

Architectural Control Guidelines
For
Brazos Lakes Property Owners Association, Inc.

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These guidelines are subject to revision

By

The Board of Directors

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Overview

Article IV, Section 4.01 of the DCR provides that "No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof, or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) from the Committee of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. Approval shall be granted or withheld based on matters of compliance with provisions of this instrument, quality of materials, drainage,

harmony of external design, and color with existing and proposed structures in the Subdivision and location with respect to topography and finished grade elevation." The purpose of these guidelines is to ensure the "conformity and harmony of exterior design" of proposed structures or improvements within the Brazos Lakes Community. (the "Community")

Authority

The Architectural Control Committee (the "ACC") is empowered by the Board of Directors (the "Board") of Brazos Lakes Property Owners Association (the "BLPOA") according to Article IV, Section 4.02 of the DCCR.

The ACC may, from time to time, by resolution of the majority of the ACC members, revise these guidelines, as it deems necessary within its authority.

This document is intended only to provide guidelines as mentioned above, and is not intended to, and shall not be construed to create any right not already created under the **DCCR**. This document does not amend or modify the **DCCR**. Any conflict between anything contained in this document and any provision of the **DCCR** shall be controlled by the **DCCR** to the extent of the conflict.

Precedents

While the ACC will make every reasonable attempt to be fair and equitable, the ACC and the Board will not be bound by past decision of **the Developer, the ACC, or prior Boards**. The ACC reserves the right to disapprove applications for improvement if it believes that such changes are not in the best interest of the future of the Community, even if a precedent was set by a decision of the Developer, the ACC or prior Boards.

Guidelines Introduction

The following Guidelines identify the requirements and rationale used in evaluating an application.

Each application is considered on its own merit, and the **ACC** may grant a variance from these Guidelines and/or from certain provisions of the **DCCR**.

The ACC has the right to deny approval for a similar improvement based on the proximity of the property to a main boulevard or the visual relativity of the site to the overall development. As an example, a home located on the perimeter of the development may be permitted to have a certain styled storage building (with different height), whereas on the main entry boulevard and

depending on the configuration of the lot, this same item may not be approved. The intent being to maintain overall integrity within areas of higher visual impact.

Note! ACC approval is required prior to the installation or construction of any structures or improvements. If an improvement is made without **ACC** approval, the Board has the legal right to enforce removal and to impose the necessary fines and changes to the owner.

Because the Guidelines will change from time to time. It is the owner's responsibility to contact the **ACC** or the Management Company prior to making any improvements to prevent following obsolete guidelines.

Glossary of Terms

All capitalized terms contained on this page shall have the same meaning as ascribed to them in the (**DCCR**). Additional terms are defined solely for the convenience of reference within this document.

ACC: The Brazos Lakes Property Owners Association, Architectural Control Committee

BLPOA: The Brazos Lakes Property Owners Association, a Texas non-profit organization

Board: The Brazos Lakes Property Owners Association, Board of Directors

ACC Member: Those persons appointed by the Board of Directors and/or elected by a majority vote of the property owners.

Dwelling: The Main Residential Unit on the lot

DCCR: Declaration of Covenants, Conditions, and Restrictions for Brazos Lakes

Governing Documents: The combination of the Articles of Incorporation of the Brazos Lakes Property Owners Associations, the By-Laws and the DCCR

Management Company: The organization or company that provides management services to the Brazos Lakes Property Owners Association, on a contractual basis.

Owner: As defined in Article I, Section 1.13 of the **DCCR**. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Request for ACC review: A formal, written, signed, request from an Owner for permission to make specific improvements to his/her lot or existing structures on the lot.

Request for Architectural Control Committee Review

A property owner desiring to make any change modification or addition to his or her property other than the changing out of flowering annual plants, replacing shrubs, or trees which have died with equivalent shrubs or trees, must file a written request using the proper **ACC** forms, for review of the change, modification, or addition with the **ACC**.

The required forms for your specific review can be obtained from our Management Company or from our Community Web Site "<http://www.brazos-lakes.com>".

Architectural Control Committee Operating Procedure

General:

Owner submits a formal request for review by the ACC to the Management Company. An ACC request must be made on the proper form. Additional forms may be obtained from the Management Company or from the **BLPOA** web site "<http://www.brazos-lakes.com>".

