

- Improvement** Any building, structure, fence, or other type of improvement constructed or placed on a Lot, whether or not affixed to the land, and any addition to or modification of an existing building, structure, fence or other type of improvement constructed or placed on a Lot.
- Subdivision** All of Meadow Lake, Sections One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7).

Each other capitalized term used in these Architectural Guidelines has the same meaning as that set forth in the Declaration, unless otherwise indicated.

II. **OVERVIEW**

The purpose of architectural review is to preserve the plan and scheme of development for the Subdivision. The Declaration authorizes the ACC to establish architectural guidelines for the Subdivision and requires Owners to obtain the prior written approval of the ACC for any Improvement to be constructed, placed or modified on a Lot. The prior written approval of a proposed Improvement is required to ensure that the proposed Improvement complies with the provisions of the Declaration and these Architectural Guidelines and that it is compatible with existing Improvements and the external design of the Subdivision. The ACC and Board have established these Architectural Guidelines in accordance with the authority granted by the provisions of the Declaration and Chapter 204 of the Texas Property Code.

These Architectural Guidelines provide information about the type, color, and grade of exterior materials which may be used in the construction of various types of Improvements, the permissible size, height and location of Improvements, and the procedures used by the ACC in reviewing applications for proposed Improvements.

The ACC reserves the authority to review and approve or disapprove plans for a proposed Improvement not expressly addressed in these Architectural Guidelines and to consider additional guidelines in the review process, whether published or not. These Architectural Guidelines may be amended by the ACC as it deems necessary and appropriate, subject to the approval of the Board of Directors.

A. **Application Procedure**

1. **Submission.** An application for approval of a proposed Improvement must be submitted to the ACC in writing by completing the application form then in use by the ACC. Plans must be submitted with the application, including a Lot survey or plat plan showing the location of the proposed Improvement in relation to existing structures on the Lot, property lines, setbacks and easements.

The ACC reserves the right to request additional information deemed by it to be necessary to properly evaluate the application. In the event that the ACC requests additional information in writing, the application will be deemed to be disapproved, whether or not so stated in the written communication. All applications must be mailed or delivered to the ACC at the principal office of the Association.

2. **ACC Decisions.** The ACC will consider each application for compliance with the provisions of the Declaration and these Architectural Guidelines. Provided that, only a complete application will be considered. The decision of a majority of members of the ACC to approve or disapprove an application will be the decision of the ACC. Provided that, the ACC has the authority to appoint a committee representative (the “**Committee Representative**”) to review and approve or disapprove plans for proposed Improvements. The Committee Representative may be an architect, engineer or other professional.

The decision of the ACC or Committee Representative will be conveyed in writing by the ACC or the Committee Representative to the applicant and include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

3. **Appeal of an ACC Decision.** Unless the Board of Directors performs the duties and functions of the ACC, the applicant may appeal to the Board of Directors a decision of the ACC or the Committee Representative disapproving an application or approving an application only with modifications. The Board of Directors will review the appeal at one of its next two (2) regular meetings following the date upon which the appeal is received and notify the applicant of the Board’s decision. All decisions of the Board of Director will be final.

4. **Status of Application During Appeal.** During the pendency of an appeal to the Board of Directors, the decision of the ACC or Committee Representative will remain in effect. The failure of the Board of Directors to respond to an appeal will not result in deemed approval of the application.

5. **Commencement of Construction After Approval.** Construction of an approved Improvement must be commenced within ninety (90) days of the date of approval by the ACC or Committee Representative unless otherwise agreed upon by the ACC or Committee Representative. If no construction has commenced within ninety (90) days of the date the applicable plans are approved (or longer period if agreed upon by the ACC or Committee Representative), approval of the plans will be automatically revoked and a new application, as required in these Architectural Guidelines, must be submitted to the ACC or Committee Representative for review. As used herein, “**commencement of construction**” means the date that materials and/or equipment are delivered to the Lot and meaningful construction activity, including staging activity, begins.

6. **Inspection.** The Association and the ACC, acting through their respective authorized agents, reserve the right to go onto a Lot during or after construction of an approved Improvement to inspect the Improvement to confirm that such construction is in accordance with the approved plans. Provided that, the failure of the Association or the ACC to inspect construction on a Lot either before or after construction has been completed will not be deemed to be a waiver of the right of the Association or the ACC to object to construction later determined to be non-compliant with the approved plans or to pursue action to remedy the non-compliance.

B.
General Guidelines

1. **General Criteria.** The ACC or Committee Representative will consider the following factors upon the review of each application for a proposed Improvement:

- a. The exterior materials, colors, design (elevations), size (dimensions), location and appearance, all of which must be harmonious with existing Improvements and consistent with the plan and scheme of development for the Subdivision;
- b. Compliance with all applicable setbacks set forth in the Declaration or shown on the applicable plat, as well as location in relation to utility, drainage or other easements.
- c. Limitations set forth in the Declaration as to the number of Improvements which may be constructed on a Lot (with ACC approval).
- d. Any other factors deemed by the ACC or Committee Representative, in its sole discretion, to be appropriate.

2. **Setbacks.** When determining compliance with setbacks, the eave of the roof of a residential dwelling or other Improvement will not be considered. However, a portion of the residential dwelling or other Improvement, such as a bay window, chimney, or second story balcony, is deemed to be a part of the structure; thus, a bay window, chimney, second story balcony or similar part of a residential dwelling or other Improvement is required to comply with all applicable building setbacks.

