated and deposed as follows:

“My name is Charles Duane Christie. I am the president of The Ranches at Royal Pines Property Owners’ Association, Inc.

“Attached to this affidavit is a true and correct copy of the Architectural Guidelines for The Ranches at Royal Pines Property Owners’ Association, Inc. These Architectural Guidelines have been duly adopted by The Ranches at Royal Pines Property Owners’ Association, Inc.

“These Architectural Guidelines are being filed in the Official Records of Walker County, Texas pursuant to Sections 202.001 and 202.006 of the Texas Property Code.

FURTHER AFFIANT SAITH NOT.”

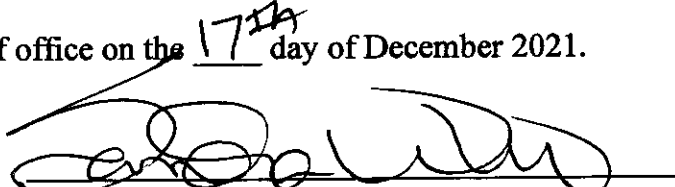

Charles Duane Christie

THE STATE OF TEXAS §
 §
COUNTY OF Calhoun §

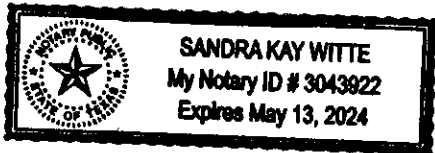
CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Charles Duane Christie who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Ranches at Royal Pines Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Royal Pines Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on the 17th day of December 2021.



Notary Public, State of Texas



THE RANCHES AT ROYAL PINES ARCHITECTURAL GUIDELINES

The following are the architectural and design criteria established by The Ranches at Royal Pines (Royal Pines) Architectural Review Committee (ARC) on behalf of The Ranches at Royal Pines Property Owners' Association, Inc. (RRPPOA) and, in accordance with the recorded "Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Royal Pines" (Declaration).

ARTICLE 1- STATEMENT OF PURPOSE & INTENT:

- 1.1 **Purpose:** These Royal Pines Architectural Guidelines (Guidelines) provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These Guidelines have been developed to provide direction for the planning, designing, constructing, landscaping, and modifying of all residences, buildings, and structures or improvements within The Ranches at Royal Pines Subdivision. The Guidelines set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, lighting and other structures. In addition, the Guidelines establish a process for review of all proposed construction and modifications to residences, buildings, and structures to ensure that all home sites within Royal Pines are developed with consistency and quality.
- 1.2 **Intent:** It is the intention of the ARC that all structures and other improvements within the community be planned and sited to be aesthetically and architecturally harmonious with one another, with the natural features of the land. The ARC is particularly concerned that the community has a consistent quality of design (facade, materials, etc.). The ARC may at times place a temporary moratorium on any particular style of design or building material until, at the sole discretion of the ARC, it is determined that the community has been brought back into balance.

ARTICLE 2 -APPLICABILITY, AUTHORITY & AMENDMENTS:

- 2.1 **Applicability:** The Guidelines shall govern all residences, buildings, and all other structures and improvements within Royal Pines properties, which are or may be subject to the Declaration. These Guidelines are not binding upon the ARC.
- 2.2 **Authority:** Royal Pines Architectural Review Committee (ARC) has jurisdiction over all matters relating to construction and architecture of new construction and modifications of the Properties as set forth in the Declaration. While the Guidelines are intended to provide a framework for construction and modifications, the Guidelines are not all-inclusive. In its review process, the ARC may consider the quality of workmanship and design harmony of external design with existing structures, and location in relation to surrounding structures among other things. The ARC reserves the right to reject any submittal, and may disapprove plans,

specifications or other materials, for any reason, including purely aesthetic reasons, which in the sole discretion of the ARC shall be deemed sufficient.

- 2.3 **Governmental Permits:** To the extent that the Texas State Building Code, Walker County Ordinances, or any other government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Guidelines or the Declaration, the government standards shall prevail. To the extent that any government standard is less restrictive, the Declaration and the Guidelines (in that order) shall prevail.
- 2.4 **Responsibility for Compliance:** It is the responsibility of the Owner and Builder to ensure that all Applications for Architectural Review and subsequent construction are in accordance with the applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions. The ARC does not review submittals for compliance with such requirements. Approval of plans and specifications by the ARC shall not be deemed or construed to mean that improvements constructed in accordance with such plans will comply with applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions, as to the structural soundness, quality, durability, suitability, fitness or proper functioning of such improvements; and any responsibility or liability therefore is hereby disclaimed. IF YOU DO NOT UNDERSTAND THIS DISCLAIMER, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR THE RANCHES AT ROYAL PINES PROPERTY OWNERS' ASSOCIATION, INC. TO EXPLAIN IT TO YOU.

Owners and Builders are further responsible for ensuring compliance with all standards and procedures within these Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration, any applicable Supplemental Declarations, and any other applicable architectural guidelines which address restricted and prohibited conduct and activities within the community.

