



AFTER RECORDING RETURN TO:
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: FOCARROLL@WINSTEAD.COM

WILLOW FOREST HOMES ASSOCIATION, INC.
NOTICE OF DEDICATORY INSTRUMENTS

The undersigned hereby certifies that s/he is the duly elected, qualified and acting Secretary of WILLOW FOREST HOMES ASSOCIATION, INC., a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Notice of Dedicatory Instruments adopted by the Board of Directors of the Association, on the 23 day of January, 2024.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 23 day of January, 2024.

ASSOCIATION:

**WILLOW FOREST HOMES ASSOCIATION,
INC.,**
a Texas non-profit corporation

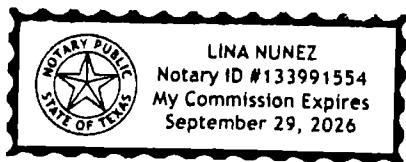
By: [Signature]
Printed Name: Jason Usher
Title: Secretary

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on January 23, 2024 by Jason Usher, Secretary of WILLOW FOREST HOMES ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]

[Signature]
Notary Public Signature



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WILLOW FOREST HOMES ASSOCIATION, INC.
NOTICE OF DEDICATORY INSTRUMENTS

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**1. ARCHITECTURAL MODIFICATION AND
EXTERIOR MAINTENANCE GUIDELINES**

ATTACHMENT 1

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Architectural Modification and Exterior Maintenance
Guidelines
For The



Homes Association

WILLOW FOREST HOMES ASSOCIATION, INC.
Architectural Control Guidelines

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Willow Forest Homes Association, Inc. (hereinafter the "Association") is the governing entity for Willow Forest Sections 1 and 2, additions in Harris County, Texas, according to the maps or plats thereof, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File Nos. E110659 and G276185, along with any amendments, replats, and supplements thereto (hereinafter the "Subdivision"); and,

WHEREAS, the Subdivision and the Association are subject to the Declarations of Covenants, Conditions and Restrictions for Willow Forest Section One and Willow Forest Section Two, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. E377676 & J043866, respectively, along with any amendments, annexations, or supplements thereto (the "Declaration"); and,

WHEREAS, Article VII of the Declarations states, in part, "No building shall be erected, placed or altered on any of said Lots until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of them with respect to topography and finished ground. elevation by a committee...", and,

WHEREAS, Article VIII, Section 1 of the Declarations states, in part, "No fence, wall, hedge or gas meter shall be placed or permitted to remain, on any of said lots nearer to the street or streets adjoining such Lot than is permitted for the main residence on such Lot, except for decorative subdivision entry fences or enclosures for community facilities which may be approved by the architectural committee as outlined in Article VII.", and,

WHEREAS, Texas Property Code § 204.010(a)(6) provides that the Association may regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and,

WHEREAS, Texas Property Code § 204.010(a)(18)(A)-(B) authorizes the Association to implement written architectural control guidelines to be recorded in the real property records of the applicable county and to modify such guidelines as the needs of the subdivision change; and,

WHEREAS, the Association and the Architectural Control Committee (the "ACC") have determined it necessary and desirable and in the best interest of the Association to provide guidelines regulating the use, maintenance, repair, replacement, modification, and appearance of exterior modifications in the Subdivision, to specify what conditions concerning exterior modifications shall be considered acceptable and in conformity and harmony with external design and quality of workmanship and materials; and,

WHEREAS, this Instrument represents restrictive covenants as defined and described in § 202.001 of the Texas Property Code;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification attached hereto, the Association does adopt the following guidelines:

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I. Definitions

Terms used in this document have the following meanings:

Association	Willow Forest Homes Association, Inc.
ACC	Architectural Control Committee of the Association
Willow Forest	Willow Forest Section 1 and Willow Forest Section 2
Board	The Board of Directors of the Association
Community-Wide Standard	The standard of conduct, maintenance, or other activity generally prevailing in Willow Forest or the minimum standards established pursuant to the Architectural Guidelines, Restrictions and Rules, and Board resolutions, whichever is the highest standard.
Declaration	The deed restrictions recorded in the Harris County Real Property Records with respect to the Willow Forest subdivision as reflected on the Association's most recent Property Owners' Association Management Certificate.
Guidelines	Rules, standards, and procedures established by the Board of Directors and ACC pertaining to buildings, additions or other modifications in Willow Forest.
Community Managers	The professional Association Management organization contracted and compensated by the Association to provide day-to-day assistance to the Board and ACC as defined in the By-Laws of the Association. Community Managers are identified in Exhibit B.
Thirty Days	Thirty (30) days, not including legal holidays. This thirty (30) day time period begins to run <i>upon receipt</i> of the application and plan(s) by the ACC.