3. **Statutes, Ordinances and Building Codes; Disclaimer.** In addition to the provisions of the Declaration and these Architectural Guidelines, the ACC or Committee Representative may consider any applicable statute, ordinance, or building code. However, approval of an application will not be construed as a warranty or representation by the ACC or the Committee Representative that the Improvement, as proposed or as constructed, complies with any or all applicable statutes, ordinances or building codes, nor will approval be construed as a warranty or representation by the ACC or the Committee Representative of the fitness, design or adequacy of the proposed Improvement. An Improvement must comply with any applicable statute, ordinance or building code, but it is the responsibility of the applicant and the applicant's builder or contractor to assure that the Improvement, if approved by the ACC or the Committee Representative, complies with all applicable statutes, ordinances and building codes. If the provisions of these Architectural Guidelines are more restrictive than an applicable statute, ordinance or building code, the provisions of these Architectural Guidelines will be applicable.

4. **Deviations from Approved Plans.** A deviation from approved plans during construction requires ACC or Committee Representative approval as provided in the Declaration and these Architectural Guidelines; a deviation without the prior written approval of the ACC or the Committee Representative constitutes a violation and correction, modification or removal of the deviation may be required.

C.
Variances

As provided in the Declaration, the ACC may grant variances from various provisions in the Declaration. A request for a variance must be in writing and set forth the reason(s) for the requested variance. The ACC may request plans, specifications, plot plans, and samples of materials in connection with its consideration of a request for a variance. If the ACC approves a request for a variance, the ACC must grant the request in writing, identify the Lot to which the variance applies, identify the applicable provisions in the Declaration, describe the conditions on which the variance has been approved, and be signed by a majority of the members of the ACC or by the Committee Representative. If the ACC and Committee Representative fail to act on a request for a variance, the request for a variance will be deemed to be disapproved.

D.
Perimeter Lots

As used herein, a “**Perimeter Lot**” is a Lot that is adjacent to property that is not within the Subdivision (“**non-Meadow Lake property**”). The ACC or Committee Representative may consider in its review of an Improvement proposed to be constructed on a Perimeter Lot the absence of any need to preserve setbacks from the perspective of the adjacent non-Meadow Lake property. Accordingly, the ACC and the Committee Representative is authorized to deviate, as it deems appropriate, from these Architectural Guidelines with respect to the location of any proposed Improvement along the property line that abuts non-Meadow Lake property. No deviation of any setback along the property line between a Perimeter Lot and non-Meadow Lake property will constitute a waiver of the setbacks applicable to any other property line on the Perimeter Lot or any other Lot in the Subdivision.

E.
Adjacent Lots

Section 209.015 of the Texas Property Code allows an “**Adjacent Lot**”, as defined therein, to be used for a residential purpose notwithstanding a provision in a dedicatory instrument that would otherwise prohibit such a use of an Adjacent Lot. However, Section 209.015 of the Texas Property Code further provides that an Owner must obtain the approval of the ACC prior to placing or constructing an Improvement on an Adjacent Lot. Accordingly, plans for Improvements proposed to be erected or placed on an Adjacent Lot must be submitted to and approved by the ACC prior to erecting or placing such Improvements on the Adjacent Lot. Reasonable restrictions relating to the size, location, shielding, and aesthetics of Improvements proposed to be placed or constructed on an Adjacent Lot may be imposed by the ACC. The Lot next to the Adjacent Lot (the “**Main Lot**”) must have a completed residential dwelling thereon, the two (2) Lots must be owned by the same person or entity, and the Adjacent Lot must be used by the Owner of the Main Lot for a “**residential purpose**”, as defined in Section 209.015 of the Texas Property Code. If the Adjacent Lot and the Main Lot are not sold and conveyed together, the Adjacent Lot is then required to be restored to its original condition per Section 209.015 of the Texas Property Code.

III. **CONSTRUCTION GUIDELINES**

Construction vehicle parking is restricted to the side of the street on which the construction is taking place to allow for emergency vehicle access. Under no circumstances may vehicles be parked in the driveway of another Lot or in a manner that impedes or prevents access to driveways.

All construction debris and trash must be moved from the Lot at least once each week. No trash may be left exposed that may be windblown onto adjacent Lots. Under no circumstances may storm sewer inlets be used to discard any trash, debris or cleaning fluids or materials. The street must be kept clean of mud, excess concrete (including spillage from concrete trucks) and other materials generated from the construction site.

If the construction work necessitates a port-a-can on the Lot, the port-a-can must be maintained in a neat and proper working condition. A port-a-can must be located as far back from the street as possible while still enabling the port-a-can to be regularly serviced. Port-a-cans must be screened from view from the street and neighboring Lots.

Building materials and equipment may not be placed in the street.

Construction work, including staging activities, may take place only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday.

Trees on a Lot, as well as trees on an adjacent Lot that may be affected by the construction work, must be protected from damage by the erection of temporary wood, chain link, or plastic barricades around the drip line of each tree.