- 2.5 **Amendments:** These Guidelines may be revised and amended at any time by the ARC, in its sole discretion, as needed to serve the needs of an evolving community.

ARTICLE 3 - PROCEDURES AND APPROVALS:

- 3.1 **Architectural Review Process:** Prior to the commencement of any construction activity of any type on any Lot, an Application for Architectural Review (using forms to be obtained from the ARC) of such work must be submitted by the Lot Owner or such Owner's designated agent to the ARC. The ARC must receive, review and approve the information and documentation required to be submitted under Section 3.3 "Design Review Procedure" prior to the commencement of any work. Also, all design and construction escrow fees required under these Guidelines must be paid to The Ranches at Royal Pines Property Owners' Association (RRRPPOA – see Section

3.8 for address) at the closing and prior to the commencement of any such work. Submittals for review will be accepted after closing and collection of fees have occurred.

- 3.2 **Pre-Application Procedure:** Compliance with all governmental and quasi-governmental rules, regulations and standards is the obligation of each Lot Owner and the Lot Owner's builder. It should not be assumed, however, that compliance with the rules, regulations and standards of Walker County and other governmental and quasi-governmental authorities will satisfy all requirements of the ARC.
- 3.3 **Design Review Procedure:** The successful completion of the design review procedure under these Architectural Guidelines will be facilitated by reviewing and complying with the requirements outlined in the Architectural Guidelines and by reviewing and following the step-by-step design review format described below. The review format has been structured to achieve a smooth and timely review from preliminary plan submittal to final site inspection and approval.

If a new residence is to be built "on speculation," the builder must submit a set of Building Plans and Specifications for such Improvements to the RRPOA. An extra copy of the final approved Building Plans and Specifications submittal is to be delivered to the sales office for future reference by sales office personnel.

The following process represents the procedures in the process of building a residence in The Ranches at Royal Pines:

1. Approval of preliminary building plans and specifications (submission is optional but encouraged).
 2. Changes/Additions.
 3. Approval of final building plans and specifications, including a foundation plan.
 4. Site and clearing inspection within five (5) working days of staking lot for home construction.
 5. Begin construction.
 6. Copy of as-built conditions showing actual impervious area calculations.
 7. Final inspection and approval of improvements within ten (10) working days prior to closing of lot.
 8. Builder shall supply copy of certificate of occupancy for RRPOA files.
 9. Ready for occupancy.
- 3.4 **Optional Preliminary Plans and Specifications Review:** This step is not required but the ARC highly encourages Lot Owners and Builders who are building in the Royal Pines community for the first time to participate in the preliminary plan review process. The preliminary plan review process may help avoid unnecessary expense and delay by expediting later phases of the plan review process. The ARC will review with the Lot Owner or the Lot Owner's representative the proposed design approach to confirm general compliance with the Architectural Guidelines and the

appropriateness of the design concept. To fully utilize the preliminary plan review process, two copies of a completed site plan and the architectural drawings for the Improvements shall be included as part of the preliminary Plan submittal. The preliminary plan submittal shall also include a completed Application for Preliminary Architectural Review (attached as Schedule A) and the Preliminary Architectural Review Fee of \$100.00 made payable to The Ranches at Royal Pines Property Owners' Association, Inc. (See Article 3.9).

The ARC shall review the preliminary plans and return it to the Owner marked "Approved as Submitted", "Approved as Noted" or "Disapproved", as the case may be. As to any preliminary plans that are marked "Approved" by the ARC, final Plans produced thereafter must be in substantial conformity therewith; provided, however, the ARC's approval of preliminary plans shall in no way bind or obligate the ARC to approve the subsequent final Plans that do not comply with the intent and spirit of the Architectural Guidelines.

The ARC may refuse to approve preliminary plans or any component(s), including, without limitation, the location, style, exterior colors or finishes or other specifications of the proposed improvements for any reason or reasons, including purely aesthetic reasons, in the sole discretion of the ARC.

- 3.5 Required Final Building Plans and Specifications Review, (the "Plans"):** The submittal of final Plans shall incorporate all of the requirements stated in the Application for Final Architectural Review form, (attached as Schedule B), Required Submittals per Article 3.8, and other portions of the Architectural Guidelines as well as comments from previous meetings and design reviews.

In addition, the following items must be submitted to the RRPPOA as a condition to the final Plans review process:

1. A Final Architectural Review fee of \$1,000.00. (See Article 3.9)
2. The Construction Bonds Escrow Deposit ("Bonds"). (See Article 3.10)
3. True and complete copy of a fully executed contract for construction of the Improvements between the Owner and a Builder. In the case of construction of Improvements on a Lot "on speculation" (i.e., where a builder is building such Improvements for sale to a third party) or in the case of construction of Improvements on a Lot by a builder for such builder's personal occupancy, there shall be no requirement that a true and complete copy of a fully executed contract for construction of the Improvements be submitted.