It is essential that all requests have the proper **ACC Form** completed. A Form that is not complete per directions will be denied and returned.

Additional information may be requested if not provided with the original request and could delay the approval process.

The **ACC** cannot respond to verbal request for approval – all request must be made in writing. All requests for review, on **ACC Forms**, will be date stamped by the Management Company upon receipt. The owner must sign all **ACC Forms**.

Formal Review:

All Forms will be reviewed by the ACC. The review will consist of a reading and understanding of the ACC Form by at least a majority of the members of the ACC. If there are questions, or incomplete data, the request will be denied, and the ACC Form will be returned to the Management Company requesting further information from the Owner prior to a subsequent formal review.

An Evaluation of Submitted ACC Form will be based on:

1. It's compliance with, or violation of the DCCR.
2. The most current criteria for evaluating unusual or unique requests.
3. Input, if any, from other Owners available at the time of review or solicited by the ACC.
4. Guidelines established by the ACC, as may be revise or amended from time to time.
5. Judgement of the ACC.

Response and Notification:

The ACC has thirty (30) days from the date of receipt of a fully completed ACC request form and attachments, if any, in which to respond. If additional information is required by the ACC, the review process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the review process. Additionally, should your request be submitted after construction, the ACC is not required to provide approval, and the unapproved change may be deemed to be a violation of the DCCR's. No construction should begin prior to the approval. You may be required to remove unapproved improvements.

If a request is not approved the ACC will state in their letter why such approval was denied and what type of changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the designated representative for the ACC should be contacted in writing.

Whether the request is accepted or denied, the Owner will be notified in writing. If the recommendation is a conditional approval or denial, the letter will include the ACC reasons for the findings.

Guidelines:

Antennas and Dish-Type Devices

Dish-Type Devices greater than two feet (2') in diameter are not permitted on any lot.

No direct broadcast satellites, multi-channel distribution type devices, and microwave broadband transmitters and receivers (referred to herein collectively as "Dish-Type Devices") which exceed two feet (24 inches) in diameter are allowed on any lot.

Dish-type Devices are two feet (2') in diameter or less, Antennas and Related Mast.

A Dish-Type Device of two feet (2') in diameter (24 inches) or less, Television broadcast antennas ("Antennas") and related mast, are permitted to be placed on a Dwelling, provided any such item complies with all the below set forth minimum conditions. Further, the BLPOA must receive written notification at its then current address from the owner of the applicable lot, on or before the installation of any Dish-Type Device, Antenna or related mast provided for in this Section. Such notification must include the type and color of the Dish-Type Device, Antenna and any related mast to be installed, and the method, manner, and site of installation.

Minimum Conditions:

- a. The Dish-Type Device must be located on the Dwelling and shall not be visible from the frontage street or any adjoining street.
- b. To the extent feasible, the Dish-Type Device, Antenna and any mast, including its base and anchoring structure, shall not extend above the roofline of the Dwelling.
- c. The Dish-Type Device, Antenna and any mast must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions; however, no guy wire or similar mounting apparatus will be allowed.
- d. No advertising slogans, logos, banners, signs or any other printing or illustration whatsoever shall be permitted upon or be attached to the Dish-Type Device, Antenna or mast.
- e. No Dish-Type Device or Antenna shall ever be used to send or receive any ham radio signal.
- f. The Dish-Type Device or Antenna shall be one solid color only and must match or blend with the color of the Dwelling.
- g. No Dish-Type Device or Antenna shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the community.
- h. Any Dish-Type Device, Antenna or related mast installed hereunder shall be installed in a manner that complies with all applicable laws and regulations and manufacturer's instructions.
- i. If any provision in this Section is ruled invalid, the remainder of the provisions in Section shall remain in full force and effect.

Enforcement. Notwithstanding any provisions in the DCCR's and the other documents governing the Association (The "Governing Documents"), as long as an owner complies with this Section, as amended from time to time, the owner will be deemed to be in compliance with the Governing Documents with regard to the matters covered herein.

Basketball Goal

Basketball goal must be mounted on a pole. The pole can be placed on the side of the driveway, and shall be as far to the rear of the property as possible. Garage mounted basketball goals are allowed if the garage is at least thirty (30) feet behind the front of the main residential structure.