IV. **EXTERIOR ADDITIONS AND MODIFICATIONS**

A. **Exterior Colors**

No exterior surface of a residential dwelling or other Improvement of a Lot may be painted, repainted or color impregnated without the prior written approval of the ACC or Committee Representative. In the case of repainting, the prior written approval of the ACC or Committee Representative is required even if a residential dwelling or other Improvement on a Lot is proposed to be repainted with the same color of paint that exists on the residential dwelling or other Improvement. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ACC or Committee Representative. The ACC may, but is not required to, maintain a chart depicting examples of the acceptable colors tones and shades for the exteriors of residential dwellings and other Improvements on Lots within the Subdivision. Iridescent colors or tones considered by the ACC or Committee Representative to be brilliant or extremely bold are not permitted. The following additional guidelines also apply:

1. **Harmonious Colors.** The proposed colors must be harmonious with each other and with the colors of exterior masonry and roofing materials.

2. **Predominant Colors of Dwellings.** The predominant color of the residential dwelling on a Lot may not be the same color as the predominant color of the residential dwelling on an adjacent Lot or the Lot directly across the street. The ACC or Committee Representative may approve similar paint colors on residential dwellings on neighboring Lots in cases where the masonry or accent colors are substantially different.

3. **Number.** The number of exterior colors on a residential dwelling is limited to three (3), inclusive of the masonry color.

4. **Variety.** Even if the proposed color scheme for a residential dwelling complies with the requirements of these Architectural Guidelines, some or all of the colors may be disapproved if those colors already exist on the particular street, the objective being to provide variety and not allow a particular color to dominate a particular street scene.

B. Accessory Buildings

As provided in the Declaration, no structure is permitted on a Lot other than one (1) residential dwelling with an attached or detached garage, a lawn storage building and a children's play structure.

1. **Storage Buildings.** A storage building may not exceed twelve (12) feet in height or have a floor area greater than one hundred (100) square feet. The standard, type, grade and color of the materials used in the construction of a storage building must be harmonious with the standard, type, grade and color of the materials used in the construction of the residential dwelling on the Lot. Further, a storage building must be architecturally compatible with the residential dwelling. No exterior portion of a storage building may be metal or plastic. The roof of a storage building must conform to the provisions relating to roofing materials set forth in these Architectural Guidelines and must be compatible with the color and type of materials used in the construction of the residential dwelling. A storage building must be located in the rear yard of the Lot within the applicable building setbacks. A storage building may not encroach into a utility or drainage easement.

2. **Gazebos.** A gazebo must comply with all of the general rules set forth in paragraph 1 of this section. Water and electricity may be permitted in a gazebo with the written approval of the ACC or Committee Representative so long as there is compliance with the National Electrical Code; provided that, all pipes and cables must be underground.

3. **Children's Play Structures.** For the purposes hereof, a children's play structure means any type of children's swing set, play set, climbing structure, slide, or play fort. A play structure may not exceed twelve (12) feet in height measured from the ground to the highest point of the play structure, ten (10) feet in width or fifteen (15) feet in length. Wind-socks or streamers attached to the structure are prohibited. A tarp or canopy on a play structure must be one (1) solid earthtone color; multi-colored tarps or canopies are prohibited. Except as otherwise provided in this paragraph, a play structure must comply with all of the general rules set forth in paragraph 1 of this section.

C.
Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the residential dwelling on the Lot. Corrugated roofs for patio covers and aluminum patio covers are prohibited. If a patio cover has a side wall, the siding must be compatible with the exterior of the residential dwelling. Roofing materials on a patio cover must conform to the provisions relating to roofing materials set forth in these Architectural Guidelines. Louvered or trellis style patio cover roofs are allowed only with the prior written approval of the ACC or Committee Representative. Pressure treated wood may be stained or painted provided the color is approved in writing by the ACC or Committee Representative as to compatibility with the exterior color(s) used on the residential dwelling. A patio cover must be located within all applicable building setbacks. A patio cover may not encroach into a utility or drainage easement. A patio cover may not cause water to flow onto an adjacent Lot. A patio cover must be adequately supported and constructed in a manner that prevents visible sagging or warping.

D.
Patio Enclosures

The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the residential dwelling on the Lot. In addition, a patio enclosure must be architecturally compatible with the residential dwelling, as determined by the ACC or Committee Representative. Exterior walls of a patio enclosure must be constructed of masonry or siding which is of the same type, grade and color as the exterior materials used in the construction of the residential dwelling on the Lot. Aluminum siding is prohibited. No visible part of the enclosure may be made of metal other than screens, frames, and doors. Screens on a patio enclosure must be compatible with the window screens on the residential dwelling.

E.
Sunrooms

A sunroom is a room with glass-enclosed walls or a glass ceiling. The ACC or Committee Representative may disapprove an application for a sunroom on a Lot on the basis of its overall design and/or lack of conformity with existing structures, regardless of whether or not the proposed sunroom otherwise complies with the provisions of this section. The following requirements are applicable to a proposed sunroom:

- a. An application for a sunroom must include a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. An application must also include a plot plan showing the location of the sunroom in relation to all Lot lines, the residential dwelling, easements and building setback lines.

- b. A sunroom may be added to the rear of the residential dwelling only.
- c. A sunroom is only permitted as a ground structure. The maximum height of the roof, measured from the concrete floor to the highest point of the sunroom, is twelve (12) feet.
- d. Window coverings are not required. However, only interior coverings are permitted; exterior coverings of the sunroom glass are prohibited. The side of the window covering facing the exterior must be a solid, neutral color, such as beige or white.