II. OVERVIEW

The purpose of architectural modification and exterior maintenance standards is to keep the community attractive for the enjoyment of residents and the protection of property and property values. The Declaration authorizes the Board to establish and expand rules and the ACC, with the consent of the Board of Directors, to establish rules, standards, and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the ACC for any buildings, additions, or other modifications to their property. This is to ensure that the improvements and/or modifications comply with the provisions of the Declaration and the Architectural Modification Guidelines and that exterior maintenance meets the Exterior Maintenance Guidelines or the Community-Wide Standard. The ACC and the Board have established these Guidelines in accordance with the authority granted to them by the provisions of the Declaration and applicable law.

These Guidelines have been established to assure uniform and fair application of the Declaration and are intended to provide all lot owners in Willow Forest with information about the expectations and standards relating to exterior maintenance of the home and all related parts associated with a Unit; the type, color, quality of materials which may be used in the construction of various kinds of improvements; the size and locations of such improvements; and information about the procedures used by the ACC in reviewing applications for proposed improvements.

The ACC reserves the authority to review and approve applications for buildings, additions, or improvements which are not explicitly described by these Guidelines and to consider additional guidelines in the review process, whether published or not. The Board and ACC may amend these Guidelines, as it deems necessary and appropriate.

III. ARCHITECTURAL MODIFICATION GUIDELINES

A. Architectural Modification Application Procedure

1. Submission:

All site or building construction, improvements, modifications, alterations, or additions thereto require approval in writing from the ACC prior to construction or placement. This covers new construction including, but not limited to, additions, fences, patios, storage buildings, play equipment, pools, and changes in house colors. All applications for approval for site or building construction, improvements, modifications, alterations, or additions thereto shall be submitted to the ACC. Each application must be accompanied by the appropriate plans/specifications. The plans/specifications must be supported by the following information:

- a. Drawing(s) of the proposed addition/modification showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) of the modification; and the layout and dimensions of supporting structures;
- b. A copy of a plot plan (showing location of easements, existing buildings and structures, the proposed location of the modification, and applicable building setback lines);
- c. A description of all materials to be used. Specifically, before exterior colors are used, they must be approved, including but not limited to, brick, siding, roofing material, and paint; and

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- d. Color samples for all materials involved shall be included.

It is the owner's responsibility to determine all easements and setbacks that exist upon their property. No construction should occur within these easements or building setback lines. If approved construction is not commenced within nine (9) months, a new application will have to be submitted. All building permits must be in effect at the time of construction. The ACC has thirty (30) days from the final submittal of plans and permits to approve the plans and authorize commencement of construction.

The ACC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. If the ACC requests additional information and such information is not submitted by the applicant promptly (so that the application may be approved or disapproved within thirty (30) days of its receipt), the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ACC for its review.

Failure to obtain ACC approval before construction or modification on the property is subject to penalties defined in Exhibit B. Any questions pertaining to these standards may be directed to the Association Management Company.

2. Residential Plan Standards:

All plans and specifications shall be **drafted in a professional manner**. An architect or designer is not required, but recommended for easier interpretation and generally better design results. Our plan standards are as follows:

- a. Site Plan(s): A site or plot plan to show the dimensions of the proposed construction or modification. Draft at a minimum scale of 1/16" = 1'0".
- b. Elevations: Draft at an architectural scale (1/4" = 1'0").
- c. Specifications: List all specifications relating to project design, structural framing, and quality of exterior materials, colors, textures, and shape.
- d. Basis of Approval: Approval of plans and specifications shall be based, among other things, on the adequacy of site dimensions, structural design, conformity, and harmony with external design and location with neighboring structures and sites, and conformity to both the specific and general intent of the restrictions.