Basketball goals on poles may not be erected closer to street than the front of the main residential structure.

The pole must be placed in concrete per manufacturer's instructions and painted black or dark brown. Poles must be metal – wood posts are not acceptable

The basketball goal, backboard, net and post must be maintained in usable condition and neat appearance. Any basketball goal, which is not maintained, must be removed. If a pole-mounted goal is removed the pole must be removed completely or to below ground level. Only one basketball goal is allowed per lot.

Portable Basketball Goal is allowed provided they are stored in a position allowed for permanent Basketball Goal, or they must be removed from public view when not in use. Overnight storage in a prohibited position is not allowed.

Birdhouse

The maximum permitted height for a birdhouse is fourteen (14) feet.

If a birdhouse is mounted on a pole, it must be unobtrusive and painted to match the house colors.

Birdhouses must be placed at least five (5) feet from any property line and must be located behind the main dwelling.

No more than two (2) birdhouses may be installed on poles higher than six (6) feet. The maximum size of an individual birdhouse is two (2) cubic feet.

Buildings

A "building" is defined as the Dwelling on a lot, and includes any bona fide additions such as a garage, even if detached from the main dwelling. The following other buildings shall also be considered "building" herein and placed to the rear of the main dwelling:

Detached Garage

Guest/Servants House

A "detached garage" shall refer to a garage which is a free standing building and which does not share a common wall with the main residence, although it may be connected to the main residence by a covered walkway and may be architecturally treated so as to appear to be a part of the residence building rather than a separate structure. The detached garage may also be placed to the side of the Dwelling if the lot permits.

No detached garage shall exceed the height of the main residential. Every garage shall correspond in style and architecture with the Main Residential Dwelling. Only residential building attendant improvements, and Outbuildings may be constructed on lots. This prohibits the placement of mobile homes or trailers, or the use of lots for garage apartments or apartment houses.

One guest/servants house may be built provided it contains a minimum of 500 square feet and a maximum of no more than 50% of the square footage of the Dwelling.

No building of any kind, with the exception of children's playhouse, gazebo shall ever be moved onto a lot - (Only new construction is allowed)

The Dwelling shall have an attached and/or detached enclosure garage for two (2) but no more than five (5) vehicles.

The minimum livable area (I.e. air-conditioned space), exclusive of open porches and garages or carports, for any one-story house shall be (2400) square feet.

The minimum livable area for any two-story house shall be 2400 square feet with 1500 square feet being on the first floor.

Building Lines and Easements

No structure shall be located on any lot nearer to the front property line than the minimum building setback lines shown on the recorded plat and in on instance shall a building be closer to the front property line than fifty (50) feet. All residence or other buildings shall not be located

nearer than twenty (20) feet to the rear property line, except for residences or other buildings on lake front property. Residences, and other buildings on lake front property shall not be located nearer than fifty (50) feet to the rear property line.

No part of any house, building, carport or garage may be located nearer than twenty (20) feet to any interior side property line.

No building shall be located on any utility easements.

For the purposes of this section, eaves, steps and open porches or driveways shall not be considered as a part of a residence; provided, however, that this shall not be construed to permit any portion of the structures on a lot to encroach on another lot.

Each main residence building shall face the front building line unless a variance is approved by the ACC and recorded. A copy of the variance shall be on file with the Property Management Co. For the Community.

Building Materials

The exterior of each residential unit shall be at least fifty-one (51) percent Brick, Stone, or Stucco, excluding detached garages, gables, windows and door openings. Stone used on any lot shall compliment the style of the architecture and conform to the color scheme of the dwelling.

No lot shall be used for the storage of any materials whatsoever, except the material used for construction of improvements may be placed upon the lot at the time construction is commenced.

Building materials may remain on lots for a reasonable time, so long as the construction progresses without undue delay after which time these materials shall either be removed from the lot or stored in a suitable enclosure on the lot. Under no circumstances shall building materials be stored on the streets. Equipment for the storage or disposal of such waste materials used in the construction of improvements may be placed upon the lot at the time construction commences and may be kept there for a reasonable time, so long as the construction progresses without undue delay, until the completion of the improvements, after which the equipment shall be removed from the lot.

Burglar Bars

No exterior burglar bars are allowed.

Interior burglar bars screened from public view may be approved by the ACC based on appearance and screening.