F.
Decks

All decks must be approved in writing by the ACC or Committee Representative with respect to location and the materials used in construction. A deck must be located within all applicable building setbacks. A deck may not encroach into a utility or drainage easement. The top surface of a deck may not extend more than two (2) feet above the ground.

G.
Garages and Porte Cocheres

1. **Location.** A garage or porte cochere may not be nearer to a property line than the applicable building setback. Provided that, a garage which faces the street in front of a Lot may not be nearer to the front wall of the residential dwelling that is nearest to the garage than twenty (20) feet. A porte cochere may not be nearer to the front wall of the residential dwelling that is nearest to the porte cochere than ten (10) feet. No garage or porte cochere may be located on a utility or drainage easement or in a manner that causes water to flow onto an adjacent Lot. Carports are prohibited.

2. **Materials.** The standard, type, quality and color of the materials used in the construction of a garage or porte cochere must be harmonious and compatible with the standard, type, quality and color of the materials used in the construction of the residential dwelling. The front elevation of a garage must be constructed with the same type, quality and color of masonry used in the construction of the residential dwelling. All porte cocheres must be adequately supported and constructed of appropriate materials so that the structure has no visible sagging or warping.

3. **Height.** No garage may exceed the height of the residential dwelling or twenty-four (24) feet above finished grade, whichever is the lowest.

4. **Setbacks.** As provided in the Declaration, no garage may be located nearer to the front or rear property line than the setback shown on the applicable plat. No garage may be located nearer to a side property line than five (5) feet, except a corner Lot in which case no garage may be located nearer to the side property line adjacent to the side street than the setback shown on the applicable plat.

H.
Second-Story Living Area Above Garage

A second-story living area above the garage on a Lot is permitted with the prior written approval of the ACC or Committee Representative, subject to the following:

- a. No portion of the living area above the garage may be located nearer to the side or rear property line than the applicable building setback;
- b. No window may be installed within the wall along or parallel to the rear property line unless (i) the wall is located no nearer to the rear property line than ten (10) feet or (ii) the rear property line is adjacent to non-Meadow Lake property;
- c. No window may be installed within the wall that is closest to a side property line;
- d. No window or through-wall air-conditioning unit may be installed in any window of a second-story living area.

I.
Antennae

1. **Size.** An outside satellite dish antenna which is greater than forty inches (40") in diameter is prohibited. Only satellite dish antennas which are less than forty inches (40") in diameter are permitted.
2. **Amateur Radio Station.** An outside antenna for the operation of an amateur radio station is prohibited.
3. **Microwave Antenna.** An outside microwave antenna is prohibited.
4. **Short/Long Wave Antenna.** An outside short/long wave antenna of any kind is prohibited.
5. **Location.** A permitted antenna must be located on a Lot in the least obtrusive/visible location that allows reception of an acceptable quality signal.

J.
Exterior Siding

When exterior siding is to be added to or replaced on an existing or new Improvement on the Lot, it must be of the same type, quality, size, and color as the existing siding on the residential dwelling (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding may be changed to any of the following acceptable materials: wood, wood product (e.g. Masonite), Hardi plank, vinyl, vinyl-coated aluminum, or vinyl-coated steel, provided it is approved in writing by the ACC or Committee Representative. Aluminum, steel, or

other metal siding is prohibited. As provided in the Declaration, at least fifty percent (50%) of the first floor wall area of a residential dwelling is required to be masonry, masonry veneer or stucco unless otherwise approved in writing by the ACC. The following additional guidelines apply to replacement or additional exterior siding:

- a. All siding must have a minimum of a 20-year warranty issued by a reputable manufacturer (warranty information must be submitted with the application);
- b. The thickness, visible width, and spacing of the siding must be consistent with that of the original exterior siding; each application submitted to the ACC or Committee Representative must specify the thickness, width and spacing of the existing and proposed siding, and include a sample of the proposed siding material;
- c. The color of all siding (including siding that is not painted) must be compatible with the general color scheme of the Subdivision and the color(s) of the other exterior finishes on the residential dwelling;
- d. All siding must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the ACC or Committee Representative may require the Owner (at Owner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Architectural Guidelines;
- e. Only horizontal siding is permitted; vertical siding is prohibited.

K.

Exterior Lighting

The type, color, and quality of all exterior lighting on a Lot (or on a residential dwelling or other Improvement on a Lot) must be compatible with the exterior lighting generally used throughout the Subdivision, as determined by the ACC or Committee Representative. Incandescent-type lighting is standard for the Subdivision.

1. **Floodlighting**. Floodlighting fixtures must be attached to the residential dwelling or other Improvement and may not illuminate an adjacent Lot or other adjacent property. Lights must be directed downward and shielded so that they do not create a "hot" glare spot visible to adjacent residents. The fixture color and any shielding must be compatible with the Improvement on which it is located. Conduits and wiring must be concealed. High-wattage, commercial-industrial-type fixtures, and sodium-vapor light sources are prohibited.

2. **Exterior Lighting Fixtures**. All exterior lighting fixtures visible from a street in the Subdivision or Common Area must be of an understated design that compliments the architectural style of the residential dwelling. Fixtures must be white incandescent, unless otherwise approved in writing by the ACC or Committee Representative. High intensity area lighting such as mercury vapor or high-pressure sodium is prohibited.