If found not to be in compliance with the Guidelines or if found to be otherwise unacceptable to the ARC, one (1) set of the Plans shall be returned to the Lot Owner

marked "Revise and Resubmit," accompanied by a written statement of items found not to be in compliance with the Guidelines or to be otherwise unacceptable to the ARC. If the first resubmittal of Plans occurs more than six (6) months from the original submittal of the final Building Plans and Specifications, such resubmittal shall be accompanied by another Processing Fee (\$1,000.00); also, a resubmittal of Plans in excess of two (2) submittals shall be accompanied by a processing fee of \$500.00. The resubmitted Plans shall be subject to any amendments to the Guidelines that may have occurred since the original review.

At such time as the Plans are approved by the ARC, one (1) complete set of the approved Plans for custom designs shall be retained by the ARC and the other complete set of the approved Plans shall be marked "Approved as Submitted" or "Approved as Noted" and retained by the RRPPOA, along with a written statement with design comments. Once the ARC has approved Plans for Improvements to be constructed on a particular Lot, the construction of such Improvements must be promptly commenced and diligently pursued to completion; and if such construction is not commenced within one (1) year following the date of approval of the Plans by the ARC, the approval of such Plans by the ARC shall be deemed rescinded. In the event of any such rescission of the ARC's approval of Plans pursuant to the immediately preceding sentence, construction of Improvements on such Lot may be commenced only after resubmission of Plans and a \$500.00 processing fee to the ARC for approval and approval of such Plans by the ARC.

Any modification or change to the "Approved" set of Plans must be submitted in duplicate to the ARC for its review and approval (using the same procedure as set forth herein relative to the submission and approval of the original final Building Plans and Specifications). The ARC may require the Lot Owner to pay an additional review fee in connection with any submittal of substantial modifications or changes to previously approved final Building Plans and Specifications.

- 3.6 Lot Staking, Site Inspection and Approval to Commence Work:** Once Plans approval has been granted by the ARC, the Lot Owner or the Lot Owner's representative shall stake the Lot for review and approval by the ARC prior to commencing any construction work thereon (including grading work). The Lot Owner or the Lot Owner's representative must clearly stake the proposed house "footprint" and property lines and, if applicable, any ancillary structures, and pool locations. Staking shall be with a continuous ribbon locating each corner of the footprint and another ribbon encircling the area to be cleared. The proposed finished floor elevation of a slab, 1" floor sub-floor and garage slab will also be staked. All vertical elevations will be confirmed by comparing the established top of curb elevations at the property lines as shown on the marketing site plan for each lot with the approved site plan proposed elevations. After such staking of the Lot has been completed, the Lot Owner or the Lot Owner's representative shall request the RRPPOA to make a site inspection prior to the commencement of clearing and

construction work on the Lot.

The primary purpose of the site inspection by the RRPPOA is to ensure compliance with the approved Building Plans and Specifications. In addition to the foregoing matters, the site inspection shall include a review of the following matters and issues:

Building setbacks or Build-To lines (as per stakes); Side yards (as per stakes); General grading; Finish floor elevations; Placement of excavation materials; Location of construction entrances (15'W x 60'D Min.); Location of street trees; Location of temporary toilet; Location of trash containers; and Erosion control measures (fencing and hay bales as required).

Inspection by the RRPPOA shall be made based on the RRPPOA schedule. Requests are advised to be made on the date final design approval is given. Written authorization by the RRPPOA to proceed with construction work will be issued to the Lot Owner or to such Lot Owner's builder by the RRPPOA promptly after the inspection is completed or, if problems are detected during the site inspection, written notification of such problems shall be given to the Lot Owner or such Lot Owner's builder by the RRPPOA promptly after the inspection is completed. No construction activities may be commenced prior to issuance of the site inspection approval by the RRPPOA. The RRPPOA shall have the right to stop any unauthorized construction activities that are commenced on a Lot in violation of the terms and requirements of this paragraph. The RRPPOA may delegate its site inspection functions under this section to a third-party construction manager for Royal Pines.

- 3.7 **Failure of the ARC or RRPPOA to Act:** If the ARC fails to approve or disapprove any final Plans and Specifications and other submittals which conform (and which relate to Improvements which will conform) with the requirements of the Guidelines and of the Declaration or to reject them as being inadequate or unacceptable to the ARC within forty five (45) calendar days after receipt, and provided such submittal was a full and complete submittal, in accordance with the Guidelines and the Declaration, of all items that were to have been submitted to the ARC, it shall be conclusively presumed that the ARC has approved such conforming Plans and Specifications and other submittals; provided, however, that no such failure to act shall be deemed an approval of any matters specifically prohibited by any other provision of the Declaration or these Guidelines. The ARC has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements specified in the Declaration or any Additional Declaration for the Phase in which the Lot is located. If final Plans and Specifications or other submittals are not sufficiently complete or are otherwise inadequate, the ARC may reject them as being inadequate or may approve or disapprove a portion, and either reject or approve the balance. The ARC is authorized to request the submission of

samples of proposed construction materials.