3. Owner / Contractor Construction Requirements:

A property owner may enter into a contract with their selected contractor to provide construction services. It is the property owner's responsibility to ensure the contractor is aware of and understands the requirements of these Guidelines. The owner and contractor acknowledge and accept the authority of the Association to require certain standards. The owner and contractor acknowledge and accept the authority of the Association to enforce adherence to these standards through fines or other legal action. The owner and contractor agree to abide by the following:

- a. The burning of construction material, debris, and other scrap on the property or within Willow Forest, common areas, and right-of-way (*i.e.*, ditches, parks, and all easements) is strictly prohibited.
- b. The work site shall be kept clean. The property owner and the contractor are responsible for all trash and debris being picked up and removed promptly. No dumping within Willow Forest, common areas, and right-of-way (*i.e.*, ditches, parks,

and all easements) are allowed. A commercial construction trash container may be placed on the Lot during construction. The container must be placed on the Lot and may not be placed on adjacent Lots, roadways, cul-de-sac islands, or other common areas. Board approval is required if the container will be present for more than fourteen (14) days.

- c. Owner/contractor and their hired trades are responsible for keeping mud, dirt, etc. off of the roadway and meeting all E.P.A. requirements regarding movement of silt and other materials from the construction site to drainage swales and/or adjacent properties. Owner/contractor and their hired trades will be responsible for repair to any road, road right-of-way, shoulders, or drainage swales damaged during construction.
- d. Dumping or cleaning of cement trucks or dumping of construction materials is **not allowed** within Willow Forest, including common areas, and right-of-ways (*i.e.*, ditches, parks, and all easements).
- e. Design of roadside drainage swales must not be altered.
- f. Construction access is limited to Applicant's property. Any damage done to Association and/or neighboring property shall be restored to the original condition as determined by the Association and/or neighbor.
- g. Building materials shall be stored in a neat condition. Scaffolding, framing units, lumber, equipment, and other materials must not be allowed to lean against fencing or trees. Stockpiled mortar sand, soil, or other materials may not be stored in grassed areas, adjacent Lots, roadways, cul de sac islands, or other common areas.
- h. No building materials or contractor's equipment shall be left on the street overnight. No construction vehicles, trailers, or machinery may be left in Willow Forest overnight.
- i. Construction signs are permitted 15 days before and after the improve is started and completed.
- j. Construction working hours are 7:00 a.m. to 8:00 p.m. Monday through Saturday and 9:00 a.m. to 8:00 p.m. on Sunday. Loud radios, noise, or speakers mounted on vehicles or similar areas are prohibited.
- k. During construction, owner/contractor and their hired trades shall take all responsible precautions to minimize interference with traffic and to protect the general public from injury from the movement of vehicular traffic in connection with the construction. Parking of construction vehicles on both sides of a street, on swales, lawn areas, common areas, or other such areas is prohibited. All vehicles must be street legal and follow the required city, county, and state permits and regulations.
- l. Owner/contractor and their hired trades shall keep scrap material and trash produced in connection with the project confined to the Lot.
- m. Owner/contractor and their hired trades shall protect pavements, curbs and gutters, swales or drainage courses, sidewalks, streets, shoulders, utility structures (including, without limitation, fire hydrants, manhole covers, valve boxes, and second-stage inlets), and other property continuous or leading to the Lot from damage. Streets,

sidewalks, drives, and other property shall be kept clean and clear of equipment, building materials, dirt, debris, and similar materials. Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, manholes, water hydrants, landscaping, lawns, irrigation, etc. shall be the responsibility of the owner/contractor. Any items not repaired in a timely manner and to the original condition as determined by the Association, neighbor, or other entity may be repaired and all such costs are billed to the property owner.

- n. If any telephone, cable television, fiber optic, electrical, water, gas, etc. lines are cut or damaged, it is the contractor/owner's responsibility to report the accident to the appropriate utility provider immediately.

4. Compliance Inspection:

The ACC is NOT required to perform site inspections, however, may elect to do so if warranted.