3. **Walkway Lighting.** Proposed walkway lighting must be inconspicuous and of a bollard or dome light design. The lamp may be incandescent (100w maximum), quartz (75w maximum), metal halide (75w maximum), or fluorescent (25w maximum).

4. **Landscape Lighting.** Exterior landscape lighting is permitted if approved in writing by the ACC or Committee Representative so long as the lighting is located within flower beds, shrubs and/or trees and all of the wiring is buried. All landscape lighting must be white in color. The Board of Directors reserves the right to require the removal or modification of any lighting which it reasonably determines to be an annoyance or nuisance to the occupants of an adjacent Lot, regardless of the prior approval of the lighting by the ACC or Committee Representative.

L.

Roofs, Roof Materials and Roof Additions

1. **General: Slope.** The form and massing of the roof of a residential dwelling must have a logical relationship to the style and massing of the residential dwelling. The minimum roof pitch of a residential dwelling is six (6) inches vertical to twelve (12) inches horizontal. Provided that, the pitch of a roof of a valley cricket, bay window, dormer, or ground floor patio area at the rear of the residential dwelling on a Lot is not required to comply with the minimum roof pitch requirement; rather, the pitch of such a roof may be less than the minimum, as approved in writing by the ACC or Committee Representative.

2. **Materials.** A sample of the proposed roofing material for a residential dwelling or other Improvement must be submitted to and approved in writing by the ACC or Committee Representative. The roofing material must be compatible with the residential dwelling. The color of each roofing material must be an earthtone color that is also harmonious with the predominant exterior colors throughout the Subdivision, as determined by the ACC or Committee Representative. Shingles must be composition asphalt with not less than a twenty-five (25) year warranty, unless an alternative roofing material is approved in writing by the ACC or Committee Representative prior to the construction. The predominant roofing material on a residential dwelling or other Improvement may not be metal; however, metal roofing material may be used as an accent (such as by way of example and not in limitation, on items such as a bay window, a dormer or a ground floor patio area), so long as the location, type, color and quantity of the roofing material is approved in writing by the ACC or Committee Representative. Provided that, there may not be more than two (2) metal roofing accent areas on a residential dwelling. Storm and energy efficient shingles are addressed in and governed by the “**Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags and Religious Items for Meadowlake Village Homeowners Association, Inc.**” recorded in the Official Public Records of Real Property of Harris County, Texas on January 31, 2012 under Clerk’s File No. 20120042028.

3. **Roofing Additions.** No skylights, roof ventilators or similar types of additions are permitted on the front of the roof ridge line and/or gable of a residential dwelling or other Improvement. Skylights, roof ventilators and the like are subject to approval by the ACC or Committee Representative. All roof ventilators must be located to the rear of the ridge line and/or gable of the residential dwelling or other Improvement and may not extend above the highest point of the roof. The ACC or Committee Representative has the authority to approve exceptions to the foregoing in cases where safety or energy conservation and heating/cooling efficiency require ventilators that because of a particular roof design cannot be screened from public view. The color

of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials. Solar energy devices are addressed in and governed by the “**Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags and Religious Items for Meadow Lake Property Owners, Inc.**” recorded in the Official Public Records of Real Property of Harris County, Texas on January 31, 2012 under Clerk’s File No. 20120042028.

M.

Window Treatments

1. **Awnings.** An awning which is visible from a street in or adjacent to the Subdivision is not permitted. An awning on the rear portion of a Lot must be approved in writing by the ACC or Committee Representative as to color, type of materials and compatibility.

2. **Shutters.** Shutters must be appropriately scaled to relate to the window opening and appear authentic. Shutters must always occur in pairs. The color of a shutter must harmonize with the other colors used on the exterior of the residential dwelling. The color of a shutter must be approved in writing by the ACC or Committee Representative.

3. **Solar Screens and Tint.** The color of a solar screen must be harmonious with the residential dwelling. The frames of the screens must match the color of the window frames of the residential dwelling, or must match the color of the solar screen material. If any window is covered, all of the windows on the same side of the residential dwelling must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging. Window tint must be harmonious, may not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration.

4. **Lateral Windows.** A “lateral window” is a transparent window situated in the side wall of a residential dwelling. No second story lateral window may be installed in the side wall of a residential dwelling that is located ten (10) feet or less from the side property line unless no portion of the lateral window, measured from the base of the window sill, is nearer than six (6) feet to the finished floor of the room in which it is located.

N.

Air-Conditioning Equipment

Air-conditioning equipment may not be located in the front of a residential dwelling or on the street side of a corner Lot unless screened from view by a solid fence or wall (i.e., landscaping is not acceptable). Air-conditioning equipment located along interior side Lot lines must also be screened from view from the street in front of the Lot and from view from an adjacent Lot by a solid fence or wall. No air-conditioning equipment may be located nearer to a side or rear property line than three (3) feet. No air-conditioning equipment may be located on any utility or drainage easement or in a manner that causes water to flow onto an adjacent Lot.

O.
Skateboard Ramps

A skateboard ramp on a Lot is prohibited.

P.
Landscaping

1. **General.** Unless otherwise approved in writing by the ACC or Committee Representative, the front and side yard of each Lot must be sodded with grass which is not permitted to grow to a height in excess of six (6) inches, measured from the surface of the ground.

2. **Topiaries.** For the purposes of these Architectural Guidelines, a “**topiary**” means a plant or shrub that has been trimmed or formed into a fantastic shape and includes any ornamental structure composed of or covered with living plant material.