3.8 Required Submittals: The following items must be submitted to the ARC through the RRPOA for final approval:

1. A completed **Architectural Review Application**.
(Copies are available from the RRPOA).
2. (3) Three sets of **Final Construction Plans & Specifications**.
(Minimum scale: 1/8"=1'-0", minimum sheet size 24"x36") including:
 - **Floor plan:** Indicate all rooms, dimensioned to scale, along with square footage of the total enclosed living area.
 - **Roof plan:** Indicate slopes, pitches, hips and gables.
 - **Elevations:** Provide front, rear, and side elevations showing building materials and finishes. Indicate maximum height of the principal structure and anticipated finished grades. A rendered elevation depicting material and colors of the primary facade may be requested by the ARC for more complicated elevation schemes.
 - **Typical Wall Section:** Indicate foundation condition, building materials, roof overhang, fascia, and decorative elements and other details as needed to convey the design.
 - **Foundations.** All building foundations shall be two feet above the 100-year flood plain elevation, or other level as may be established by the Commissioner's Court or County Engineer of Walker County, Texas, and other applicable governmental authorities.
3. Three **Site Plans**.
(Minimum scale: 3/32"=1'-0" or 1"=10', minimum sheet size 24"x36"). Indicate the required setbacks or build-to lines, easements and horizontal dimensions that locate the residence on the lot. Show all driveways, walkways, patios, decks, pools and other recreational equipment, HVAC units, etc. (Include screening details for HVAC unit).
4. (3) Three **Drainage Plans**.
(Minimum scale: 3/32"=1'-0" or 1"=10', minimum sheet size 24"x36"), showing the location of erosion control devices and the direction of storm water flow.
5. **Samples** of all exterior materials and finishes, including paint colors, siding materials, roofing, shutters, medallions, chimneys, doors, and other details affecting the exterior appearance.
6. (2) Copies of **Photographs** documenting the existing conditions of the lot prior to construction. Photos shall be provided showing the following:

- Road surface, road shoulder, and drainage ditch along the entire portion of the lot abutting the street.
 - The entire width of the lot and its trees/vegetation as viewed from the street and as viewed from the approximate center of the lot facing the rear of the lot.
7. The ARC reserves the right to require the submittal of other information, data, drawings and samples as deemed necessary.
8. **Architectural Review Fee** of \$1,000.00.

Submit all items required to:

**THE RANCHES AT ROYAL PINES
PROPERTY OWNERS' ASSOCIATION, INC.**
c/o LEAD Association Management, Inc.
13231 Champion Forest Dr, Suite 112
Houston, TX 77069

- 3.9 **Architectural Review Fee:** A fee of \$100.00 will be assessed for each Optional Preliminary Architectural Review by the ARC. The ARC may revise the amount of the review fee at any time.

A fee of \$1,000.00 will be assessed for Final Architectural Reviews by the ARC. This fee covers two reviews of the same Lot. Each additional review beyond two is subject to another \$500.00 review fee. The ARC may revise the amount of these review fees at any time.

Applicants shall be subject to an additional \$500.00 fine for commencing any construction activities prior to the review and written approval of the Final Architectural Review Application by the ARC. An additional \$100.00 shall be assessed for each subsequent day in which construction activities occur prior to ARC approval.

Payment in full (checks payable to The Ranches at Royal Pines Property Owners' Association, Inc.) must accompany the Architectural Review Application.

- 3.10 **Construction Bonds:** The Construction Bonds Escrow Deposit ("Bonds") as set and determined by the RRPOA as of the date the final Plans shall be submitted. The Bonds are currently Five Thousand Dollars (\$5,000.00) per Lot and include One Thousand Five Hundred Dollars (\$1,500.00) for a Contractor Performance Bond and Three Thousand Five-Hundred Dollars (\$3,500.00) for a Road Bond. The Bonds shall be paid by check made payable to The Ranches at Royal Pines Property Owners'

Association, Inc. (the "RRPPOA") The Bonds will be held by the RRPPOA. Payment in full must be made prior to or accompany the Final Architectural Review Application. Either the Owner or the Builder may provide the bond. The bond is intended to protect the Property Owners Association from the cost of unnecessary road repairs caused by careless contractors, to ensure the proper reseeding, clean up, etc. of rights-of-way and drainage swales when construction activities have been completed. The bond is fully refundable upon completion of home construction, if the road pavement, road shoulders and drainage swales near and in front of the subject lot are maintained throughout the construction process, or are otherwise restored, to the pre-construction condition, as determined by the RRPPOA in its sole discretion, and as evidenced by the photographs required in Article 3.8. (NOTE: Lot Owners who are not Builders may wish to include a provision in the contract with their builder that requires the builder to post the bond and to be responsible for the actions of their subcontractors.)

3.11 Review Period: Properly completed Preliminary or Final Review Applications, complete with all required submittals, and any fees, bonds, and dues that may be owed, will be reviewed and a written response issued, within forty-five (45) calendar days of receipt. A letter from the RRPPOA will be sent to the Applicant stating the submittal status is one of the following:

- "Approved as Submitted" - The entire submittal is approved as submitted.
- "Approved as Noted" - The submittal is not approved as submitted but approved with the ARC's suggestions for curing objectionable features or segments noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to resubmit in order to receive approval prior to commencing the construction or alteration.
- "Disapproved" - The submittal is rejected. The ARC may provide comments but is not required to do so.