- a. Periodic Inspection: If performed, it will be by the ACC to assure compliance of utility easements, drainage easements, flowage easements, and setbacks to assure compliance of all building requirements such as disposal of debris, burning of debris, and all other requirements made by the contractor/owner.
- b. Final Inspection: If performed, it will be to review the site after completion of modification(s). Included are, but not limited to, additions, pools, decking, walkways, painting, landscaping, and other items necessary to present an aesthetic condition on the Lot. Final inspection shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship, or quality of the design or construction of the improvements. Neither the Board of Directors, ACC, Association, Community Managers, nor any of their respective members, officers, directors, shareholders, employees, or agents shall be liable because of the approval or non-approval of any modification.
- c. Non – Compliance with ACC Approval: If for any reason a structure is deemed not to comply with approved plans, the owner will be notified in writing. The ACC will require the cessation of construction until the item(s) in non-compliance are corrected. Other permits or approvals may be required from the City, County, or other governmental entities. *It is the responsibility of the owner to obtain all required City, County, or other governmental approval.*

FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS MAY RESULT IN LEGAL ACTION.

5. ACC Decisions:

ACC decisions shall be conveyed, through the Community Managers, in writing, by regular mail to the applicant, postmarked within five (5) business days of the determination, subject to the thirty (30) day provision of paragraph 1.A. of these Guidelines, and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

No approval shall be inconsistent with the Architectural Modification Guidelines unless a written variance has been granted. In no event shall non-action be deemed to constitute approval of an application for any change, addition, modification, or any other item that would violate the restrictive covenants in the Declaration. Unless otherwise stated in the ACC written response, all approved changes, additions, or

modifications (other than the construction of the main dwelling) shall be completed within nine (9) months of the date that construction, installation, or erection is commenced unless otherwise provided by the ACC. If approved construction does not commence within nine (9) months, approval shall be deemed withdrawn and a new application will have to be submitted.

6. Appeal of the ACC Decision:

See TPC 209 Hearings Procedure located on the community website, which can be amended from time to time.

B. Architectural Modification General Guidelines

The Board and the ACC shall consider the following factors and any guidelines or policies adopted by the Board upon the review of each application for all site or building construction, improvements, modifications, alterations, or additions thereto:

1. The quality of construction and materials, colors, exterior design (elevation), size (dimensions), and location must be harmonious with existing and other proposed structures and location with respect to topography and finished grade elevation, and must comply with the provisions of the Declaration.
2. The location must not violate the building setback lines, utility, or drainage easements as shown on the official recorded plat, nor obstruct drivers' vision at street intersections.

NOTE: The ACC may grant permission to place a structure over, under, upon, or across any utility easement. Consent to encroach upon any utility easement must be obtained in writing from the owner of the easement (i.e., utility companies). The ACC may grant permission to place an improvement upon or across a drainage easement subject to the condition that the improvement must not impede the drainage of any property served by the drainage easement (i.e., including adjacent Lots). If deemed necessary, in its sole discretion, the Association may revoke consent to encroach upon any drainage easement. Removal of improvements (if required by the owner of the easement or the Association) shall be solely the property owner's responsibility, cost, and expense.

3. Improvements that are intended for other than single-family residential purposes or that may become an annoyance or nuisance to the neighborhood are not permitted.
4. Improvements must be located so that their use will not infringe upon the enjoyment of neighboring amenities or place neighboring property at increased risk of damage.

The ACC shall also consider the provisions of the Declaration and applicable statutes, ordinances, and building codes. However, approval of an application shall not be construed as a warranty or representation by the ACC that the modification, addition, or improvement, as proposed or as-built, complies with any or all applicable statutes, ordinances, or building codes, or as a warranty or representation by the ACC of the fitness, design, or adequacy of the proposed construction.

C. Architectural Standards

1. Address Markers:

All homes are required to house numbers which are easily readable from the street.

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- a. Address numbers must be visible at all times and cannot be obstructed by shrubs, trees, etc.
- b. Numbers shall not exceed six (6) inches in height.
- c. This guideline does not pertain to curb address markers.
- d. Be printed at the curb and be visible

2. Basketball Goals:

All basketball goals are to be submitted to the ACC for review of style and placement. Only one (1) goal shall be permitted per Lot. Only commercially manufactured equipment is permitted.