Decks

Wood decks must be built with treated wood or naturally insect/rot resistant wood (e.g. Redwood or Cedar).

Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

Decks should not be situated on a lot if they pose a problem to the drainage of the lot on a neighboring lot.

Except for second story decks, the walking surface of decks may not be higher than eighteen (18) inches above ground or the Main Dwelling foundation level.

On lake lots, decks may not extend over water more than five (5) feet.

All decks must be maintained in a sound and attractive manner. Any decks falling into disrepair must be promptly repaired or removed.

Wood decks may be stained, sealed, or left untreated. Any colored stain, or sealant must be approved in advance by the ACC.

Second story decks will receive ACC approval on a case by case basis.

Decorative Embellishments

On front lawns of lots, visible from any street, there shall be no decorative appurtenances placed such as benches, sculptures, birdbaths, birdhouses, synthetic plants, permanently installed flag poles, fountains or other decorative embellishments. Christmas, holiday or other festive decorations of a temporary nature are exceptions. Decorations must be removed within four (4) weeks after the calendar date of the holiday.

House numbers may be placed on the house and mailboxes, but not on any other type of freestanding structure in the front yard. Numbers should be between three (3) and six (6) inches high and made of metal, tile, wood or molded plastic.

Small sculptures, statuary, potted live plants, benches and decorative items may be placed on the porch area of the Main Dwelling, or as part of the Main Dwellings landscaping scheme.

Up to two seasonal, holidays, decorative, Texas or United States flags may be flown on a pole attached to the house. The maximum length of pole is six (6) feet and the maximum flag size is fifteen (15) square feet. Holiday flags must be removed within four (4) weeks of the end of the holiday. Any torn, tattered or noticeable faded flags must be promptly removed or replaced.

Poles without a flag must be removed although the wall bracket may remain without a pole and flag.

Docks

No docks or piers are allowed on the lakes. Decks can be constructed. Reference "Decks"

Driveways and Sidewalks

All concrete additions must comply with building codes and ordinances relative to use, placement, materials, thickness, and reinforcement. Only driveways, which are ten (10) feet in width, may be expanded. Any expansion must be a minimum of five (5) feet. Fifteen (15) feet width driveways are common in the community.

The width of the driveway between the front building line and the street shall not exceed twenty (20) feet. Driveway additions or extensions must be the same width from the culvert to the front building line of the house.

Driveways may be no closer than two (3) feet to the side property lines.

Any concrete work must not be "added" in appearance and must follow the same design configuration (i.e. expansion joints, placement, shape of concrete sections, comparable concrete finish, etc.) as the original driveway. The concrete must have a light broom finish and shadow box edging on areas visible from public view.

Concrete may not be stained or painted.

Fences and Gates

Perhaps more than any other single improvements, fencing has the potential of fragmenting the harmony and openness of our community. Approval for fences and replacement fences shall be on an individual basis.

The two basic types of fences allowed are the **Boundary Fence** and the **Privacy Fence**.

The **Boundary Fence** is that fence which outlines your property. A Boundary Fence shall not be located closer to the front street property lines than the utility easement boundary line across the front of the lot, and no close than the utility easement boundary line along any side street.

The **Boundary Fence** shall not exceed four (4) feet in height. The Boundary Fence shall be a three (3) rail wood or synthetic material of neutral wood colors. The post shall be 4 x 6 or 4 x 4.

the rails shall be 2 x 6 or 1 x 6 and installed on the outside of the post for all street and lake facing fence. Post spacing of approximately seven (7) feet apart. A top plate, if used, shall be 2 x 6. corner post must be compatible with neighbor fencing.

Boundary Fences can also be of masonry post and wrought iron. The height shall be as described above. The masonry post spacing shall be as described except the post shall be as per design.

Black wrought iron or ornamental iron gates are allowed when a fence of this type is installed. The ACC may approve a different color if it complements the fence and house colors.

A mix of **Boundary Fence** types may be allowed.

No Boundary Fence shall be of Chain Link, Chicken Wire.

The **Privacy Fence** is defined as a fence in close proximity to the side and rear of the Dwelling. It screens in personnel areas and/or screens out high use areas from general view. Privacy fences are available in several degrees of privacy. The solid, semi-transparent, and the transparent. The degree of closure is as follows:

Transparent = approximately 75% of open area. **Semi-transparent** = approximately 75% of open area. **Solid** = 0% of open area.