3.12 Submittals Retained: All approved submittal items will be retained by the RRPPOA for inspection & record purposes.

3.13 Variances: Variances may be granted in some circumstances including, but not limited to, odd shaped lots or parcels, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing. The applicant must state the reason for the request and propose mitigation of the variance. The ARC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or governmental regulations. No variance shall be effective unless in writing and signed by two representatives of the ARC.

NOTE: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Walker County or other governmental authorities. It is the responsibility of Owner/Builder to obtain all necessary permits and approvals.

- 3.14 **Implementation of Approved Plans:** All work must conform to approved plans. If it is determined by the ARC or the RRPPOA that work completed or in progress on any site/parcel is not in compliance with these Guidelines or any approval issued by the ARC, the ARC shall notify the Owner and builder in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or builder to remedy the same. If the Owner and/or builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be in violation of the Declaration and these Guidelines.
- 3.15 **Pre-Construction Inspection:** Prior to commencement of construction the Owner shall: stake-off the location of the home site and driveway; clearly mark all areas to be cleared, as measured at the base, for inspection/approval by the RRPPOA. Call the RRPPOA to schedule the inspection. Allow a minimum of (5) days notice.
- 3.16 **Construction Completion Inspection:** Upon final completion of home construction, proper installation of a concrete driveway culvert, paving of driveway, as approved, the removal of silt fencing, and the removal of the dumpster and other construction related items, the Owner can request a final inspection from the RRPPOA, if any portion of the Contractor Performance Bond is still remaining at the time of issuance of the certificate of occupancy then this amount will be refunded to builder/contractor who posted the bond. If there is no damage to the road pavement, road shoulders, or drainage swales, the \$3,500 Road Bond will be refunded.
- 3.17 **Time to Complete:** If no maximum time period is specified in the approval or any other agreement, construction shall be completed within one year of its commencement. The Applicant may request an extension of such maximum time period not less than thirty days prior to the expiration of the maximum time period, which the ARC may approve or disapprove, in its sole discretion.

If construction is not completed on a project within the period set forth in the approval or within one year, or within any extension approved by the ARC, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Guidelines.

- 3.18 **Change After Approval:** All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, utilities, , or signage, made after the final approval of plans must be submitted to and approved in writing by the ARC prior to implementation. Close cooperation and coordination

between the Applicant and the ARC will ensure that changes are approved in a timely manner. If Walker County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARC, the Applicant must notify the ARC of such changes and receive approval from the ARC prior to implementing such changes.

- 3.19 **Review of Modifications:** The review of modifications to existing dwellings (occupied after issuance of a Certificate of Occupancy or Certificate of Completion) shall require the submission of an Architectural Review Application to the ARC, including new calculations for total lot impervious area. Depending on the scope of the modification, the ARC may require the submission of all or some of the required submittals listed in Article 3.8 above. The review and approval of modifications shall take place within the same time periods as required for new construction. Modifications must be scheduled and completed in a time agreed upon by the ARC.

ARTICLE 4 - SITE REQUIREMENTS:

- 4.1 **Setbacks:** Setback requirements from property lines are established in these Guidelines and by Specific Site Zoning and are subject to public utility easements, drainage easements, and rights-of-way.

All homes must meet minimum setback requirements, as set forth in the recorded plat, deed restrictions, governmental regulations, and as follows:

- All lots shall comply with minimum setback requirements as follows (where build-to is stated, the front setback of the residence shall be built to the specified dimension from the property line):
 - Front Setback: 100 feet
 - Rear Setback: 50 feet
 - Side Setbacks: 50 feet

The ARC reserves the right to require alternate setbacks, to be determined at time of the ARC review, in order to preserve particular view corridors, or to account for unusual topography, natural site features, or other extenuating circumstances.

- 4.2 **Construction Fencing:** Before beginning construction, orange plastic construction fencing, minimum 36" high, must be installed along the edge of the street pavement, across the entire width of the lot and across the street in front of the home site to prevent the parking of vehicles on the road shoulders. If the Owner does not have the builder install such fencing prior to the beginning of construction, then the RRPOA will install the fencing and bill the Owner in the amount of \$800.00. This fencing must be maintained throughout the construction period and removed at the time of the Road Bond Inspection.