- a. A topiary that will be visible from a street in the Subdivision requires the prior written approval of the ACC or Committee Representative.
- b. An approved topiary must be maintained so that only living plant material of natural color is exposed. No mesh, substrate, or other non-living supporting structures may be visible at anytime.
- c. Lights on or within a topiary are prohibited.
- d. A topiary must be planted in or placed on the ground; a topiary may not be suspended from a tree or other structure and may not be mounted on a pole or other structure.
- e. The ACC or Committee Representative may require the removal or relocation of a topiary, regardless of prior approval, which it reasonably determines to be incompatible with the appearance of the Subdivision or which is not properly maintained.

3. **Trees Extending Over Driveways, Sidewalks and Streets.** If the limbs of a tree on a Lot extend over a driveway, sidewalk or street, the limbs of the tree must be regularly trimmed or pruned by the Owner of the Lot to provide not less than eight (8) foot canopy over the driveway, sidewalk or street.

4. **Ivy or Other Foliage.**

- a. Ivy or other foliage is not permitted on the front wall of a residential dwelling (i.e., the wall of the residential dwelling that faces the front property line).
- b. Ivy or other foliage is only permitted on a side or rear wall of a residential dwelling and then only on the portion of the wall that is brick.

- c. Ivy or other foliage on an exterior brick wall of a residential dwelling must be regularly watered to promote growth; ivy or other foliage on the exterior wall of a residential dwelling that dies or does not appear to be vibrant must be removed from the exterior brick wall.
- d. Ivy or other foliage on the exterior brick wall of a residential dwelling must be regularly trimmed so that the width of the ivy or other foliage (from the brick wall) is consistent and does not exceed three (3) inches and so that the ivy or other foliage is a uniform height above the foundation of the residential dwelling.
- e. Ivy or other foliage is permitted only on the interior side of a fence on a Lot; the ivy or other foliage must be regularly trimmed so that the ivy or other foliage does not extend above the top of the fence.

5. **Tree Removal.** If a tree is removed from any portion of a Lot that is visible from a street, the Owner of the Lot is required to grind the stump and cover the resulting hole with sod.

Q. Swimming Pools and Spas

An application for the construction of a swimming pool, spa or jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, building setbacks, easements, existing structures and existing or proposed fences. The application must also identify any trees which are to be removed or relocated. The application must also include a timetable for the construction of the pool, spa or jacuzzi. No swimming pool, spa or jacuzzi will be approved unless it is located in the rear yard of the Lot and the area in which the pool is to be located is either enclosed by a fence or a fence is proposed to be constructed in conjunction with the pool, spa or jacuzzi. Under no circumstances may water from a swimming pool, spa or jacuzzi be permitted to drain onto the surface of the Lot on which the swimming pool, spa or jacuzzi is located, or onto an adjacent Lot. During construction, the pool area must be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. No building materials may be kept or stored in a street adjacent to the Lot for any length of time. Excavated material must either be used on site or removed from the Lot. The construction of a swimming pool, spa or jacuzzi must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. No swimming pool, spa or jacuzzi may be enclosed with a screen. A swimming pool, spa or jacuzzi must be constructed within the applicable setbacks and it may not encroach into any utility or drainage easement. Adequate space for landscaping must be provided. No above-ground swimming pool is permitted on a Lot. An above-ground spa, jacuzzi or hot tub is permitted so long as it is recessed in decking and does not extend more than two (2) feet above the ground. Swimming pool features other than an approved diving board or slide may not extend more than three (3) feet above the decking (i.e., concrete, pavers, flagstone, etc.) around the pool.

R.
Structures for Pets

No structure for the care, housing or confinement of an animal or bird, except a permitted birdhouse as provided in Section S, below, may be visible from any street in the Subdivision. All structures for pets must be located in the rear yard of a Lot and the rear yard must be enclosed by a solid fence. No such structure may extend above the fence enclosing the rear yard. A structure for a pet may not be located nearer to the side and/or rear property line than three (3) feet. The Board of Directors reserves the right to require the removal or relocation of a structure for the care, housing or confinement of an animal or bird which it reasonably determines to be a nuisance or annoyance to the occupants of an adjacent Lot, regardless of the fact that the structure may otherwise comply with these Architectural Guidelines.

S.
Birdhouses

A birdhouse is permitted without the approval of the ACC or Committee Representative, but only if the birdhouse complies with the following:

- a. A birdhouse must be located in the rear yard of the Lot;
- b. No birdhouse may be larger than two (2) feet in width, two (2) feet in length and two (2) feet in height;
- c. No more than two (2) birdhouses are permitted on a Lot;
- d. No birdhouses may be situated higher than eight (8) feet above the ground;
- e. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the residential dwelling and other Improvements on the Lot, as determined by the ACC or Committee Representative.

T.
Sidewalks and Driveways

1. **Street Sidewalks.** As provided in the Declaration, a concrete sidewalk four (4) feet in width and parallel to the curb two (2) feet from the property line is required along the entire front of all Lots. In the case of a corner Lot, such a sidewalk is also required along the entire side of the Lot that is adjacent to the side street. The Owner of the Lot on which such a sidewalk is located is required to maintain, repair and replace, as necessary, the sidewalk.