All **Privacy Fences**, which are visible from public view or are adjacent to a common area, must have the pickets installed on the side facing the public or common area. The maximum height of the fence shall be four (4) feet. Wrought Iron fences will be considered depending on the degree of openness desired.

A **Chain Link** fence is only allowed if it is fully concealed from public view within a wood Privacy Fence in the backyard. A fence of this type might be used for a dog run.

Any staining or varnishing of fences must be approved by the ACC. All adjacent fences must be coated with the same material and color.

To maintain site lines at intersections, no fence, wall, hedge, shrub planting or thing which obstructs sight lines at elevations between two (2) and eight (8) feet above the street within the triangular area formed by intersecting street property lines and a line connecting them at points ten (10) feet from the intersection of the street property lines extension thereof, shall be placed, planted or permitted to remain on any corner lots.

The requirements set forth above shall also apply to gates.

Garage Conversions

Garages may not be converted into living space.

Any workshop, potting shed, greenhouse or other attachment to a detached garage must be approved by the ACC.

Attached and/or detached carports are permitted on a very limited basis subject to ACC approval.

Aluminum, sheet metal or fiberglass carports are not permitted.

Garage Sales

Garage sales are highly discouraged because of aesthetic and security reasons.

If more than two (2) garage sales are held at a property within a one (1) year period, the activity may be pursued as a business being operated out of the home.

Materials may not be brought to the property for the purpose of resale from the property. No signs may be erected on any common areas within the Community including on utility poles or on esplanades. One sign may be placed in the front yard of the property during the hours of the sale.

Landscaping

Landscaping is defined as plants, trees, shrubs, flowers, mulch, and landscape borders. Landscaping is generally not subject to ACC review except in circumstances wherein such landscaping is intended to accomplish a structural objective (such as a hedge or visual barrier), or is visually objectionable, or not in harmony with the surrounding neighborhood, or is specifically referenced in the DCCR's.

Landscaping on property must be maintained. Landscaping in the front beds must screen the foundation of the house. Two trees of at least ten (10) gallon size shall be part of the front property landscaping. This landscaping shall be accomplished within 12 months after the new construction of the Main Dwelling is completed.

Trellises, window boxes, arbors and permanent brick borders in public view must have ACC approval.

Landscape timbers, brick without mortar and other landscape borders do not need ACC approval unless they exceed a height of two (2) feet.

Lighting

Exterior decorative lights, security lights or floodlights must be directed so as to not shine onto a neighboring property in an offensive manner, as determined by the ACC in its sole discretion.

Low voltage landscape lighting is allowed with white or amber lamps. Colored filters may be temporarily placed on the lights during holiday periods not to exceed four (4) weeks.

Mercury vapor or fluorescent lights may be attached to the back of the house or the garage as long as the light is not objectionable to neighbors.

Requests for installation of bright security lights in back or side yards which significantly spill over into neighboring yards must be accompanied by written approval from the affected neighbor.

Gas or electric post lights may be in front or back of house. Such lights must be no taller than eight (8) feet in height and the illumination must be a low wattage. The color of the post shall be black. The ACC may approve a different color if it complements the house colors.

Exterior lights must not affect overall aesthetic appeal.

Holiday lighting of a temporary nature may be installed on the structure or around the property. All such lighting, including bulbs, fixtures, wiring, clips, stands, etc., must be removed within four (4) weeks of the end of the holiday.

Maintenance of Improvements

All buildings must be kept in good repair and must be painted when necessary to preserve their attractiveness. Rotted or damaged wood must be replaced and repainted as needed. Faded, peeling or discolored wood must be repainted. Mildewed, stained or dirty siding or brick must be cleaned. Fences must be maintained in good condition. Broken, rotted or missing pickets must be promptly replaced. Any fences which are leaning, noticeably must be returned to vertical.

Any other improvements or alterations to the property, such as exterior lights, play equipment, decks, and patio covers, window covers, etc., must be maintained in good condition, replaced or removed.

Any dead or damaged landscaping should be promptly replaced. Landscaping and lawns should be treated for insects, fungus and other problems as needed.

Dead or damaged trees, which might create a hazard to property or community shall be promptly removed or repaired.