- 4.3 **Construction Entrance:** The property owner is responsible for placing and maintaining a hard surface driveway. A minimum of 5" of #5 crushed stone or other suitable hard surface base must be provided to facilitate the delivery and distribution of materials from the paved street to a central staging area on the subject lot. **No materials of any nature are to be unloaded or stored in the road or road rights-of-way for any reason.** This driveway is to be used before and during construction to minimize damage to the roads and road shoulders caused by the repeated parking of vehicles, heavy equipment and trucks. It is the responsible of the property owner to provide access to their lot for staging of all construction and construction deliveries.
- 4.4 **Material Storage:** All construction materials must be kept within the property lines and street rights-of-way must be kept open for vehicular access to all sites. Temporary storage structures must receive approval by the ARC prior to their use. Storage structures may not be used as living or office quarters.
- 4.5 **Dumpster:** A commercial dumpster is required on site to keep a neat and clean construction site. At the end of each workday all construction materials must be stored neatly and trash placed in the dumpster. Fabricated wood or wire bins will not be permitted. The builder is encouraged to utilize the services of a disposal company that is environmentally friendly by using recycling and composting techniques.
- 4.6 **Toilet Facilities:** Each construction site is required to have a job toilet and it must be placed inside the home site area in the least conspicuous location with the door facing away from the street.
- 4.7 **Fires:** No open fires shall be allowed on any Lot other than normal barbequing in proper equipment for that purpose, and the burning of leaves and brush which shall only be allowed to be burned in proper receptacles for such purpose and under conditions which will not endanger adjoining property. Properly constructed fire pits are allowed.
- 4.8 **Drainage:** Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot owner.
- 4.9 **Driveways:** All driveways in the Subdivision shall be constructed of concrete or asphalt for the first 70 feet from the opposite side of the road. Driveways shall be paved with a minimum of 20 feet in width and 70 feet from the opposite side of the road in length. All driveways shall have a skirt of at least 28 feet on the road frontage or any minimum as may be established by governmental authorities from time to time. Anything beyond the first 70 feet from the opposite side of the road may be a material of the owner's choosing. See the attached Exhibit "A" for additional information on driveway requirements. Driveways shall be constructed and maintained in accordance with the rules,

regulations, and specifications approved by the ARC and all requirements of the Texas Department of Transportation.

- 4.10 **Flagpoles:** Only one flagpole may be placed on a Lot if the design and location has received prior approval from the ARC. A flagpole may be mounted on the dwelling or one mounted flagpole may be erected. A mounted flagpole shall not exceed twenty feet (20') in height and the location is subject to all setbacks. Owners may attach the flag of the United States of America, the flag of the State of Texas or an official or replica flag of any branch of the United States armed forces. Flags, may not exceed 4' x 6' in size. No flags other than those specifically listed above are allowed. A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced, or removed; Flags and poles may be permitted to be installed, on temporary basis for marketing or sales of property or model homes. Such flags and flagpoles require the approval of the ARC.
- 4.11 **Garages:** Garages shall be compatible with and complementary to the main residence in architectural style, material, color.
- 4.12 **Pools:** ARC approval is required for the construction or installation of pools. Pools must be located in the rear yard and must be an integral part of the residence. All mechanical equipment necessary for the operation of any pool must be located in the rear yard and shall be screened from the street and neighboring residences/buildings by a fence, wall, or landscaping. Screening shall be submitted to and approved by the ARC. Above ground pools are prohibited.
- 4.13 **Fencing:** All perimeter fences erected on any Lot shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
- 4.14 **Ancillary Buildings:**
All ancillary buildings require ARC approval and may include the following:
1. **Guest House:** One Guest House is allowed and shall contain a minimum of 700 square feet of airconditioned space.
 2. **Accessory Buildings:** Accessory Buildings including barns, stables, detached garages and sheds are allowed, should be of a similar style and color as the primary home, but may also be made of metal. All such buildings shall be erected behind the primary residence. No Accessory Building shall be used as a residence at any time.
- 4.15 **Recreational Equipment:** Recreational Equipment must be located in the rear yard.
- 4.16 **Recreational Vehicles:** All boats and recreational vehicles (i.e. campers, motor homes, etc.) must be kept in a garage. NO outside storage will be allowed. No empty

boat trailers are allowed to be stored in any open area.

ARTICLE 5 - BUILDING REQUIREMENTS:

- 5.1 **Architectural Standards:** The ARC may disapprove plans if in its judgment the massing, architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards. **No modular or mobile home type construction shall be permitted.** Slab-on-grade construction shall be permitted unless the property lies in a flood zone. There shall be no improvements of any kind within the designated wetlands.
- 5.2 **Minimum Area Requirement:** All interior lot residences to be constructed shall have a minimum building area of 1,400 square feet of enclosed air-conditioned living area (exclusive of porches, decks and garages and other unairconditioned spaces). Guest Houses shall have a minimum of 700 square feet of enclosed air-conditioned living area.
- 5.3 **Building Materials:** All constructed homes must be built with brick, stone, wood, stucco, concrete board (a.k.a. "hardy-board") or a combination of any of the above material. Barndominium style structures are permitted and may be constructed of metal. No building material of less quality shall be allowed. Vinyl or aluminum will be allowed for home façade trim only. Roofing material must be quality architectural shingles or standing seam metal roofing. All roofing colors must be approved by ARC.
- 5.4 **Roofing:** Roofing material must be quality architectural shingles or standing seam metal roofing. All roofing colors must be approved by ARC.
- 5.5 **Additions, Modifications & Expansions:** Any addition, modification, expansion or similar alteration, including changes to the color scheme, of a previously approved residence, whether before or after the initial construction, is subject to the requirements of these Guidelines and must be submitted to the ARC for approval.