- a. Location:
 - Permanent goals: must be installed parallel to garage, or in such a way that would not infringe on the neighbors' yard from loose basketballs.
 - Portable goals: Goals must never be more than eight (8) feet in front of the garage. Portable goals must be placed so that the backside of the goal's backboard is against (parallel) to the front of the garage entrance or parallel to the driveway. Goals must never violate the side-building lines. Goals must never be placed in the streets or on sidewalks.
- b. Design:
 - Pole: All poles must be metal and black in color.
 - Backboards: Backboards must be Plexiglas, graphite, fiberglass, glass, plastic, or other weather-resistant material. All backboards must be clear, white, gray, or black with the exception of the manufacturer's outline markings and must be of standard size.
 - Nets are required on all rims at all times, no chain-type nets are allowed.
 - Nothing may be stacked on the back or base of the goal to hold it down. The base must be filled internally; no external or supplemental weights are permitted.

3. Benches and Other Outdoor Seating:

- a. Materials: All park benches and outdoor seating must be constructed of cement, metal, or wood and be harmonious with the community standard.

4. Carports:

Carports are not permitted.

5. Decorative Items:

Decorative items are any items that are not part of the main residential structure, garage, or living landscape material and are placed for decorative reasons. This section pertains to decorative items in public view, including on porches, in landscaped beds or grass, attached to or hanging from trees, shrubs, or other landscape material, attached to the home (not included in builder elevation), on driveways, in front of garages or other locations that are not concealed from view by an approved structure or fence. Small sculptures, live potted plants, and other similar decorative items may be placed in the locations listed within the following conditions:

- a. Location: Decorative items should be an integral part of the exterior aesthetics or landscaping and blend in with the existing shrubbery or trees. Placement of decorative items on the sidewalk and/or the right-of-way areas is strictly prohibited.
- b. Size and Quantity: Decorative items that are visible from the street may not exceed twenty-four (24) inches in height. The exception is decorative landscape planters used for the display of flowers or other approved landscape material. Yard accessories are not to exceed eight (8) in number. Permitted Flags, as defined in the Guidelines for Display of Flags, do not count as decorative items. Other flags including, but not limited to, seasonal, decorative, or sports flags, are considered decorative items and will be considered in the permitted quantity.
- c. A single, well-maintained wreath per door may be displayed at any time of the year and shall not count towards the maximum quantity.
- d. Customary seasonal decorations of a temporary nature placed on the exterior of the home in commemoration or celebration of a publicly observed holiday are excluded from the quantity restriction. All holiday decorative items should coincide with a holiday. Holiday decorations for year-end holidays, including but not limited to, Christmas, Hanukkah, and Kwanzaa, may be displayed from November 1st through January 15th. Other such observances, such as Halloween/Day of the Dead, may be observed thirty (30) days before the holiday it is celebrating. Decorations with sound or generators shall be turned off between the hours of 10:00 p.m. and 8:00 a.m. Holiday decorations may not unreasonably disturb the peaceful enjoyment of adjacent homeowners.
- e. All holiday decorations must be removed from the residence fifteen (15) days after the observed holiday.

6. Decks:

Decks that encroach on a utility easement may be subject to destruction and/or damage by the utility company needing access. It is recommended that no structure encroach on any utility easement.

No deck shall restrict drainage on the Lot or cause water to flow onto an adjacent Lot.

All decks must be approved by the ACC with respect to location and the type, color, and quality of materials used in construction. Deck colors must be harmonious with other exterior design elements of the Lot, including the residence or any other structures appurtenant thereto.

7. Display of Certain Religious Items:

Please refer to the *Guidelines Regarding Regulations of Religious Items According to the Texas Property Code* located on the community website, which can be amended from time to time.

8. Doors:

- a. Front Door: Exterior doors must be in a color that is harmonious with the exterior colors of the house. Red, blue, greys, beiges, black, and white can be considered so long as the color is complementary to the house colors.
- b. Storm Doors: Storm doors shall be permitted but with the following guidelines:
 - i. Door trim must match existing color of home.
 - ii. Doors must be maintained.
 - iii. Unfinished aluminum doors will not be permitted.
 - iv. Wooden screen doors are not permitted.