Outbuildings

An "outbuilding" is defined as any structure, which is not attached to the Dwelling. This definition does not include attached additions to the Dwelling, guest/servants house or garages, but does include storage sheds, gazebos, barns, vehicle enclosures, and playhouse. The colors should match or be consistent with the predominant exterior colors of the Dwelling. Materials

should match those of the Dwelling in both size and color, or a steel building can be chosen instead.

Steel buildings should match or be consistent with the predominant exterior colors of the dwelling including the roof. Steel buildings also require a wainscot of the same brick, stone or stucco of the main dwelling with a minimum height of three (3) feet. The wainscot is required on the full length of the front, or side(s), of the building that face the street, and 30% of the length of each side of the building that is connected to the full-length side. Steel buildings located on a corner lot will require a full-length wainscot on both sides of the building that abut (or face) a street or public ROW. If the building does not abut both streets, then the front or side that faces the same direction as the front of the home is required to have the full length of wainscot.

Lean-tos will be reviewed on a case by case basis. They are not to be used as a carport and should not appear on the front of the steel building or side that faces the street. It is preferred that lean-tos be focused behind the main dwelling with limited view from the street when possible.

The maximum size of an outbuilding should be 1800 sq. ft. per acre, or 3000 sq. ft. maximum, provided size is in harmony with the aesthetic of the existing surroundings. The ACC may consider a variance depending on usage and ability to screen the size of the outbuilding on the lot. Any outbuilding may not exceed the height of the main dwelling unit or a 20ft maximum height and must have a peaked roof.

Metal carports are not allowed.

Storage sheds should have a peaked roof. The structure must be kept a minimum of twenty (20) feet from any property line, (on lake lots the structure must be kept a minimum of fifty (50) feet from the rear property line). Any outbuilding should be placed to the rear of the main dwelling and if visible from public view should be placed to minimize the amount seen from public view. No outbuilding should block drainage on a lot or divert drainage onto an adjacent lot. Storage sheds that are planned to be placed over an easement must be constructed without a permanent foundation and are done at the owner's risk. ACC approval of the plan does not constitute acceptance by the easement holder.

No storage building can be built up against any side or rear wall of a Dwelling.

Outdoor Carpeting

Carpeting may only be installed in areas not visible from public view. Installation on the front porch is specifically prohibited.

Any such carpet must be made for outdoor use. Colors must match or complement the house colors.

Painting and House Colors

Any changes in the color scheme of a building must be approved in writing by the ACC. The color of the brick used on a house and the color of neighboring houses may be considerations in the decision of the ACC. Exterior paints and stains for each residence shall be selected to compliment or harmonize with the colors of the materials with which they are used. The color scheme for a home may contain one, two or three colors for the base, trim and accent colors. The base color would typically be used on the siding, soffit, pillars and garage door. The trim color would typically be used on window trim, door trim, fascia and gutters. Accent colors would typically be used on shutters and front doors. Siding and trim colors should generally be white or earth tones (brown, tan, beige or gray). Soft and muted pastel colors may also be acceptable. Bold and primary colors, such as blues, reds, greens or yellows, are not allowed.

Garage doors, including pre-painted metal doors, must be painted to match the house colors. Front doors must be maintained. They may be stained a natural wood color or painted to match the house colors.

The bricks on homes shall not be painted.

Patio Covers/Pool Enclosures

Patio/Pool covers and enclosures should be constructed from materials, which complement the style and color of the Dwelling.

Prefabricated covers made of aluminum may be approved providing they are of a color that substantially matches the house colors or dark unobtrusive colors such as black and dark brown. Unfinished aluminum is not allowed. All metal must be painted.

If a lattice or slatted cover is used, for the patio, the wood may be stained or left to weather naturally. Only treated wood, Redwood or Cedar may be left to weather naturally – any other wood must be stained. All patio cover material (lattice, wood slats,) must be completely framed in so that no raw edges of material are visible.

If attached to the house, the patio/pool enclosure cover must be integrated into the existing roofline. The entire patio/pool enclosure cover and posts should be trimmed out to match the house. Supports must be brick, wood or metal columns. No pipe is allowed. Maximum height at the peak of the roof shall be no higher than the roof of the Dwelling.

Patio Covers or Pool Enclosures may not encroach into any utility easement.

