

**RICHMOND SOUTH PROPERTY OWNER'S ASSOCIATION
ARCHITECTURAL GUIDELINES**

July, 2005

1. Site plan showing location of improvements, including location of water well, septic tank(s) and discharge area, and propane gas tank (if any). Water well must be located behind front elevation of house; water well is not permitted in front yard. The proposed improvements must be shown on a survey of the lot, including location of public access road in relationship to said lot, stamped or sealed by a State of Texas Registered surveyor.
2. Signed application receipt from Fort Bend County Environmental Health, 4520 Reading Road, Suite A, Rosenberg, Texas, 77471 (281-342-7489) for ON-SITE sewage facility. Positioning of homes on lots must be in such a manner that will not detract from site lines and improvements on adjoining tracts.
3. Professionally drawn architectural plans for improvements, including structural, mechanical, electrical, plumbing, floor plans and building elevations.
4. Structural (slab and framing) plans must be stamped or sealed by a State of Texas Professional Structural Engineer.
5. All homes must be on a slab. Top of finished slab must be at least 18" above grade.
6. At least 50% of exterior must be masonry, including all of the front elevation. Hardi-Panel is acceptable, and must be used for non masonry applications such as exterior trim boards.
7. No pressurized plumbing lines (water or gas) in the slab.
(Water plumbing drain lines are OK)
8. Building setbacks must be at least 100' from street R-O-W.
9. Chain link fencing is not allowed (per deed restrictions filed for record) with the exception of back-yard fencing beginning with the rear-most corners of improvements and dog runs. Chain link fencing must not back up to or face the front or side property lines of adjoining tracts. Chain link fencing will not be permitted along any public street. Architectural Control Committee must approve location and design of all fencing.
10. Plans are to include a garage, 2 cars minimum, 4 cars maximum. The garage must be constructed at the same time the house is built, and can be attached to, or detached from the house.
11. The approval of plans by the Committee is good for 6 months from date of approval, and construction must begin within 6 months of approval date. If construction does not begin within 6 months of written date of approval, the approval is voided, and new plans must be submitted to the Committee for approval.
12. After construction begins, the exterior of the house and garage must be completed within 6 months of the first wall being raised. This includes the framing, roof, windows, exterior masonry and wood, and paint.
13. Metal buildings must be approved by the committee. Metal buildings are to be decorative in nature, and cannot be constructed until the exterior of the house and garage are completed.

Continued on page 2

Page 2

14. Richmond South is a residential neighborhood. The open storage of heavy construction equipment and/or items such as oilfield tools is prohibited. The open storage of farm tractors and their associated equipment is permitted.
15. Exterior finishes must be scheduled, including but not limited to the roof, exterior masonry, and paint.
16. A Form Survey (a survey of the concrete forms by a State of Texas Registered Surveyor) must be submitted to, and approved by the Architectural Control Committee after the forms are set and before the concrete is poured. The form survey must indicate the house will be in the same location as the original approved plans.