2. **Widths of Driveways and Sidewalks.** A driveway on a Lot may not exceed twenty (20) feet in width, except as required for garage and porte cochere access and then only as approved in writing by the ACC or Committee Representative. No sidewalk on a Lot may exceed four (4) feet in width. A circular driveway in front of the residential dwelling on a Lot in the Subdivision is prohibited. The location of each proposed sidewalk on a Lot (other than a street sidewalk which must comply with the Declaration) must be approved in writing by the ACC or Committee Representative.

3. **Materials.** Driveways and sidewalks (other than street sidewalks must be concrete), must be paved with concrete, natural stone or unit masonry. Asphalt paving or white Portland cement is prohibited. Chert, gravel and loose stone are prohibited. All driveways and sidewalks must be maintained in a manner to retain original structure, texture and color characteristics.

4. **Front Walkways.** A front walkway should compliment the architectural style of the residential dwelling. Each residential dwelling must have a front walkway from the front door to either the street curb or the driveway. Concrete, stone or brick pavers are the only permitted front walkway materials. A front walkway requires the written approval of the ACC or Committee Representative as to design, location and materials prior to construction.

U. **Fences**

1. **Wood Fences.** A wood fence which faces a street adjacent to the Lot must be constructed with all pickets on the outside so that no posts or rails are visible from the street. A wood fence must have pickets which are 1" x 6"; the pickets must be number one or number two grade cedar or treated pine unless otherwise approved in writing by the ACC or Committee Representative. A fence must be constructed only with new wood. The top of a fence must be level. If the topography of the Lot varies, the top of a fence should "step" up or down (stagger) as required so that the top of the fence is always level with the horizon.

2. **Other Fences.** Masonry and ornamental iron fences are permitted only with the prior written approval of the ACC or Committee Representative as to design, compatibility with the residential dwelling and other Improvements on the Lot, and compliance with the provisions in this section relating to location and height.

3. **Height.** As provided in the Declaration, no side or rear fence or wall may exceed eight (8) feet in height. All fences and walls must be at least six (6) feet in height.

4. **Gates.** The design and materials used in the construction of a gate must be compatible with the appurtenant fence or wall. A pedestrian gate may not exceed forty-two (42) inches in width.

5. **Color.** No portion of a wood fence on a Lot which is visible from a street may be painted or stained without the prior written approval of the ACC or Committee Representative. A masonry fence must match the masonry on the residential dwelling on the Lot. The color of an ornamental iron fence must be approved in writing by the ACC or Committee Representative.

6. **Chain Link and Wire Fences.** Chain link and wire fences are prohibited.

7. **Location.** No fence or wall may be located nearer to the front property line of a Lot than ten (10) feet from the front plane of the residential dwelling nearest to the fence or wall. No fence or wall may be located nearer to the side street adjacent to a corner Lot than the side wall of the residential dwelling.

8. **Maintenance of Fences.** Pickets or rails that are broken, warped, bent, sagging or which have otherwise deteriorated must be promptly repaired or replaced. A wood fence which is painted or stained (with the prior written approval of the ACC or Committee Representative) must be properly maintained to prevent cracking, chipping, fading or mildewing. All fences must be maintained in a proper upright position.

9. **Attachments.** No materials, including, without limitation, a trellis, may be attached to a fence or wall unless otherwise approved in writing by the ACC or Committee Representative.

10. **Breezeways.** A breezeway fence between a detached garage and the residential dwelling may not exceed six (6) feet in height unless otherwise approved in writing by the ACC or Committee Representative.

V. **Signs**

1. **Home Security Signs.** No home security sign is permitted on a Lot except as provided in this paragraph. A home security sign must be provided by a professional security company and may not exceed one (1) square foot in area. One (1) ground-mounted security sign is allowed in the front yard and one (1) ground-mounted security sign is allowed in the rear yard of the Lot. The top of the sign may not extend more than two (2) feet above the ground and may be no farther than three (3) feet from the nearest wall of the residential dwelling. A home security sign must be an earthtone color, white, black, or dark shade of red, blue or green. The text and overall appearance of the signs must be acceptable to the ACC or Committee Representative and must primarily provide a security warning without prominent advertising of any business. Each sign must be maintained in good condition; the ACC or Committee Representative may require removal of a sign which it reasonably determines is substantially deteriorated. In addition to home security signs, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three (3) inches by four (4) inches. Not more than one decal may be displayed per window or door.

2. **Other Types of Signs:**

a. **Open House.** One (1) ground-mounted temporary open house sign is allowed in front of residential dwelling on the day of the open house only. Maximum size: six (6) square feet.

b. **School Organization.** One (1) ground-mounted temporary school sign is allowed in the landscape beds of a Lot not farther than five(5) feet from the front wall of the residential dwelling, unless otherwise approved in writing by the ACC or Committee Representative. Maximum Size: 42" by 18". The ACC or Committee Representative has the authority to determine the appropriate period of time during which the sign may be displayed.

c. **Yard of the Month.** One (1) ground-mounted yard of the month sign provided by the Association is allowed in the landscape bed of the Lot not farther than five (5) feet from the front wall of the residential dwelling.

- d. **Political Signs.** Ground-mounted political signs as provided by law.

W.

Flagpoles

Flagpoles are addressed in and governed by the “**Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags and Religious Items for Meadow Lake Property Owners, Inc.**” recorded in the Official Public Records of Real Property of Harris County, Texas on January 31, 2012 under Clerk’s File No. 20120042028.