Patio Covers/Pool Enclosures must be situated on the lot to provide drainage solely onto owner's lot. Down spouts may be required.

Play Equipment

All play equipment over two (2) feet in height, must be at least twenty (20) feet from all side and rear property lines, and on lake lots, must be at least fifty (50) feet from the rear property line, and must be located on the rear of the house screen from view from the front of the property. The ACC will consider neighbors privacy in approval of a specific location.

A playhouse/fort must not have a roof higher than twelve (12) feet. If a fort has a platform then the platform can be no higher than six (6) feet off the ground.

Swing sets may have a maximum height of eight (8) feet.

Roof Attachments

Wind turbine vents must be mounted in the rear portion of the roof so that they are not visible from the front or above the roofline.

The wind turbine vents and roof stacks must be a standard design.

Ridge vents should be of a color that will blend with the shingle color.

Roof mounted solar panels are discouraged but will be allowed within the boundaries of applicable laws.

The ACC may approve ground-mounted solar panels, which are not visible from public view.

Roof Material

All buildings shall be roofed with composition shingles unless approved in writing by the ACC; wood shingles are specifically prohibited. Composition shingles must have a minimum warranty period of 20 years.

Tile, slate, premium standing seam metal, or other materials may be approved by the ACC provided the materials color and design complement the style of the home and do not stand out in the community.

Room Additions/Other

Exterior materials and colors shall match the house.

The maximum square footage shall be no more than 50% of the Dwelling. The minimum shall be no less than 500 square feet.

Room additions are subject to the same requirement as that of the Dwelling, and must comply with all setback requirements for buildings. Room additions shall be treated and require the same documentation as required in the Application for House Plans.

The allowed size and shape will depend on the architectural style and layout of home, size of the lot and how well room addition integrates with existing home. Plans for room additions must show room size in proportion to room dimensions of the residence. The roof of the addition must integrate with existing roofline so as to appear to be part of the original house.

Signs

No signs, billboards, posters or advertising devices of any character shall be erected or displayed to the public view on any lot except for one (1) sign of no more than four (4) square feet advertising the property is for sale or for lease.

A contractor sign, of no more than four (4) square feet, advertising work being done at a property is only permitted during construction and not to exceed twelve (12) months for the Dwelling only.

Lost pet signs are not permitted on the common areas.

One (1) sign, which gives notice of a home security system, is permitted if placed at or near the front entrance and no larger than 144 square inches. In addition, one (1) window/door sticker may be placed on each side of the house, which gives notice of a home security system.

Storm Windows and Doors

The frames of storm windows and storm doors must be of a color compatible with the exterior house colors and/or general use and appearance of the house. All storm doors visible from public view must be a full view with clear glass. No screen doors are allowed on doors visible from public view. Unless otherwise approved, storm windows must be clear, uncolored glass.

Swimming Pools and Spas

No underground portion of a pool or spa of any type may encroach into any utility easement. The surface deck surrounding the pool or spa may encroach on a utility easement if written consent to encroach is provided from each utility company with access to the easement.

No underground portion of a pool or spa of any type may be closer than twenty (20) feet from a side or rear property line. On lake lots no underground portion of a pool or spa of any type may be closer than fifty (50) feet from the rear property line. The pool deck may be as close as three (3) feet from a property line provided provisions are made to maintain proper drainage.

All private swimming pools and spas shall be completely protected by a fence or pool enclosure. Safety will be given a priority when being reviewed.

Pools, spas and hot tubs will not be permitted to discharge or drain water into the lakes.

Above ground pools, other than small, portable children's pools are not permitted.

Pool pumps and other equipment must be screened within the fenced perimeter and not visible from the front street.

Pool enclosures will be reviewed as an individual basis and height should not exceed ten (10) feet.

County building permits must be obtained in advance of any pool construction. The county or the local utility district may require inspections during construction.

Tanks

Privacy Fence or shrubs must screen propane tanks from view. The tanks shall be placed no closer to any structure than ten (10) feet minimum. Special conditions will be considered if approved by the county such as direct burial, or special protective enclosures.

Trash

No trash, rubbish, garbage, manure, debris or offensive material of any kind shall be kept or allowed to remain on any lot, nor shall any lot be used or maintained as dumping ground for such materials.