END OF DOCUMENT.

Attachments:

Schedule A - Application for Preliminary Architectural Review

Schedule B - Application for Final Architectural Review

Exhibit "A" – Driveway Exhibit

Schedule A

The Ranches at Royal Pines

Application for Preliminary Architectural Review

Note: Application must be completed in full. Application will not be accepted for review unless accompanied by all required submittals and by payment of all required fees (See "The Ranches at Royal Pines Architectural Guidelines").

DATE PLANS SUBMITTED: _____

LOT #: _____

PROPERTY ADDRESS: _____

OWNER'S NAME: _____

CURRENT ADDRESS 1: _____

CURRENT ADDRESS 2: _____

CITY / STATE: _____

HOME PHONE: _____

WORK PHONE: _____

CELL/ PAGER: _____

FAX: _____

BUILDER NAME: _____

CURRENT ADDRESS 1: _____

CURRENT ADDRESS 2: _____

CITY / STATE: _____

HOME PHONE: _____

WORK PHONE: _____

CELL/ PAGER: _____

FAX: _____

ROYAL PINES
Application for Preliminary Architectural Review

Schedule A

HEATED SQ. FT.: 1ST FLOOR _____
 2ND FLOOR _____
 BASEMENT _____
 OTHER _____
 SUBTOTAL _____ (Under Roof)

UNHEATED SQ. FT.: SUBTOTAL _____ (Under Roof)

TOTAL SQ. FT. (ADD SUBTOTALS): _____ (Under Roof)

EXTERIOR MATERIALS:

BRICK: _____ COLOR: _____
 STONE: _____ COLOR: _____
 STUCCO: _____ COLOR: _____
 SIDING: _____ COLOR: _____
 OTHER: _____ COLOR: _____
 ROOF: _____ COLOR: _____
 TRIM: _____ COLOR: _____
 DOORS: _____ COLOR: _____
 SHUTTERS: _____ COLOR: _____
 DRIVEWAY: _____ COLOR: _____
 WALKS: _____ COLOR: _____
 FENCE: _____ COLOR: _____
 OTHER: _____ COLOR: _____

FIREPLACE? YES NO QUANTITY: _____ CHIMNEY: _____
 (Material Type)

OPEN DECK? YES NO QUANTITY: _____ TOTAL SQ. FT.: _____

PATIO? YES NO QUANTITY: _____ TOTAL SQ. FT.: _____

COVERED PORCH? YES NO QUANTITY: _____ TOTAL SQ. FT.: _____

ALLOWABLE IMPERVIOUS AREA: _____ (SQUARE FEET)

ACTUAL IMPERVIOUS AREA: _____ (SQUARE FEET)

ROYAL PINES
Application for Preliminary Architectural Review
Schedule A

Owner / Builder

Date

Signature of Person Submitting Application

Date

Signature of Person Submitting Application

Date

PLEASE CALL THE CHOA IF THERE ARE ANY QUESTIONS REGARDING THE
INFORMATION CONTAINED HEREIN.

ROYAL PINES
281.857.6027



ROYAL PINES
Application for Preliminary Architectural Review

Schedule B

The Ranches at Royal Pines

Application for Final Architectural Review

Note: Application must be completed in full. Application will not be accepted for review unless accompanied by all required submittals and by payment of all required fees (See "The Ranches at Royal Pines Architectural Guidelines").

DATE PLANS SUBMITTED: _____

LOT #: _____

PROPERTY ADDRESS: _____

OWNER'S NAME: _____

CURRENT ADDRESS 1: _____

CURRENT ADDRESS 2: _____

CITY / STATE: _____

HOME PHONE: _____

WORK PHONE: _____

CELL/ PAGER: _____

FAX: _____

BUILDER NAME: _____

CURRENT ADDRESS 1: _____

CURRENT ADDRESS 2: _____

CITY / STATE: _____

HOME PHONE: _____

WORK PHONE: _____

CELL/ PAGER: _____

FAX: _____

Schedule B

HEATED SQ. FT.: 1ST FLOOR _____
 2ND FLOOR _____
 BASEMENT _____
 OTHER _____
 SUBTOTAL _____ (Under Roof)

UNHEATED SQ. FT.: SUBTOTAL _____ (Under Roof)

TOTAL SQ. FT. (ADD SUBTOTALS): _____ (Under Roof)

EXTERIOR MATERIALS:

BRICK: _____ COLOR: _____
 STONE: _____ COLOR: _____
 STUCCO: _____ COLOR: _____
 SIDING: _____ COLOR: _____
 OTHER: _____ COLOR: _____
 ROOF: _____ COLOR: _____
 TRIM: _____ COLOR: _____
 DOORS: _____ COLOR: _____
 SHUTTERS: _____ COLOR: _____
 DRIVEWAY: _____ COLOR: _____
 WALKS: _____ COLOR: _____
 FENCE: _____ COLOR: _____
 OTHER: _____ COLOR: _____