X.

Miscellaneous

1. **Plant Containers.** Decorative plant containers are permitted on the front porch of a residential dwelling. Provided that, not more than two (2) plant containers are permitted on the front porch of a residential dwelling and the plant(s) within each container must be properly watered and maintained. The ACC or Committee Representative has the authority to require the removal of any excessive number of plant containers on the front porch of a residential dwelling, any plant container that is not reasonably considered to be compatible with the plan and scheme of development for the Subdivision, or any plant container in which there are no plants or in which the plants are dead or not being properly maintained. Plant containers are also permitted in front landscape beds so long as the plant containers are discretely incorporated into the landscaping. Provided that, not more than four (4) plants containers are permitted to be incorporated into the front landscape beds. The ACC or Committee Representative has the authority to require the removal of any excessive number of plant containers within the front landscape beds, any plant container which is not reasonably considered to be compatible with the plan and scheme of development for the Subdivision or which is not discretely incorporated into the landscaping, or a plant container in which there are no plants or in which the plants are dead or not being properly maintained.

2. **Benches: Furniture.** One (1) wood or wrought iron bench is permitted either on the front porch of the residential dwelling or within a front landscape bed; provided that the style and location of the bench must be approved in writing by the ACC or Committee Representative prior to placement. Gliders with A frames are prohibited. Other type of furniture, such as a rocking chair, is permitted on the front porch of a residential dwelling but only with the prior written approval of the ACC or Committee Representative as to type, size and number. Plastic and stackable types of furniture are prohibited on the front porch of a residential dwelling.

3. **Statuary.** Statuary in front landscape beds requires the prior written approval of the ACC or Committee Representative. A maximum of two (2) statues is permitted in the front landscape beds. Each statue must be a neutral, earthtone color as determined by the ACC or Committee Representative. No statue may extend above the ground more than three (3) feet.

4. **Fountains/Bird Baths.** A fountain or bird bath in the front landscape bed of a Lot requires the prior written approval of the ACC or Committee Representative. Only one (1) fountain or bird bath (i.e., not 1 each) is permitted in the front landscape bed of a Lot. The fountain or bird bath must be a neutral, earthtone color as determined by the ACC or Committee Representative. No fountain or bird bath may extend above the ground more than three (3) feet.

5. **Other Yard Decorations.** Plant containers, benches, furniture, statuary, fountains, and bird baths are addressed in the preceding paragraphs in this section. Any other type of decoration proposed to be erected or placed in a yard area or landscape bed that is visible from a street adjacent to the Lot requires the prior written approval of the ACC or Committee Representative.

6. **Landscape Bed Edges.** Landscape bed edging is not required but if landscape bed edging is to be used to define the shape of a front landscape bed, the edging requires the prior written approval of the ACC or Committee Representative. The edging material must be compatible with the exterior materials used on the residential dwelling. Railroad ties, builder brick, landscape timbers and scalloped concrete borders are not permitted as edging for front landscape beds.

7. **Wind Chimes.** Wind chimes must be located in the rear yard of the Lot. Wind chimes are prohibited in the front yard of a Lot and on the front porch of a residential dwelling.

8. **Basketball Goals.**

- a. A permanent basketball goal must be mounted on a rigid steel or aluminum pole. A basketball goal on a residential dwelling or garage is not permitted. The pole must be black or gray. A white pole is not permitted. The backboard material must be fiberglass or safety glass. The backboard must be clear (safety glass) with the exception of the white, black, orange or red manufacturer's outline markings. The rim must be of heavy gauge steel and white, black or orange in color. The net must be maintained in good condition as determined by the ACC. The pole must have a manufacturer's weather resistant finish.
- b. Only one (1) basketball goal is permitted on a Lot.
- c. A permanent basketball goal may not be located nearer to the front Lot line than the front plane of the residential dwelling closest to the basketball goal. A permanent goal may not be located within ten (10) feet of amenities on an adjacent Lot (air conditioning unit, shrubbery, gas meter, driveway, etc.).
- d. Portable basketball goals must be stored out of view from any street in the subdivision when not in use. A portable basketball goal must be located at least halfway up the driveway when in use. A portable basketball goal may not be used on common area, in a street or at the curb on a street.
- e. Basketball goals, poles, rims, nets, supports, etc. must at all times be properly maintained, painted, and kept in good repair as determined by the ACC. A basketball goal may not have a torn net, a bent rim, bent or broken supports, a deteriorated or discolored backboard, a rusted or discolored pole, or a leaning pole. A basketball goal that does not comply with these maintenance requirements may be required to be removed by the ACC.

ADOPTED by the Board of Directors of Meadowlake Village Homeowners Association, Inc. and its Architectural Control Committee at a joint meeting held on July 1, 2019, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

Executed this 1st day of July, 2019.

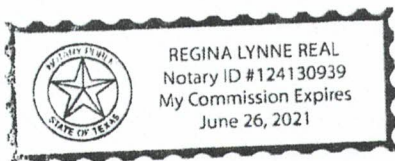
MEADOWLAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

By: Charles E. Wueste
Print Name: Charles Wueste
Its: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Charles Wueste, President of Meadowlake Village Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 1st day of July, 2019, to certify which witness my hand and official seal.



[Signature]
Notary Public in and for the State of Texas