All household trash must be placed in sanitary refuse containers made of metal or plastic with tight-fitting sanitary lids, or in plastic bags, and stored in an area not visible from public view. In a manner consistent with good housekeeping, the owner or occupant of each lot shall remove trash from the lot at regular intervals at his expense. Trash containers must be stored out of view. In no event may a lot be used for storage of materials and equipment, which are not appropriate for normal residential requirements or incident to construction of improvements at the property.

The drying of clothes in public view is prohibited.

Vehicle Storage

No vehicle shall be permitted to park overnight on any street or common area within the Community except or those used by a builder during construction or improvement on a lot.

No motor vehicle may be parked or stored on any part of, easement, right-of-way, or common area or in the street adjacent to any lot, easement, right-of-way, or common area if such vehicle exceeds either: (1) six feet six inches (6'6") in height, (2) seven feet six inches (7'6") in width or (3) twenty-one feet (21') in length, unless it is concealed from public view inside a garage or other approved enclosure.

Passenger automobiles, passenger vans (the term "passenger vans" specifically excludes motor homes and recreational vehicles, motorcycles, pickup trucks or pickup trucks with attached bed campers) that are in operating condition, having current license plates and inspection stickers, and are in daily use as motor vehicles on the streets and highways of the State of Texas and which do not exceed either: (1) six feet six inches (6'6") in height, (2) seven feet six inches (7'6") in width or (3) twenty-one feet (21') in length may be parked on the driveway. The vehicles described in this paragraph may park in the common area only when then owner is using facilities adjacent to the common area. These vehicles may park on the street when abnormal conditions present themselves as determined by the ACC.

No non-motorized vehicle, trailer, boat, marine craft, hovercraft, aircraft, machinery or equipment of any kind may be parked or stored on any part of any lot, easement, right-of-way, or common area, or in the street adjacent to such lot, easement, right-of-way, or common area unless such object is concealed from public view inside a garage or other approved enclosure.

This restriction shall not apply to any vehicle, machinery, or maintenance equipment temporarily parked and in use for the construction, repair or maintenance of a house or houses in the immediate vicinity.

For the purpose of this section, "daily use" shall be defined as being driven away from the property, on average, at least four (4) days a week. Such vehicles not in daily use should be stored within the garage or other approved enclosure. The phrase, "approved enclosure", as used in this section, shall mean any building or other improvement approved by the ACC, which fully screens the vehicle from view.

Travel trailers may be parked on one's property for short periods while cleaning or preparing it for a trip. This should not be longer than seven days.

Window Air Conditioners

Window air conditioners are prohibited except in work shops or barns as may be approved by the ACC and only in positions where they are completely concealed from public view.

Windows – Awnings and Window Shades

In all cases, colors must match or complement the primary color of the house. Once installed, awnings are to be maintained in excellent condition at all times.

Metal and wooden slat Awnings are permitted on the rear windows of a house and must be of the same color as the house. All exterior shades must be approved by the ACC prior to installation. In all cases, colors must match or complement the primary color of the house. After installation, they must be kept in excellent condition at all times.

Windows – Solar Screens and Film

Solar screens or film are allowed on windows only if they blend with the brick, paint and roof colors. The color and appearance of solar screens or film must be approved by the ACC.

Solar window film must be a low-reflective type. (No aluminum or tin foil allowed).

Samples of solar screens or film must accompany each application.

Solar screens or film must be installed on all windows on each side of the house they are used. When approved, they are required on all sides of the home visible from public view.

Solar screens and film must be maintained. If the solar screen or film is removed from one window, it must be replaced or the screens and film must be removed from all windows.

Solar screens and film must be maintained in good repair. Torn or broken screens must be promptly replaced.

Discolored or torn or bubbled film must be promptly replaced. Any such replacement must match the remaining screens or film.

Pre-Existing Violation

To the extent the condition(s) or improvement(s) on the lot were in compliance with the DCCR when constructed but are now in violation of these guidelines, such condition(s) or improvement(s) will be "grand-fathered" from such violated provisions, but only to the extent that the condition(s) or improvement(s) were previously in compliance with the DCCR. If the grand-fathered condition(s) or improvement(s) are destroyed or are substantially remodeled or renovated, the terms of these guidelines, as amended will no longer be grand-fathered and will be fully applicable.