FIREPLACE? YES NO QUANTITY: _____ CHIMNEY: _____
 (Material Type)

OPEN DECK? YES NO QUANTITY: _____ TOTAL SQ. FT.: _____

PATIO? YES NO QUANTITY: _____ TOTAL SQ. FT.: _____

COVERED PORCH? YES NO QUANTITY: _____ TOTAL SQ. FT.: _____

ALLOWABLE IMPERVIOUS AREA: _____ (SQUARE FEET)

ACTUAL IMPERVIOUS AREA: _____ (SQUARE FEET)

Royal Pines
Application for Final Architectural Review
Schedule B

Owner / Builder

Date

Signature of Person Submitting Application

Date

Signature of Person Submitting Application

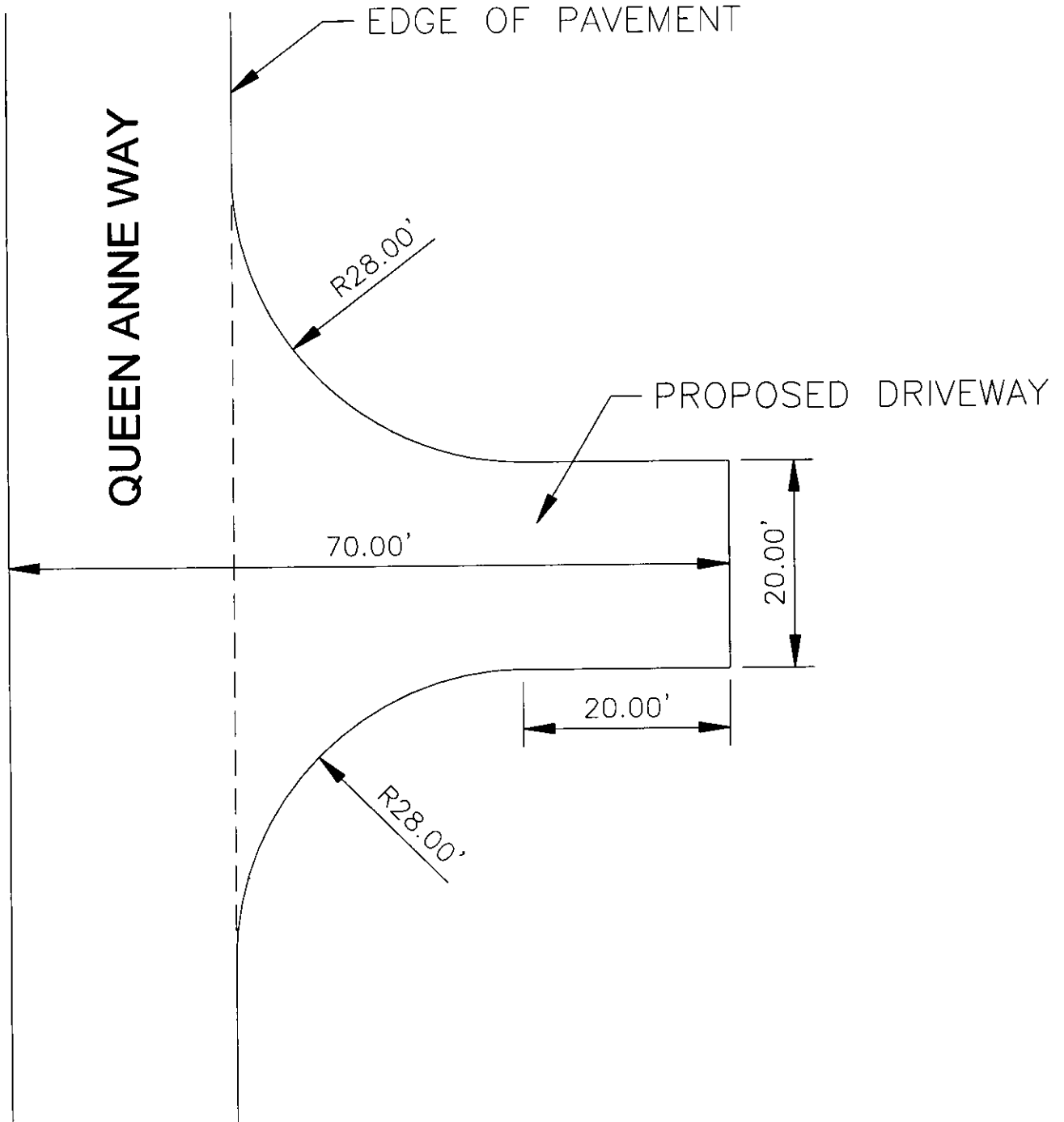
Date

PLEASE CALL THE POA IF THERE ARE ANY QUESTIONS REGARDING THE
INFORMATION CONTAINED HEREIN.

ROYAL PINES
281.857.6027



Exhibit "A"



DRIVEWAY EXHIBIT

N.T.S.