The mounting of the storm doors should not detract from overall appearance of the house. All modification requests must include a brochure and/or photograph of door.

- c. Garage Doors

Garage doors shall be constructed with decorative panels and should be painted no more than one (1) color to match or complement the exterior siding of the residence. Garage doors must be properly maintained and be harmonious in color and design with the residence. Doors should be metal or wood in construction. Garage door window treatments must be compatible with the existing color and exterior of the residence and must screen the contents of the garage from public view. All garage doors must be approved in writing by the ACC.

9. Driveways:

Driveway standards must be harmonious within the community.

- a. Driveway Extensions: Driveway extensions will be reviewed on an as-submitted basis.
- b. The maximum approvable width for a driveway extension shall be eighteen (18) inches on each side.
- c. Under no circumstances will a driveway extension be granted to provide additional automobile parking.
- d. Under no circumstances may an entire front yard be paved as a driveway. Driveway coverage should be no more than approximately 25% (as measured from three (3) feet behind the front building line) of the front yard.
- e. Driveway extensions may not be constructed or installed within the side or rear building line.
- f. Driveway extension shall be constructed of concrete at least four (4) inches thick and must contain an appropriate amount and location of rebar. Extensions shall be attached to the existing driveway. An extension shall not appear to be "added" in appearance and must follow the same design configuration, including but not limited to, expansion joints, placement, the shape of concrete sections, and comparable concrete finish. Expansion joints on the extension must line up with those of the original driveway.

- g. Circular or Semi-Circular Driveways: Circular or semi-circular driveways that are not included as part of the original construction plans for the main residence submitted by the original builder will not be approved.
- h. Driveway Accents / Borders: Driveway accents/borders will be reviewed on an as-submitted basis. The maximum approvable width for a driveway accent or border shall be twelve (12) inches on each side of the driveway.
- i. Under no circumstances will a driveway extension and a driveway accent/border be approved on the same property.
- j. Asphalt, stained, or painted driveways or extensions will not be permitted.
- k. Security / Driveway Gates: Security/driveway gates shall be constructed of wrought iron that shall be painted black. No decorative elements including, but not limited to, iron or metal décor, initials, symbols, words, lattice, cutouts, decorative spires, or tips, are permitted. The gate must not exceed eight (8) feet in height and must be five (5) feet back from the front setback of the house. Opening devices must be located inside the gate.
- l. Expansion Joints: Expansion joint replacements made of flexible man-made materials such as vinyl and polyurethane that are specifically designed to replace rotted wood in driveways, sidewalks, patios, and pool decking expansion joints are acceptable for driveways. The replacement material must be the same color throughout the driveway and be either a gray or almond tone that matches the concrete shade as much as possible. Installation must be flush with the surface of the driveway or sidewalk.

10. Exterior Painting:

No exterior surface of any residence, garage, or other structures on any Lot shall be painted a color different from the original ACC - approved color without prior approval of the ACC. This applies to existing and new construction. Color samples or "paint chips" of the proposed exterior color(s) must be included with each application submitted to the ACC. Only colors consistent with the Association standards (earth tones of brown, beige, tan, and grey) will be approved. The following additional guidelines shall also apply:

- a. Harmonious Colors: The proposed colors must be harmonious with each other and with the colors of the exterior brick and roofing materials. Browns, beiges, greys, and light blue shall be considered harmonious with the community-wide standard. Other colors may be considered, however all colors are subject to approval thereby other colors may be approvable on a case by case basis.
- b. Trim: Soffit, fascia boards, window, door trim, and rain gutters must also be harmonious colors; however, the shades of trim color may be deeper than the principal color of the residence or garage.
- c. Gutters: When rain gutters are painted, their color must match the color of the fascia board trim. When "maintenance-free" gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.
- d. Garage Doors: Garage doors shall be painted the same color as trim or siding on the main residence. Colored or tinted stain or sealant will be considered for wood garage doors on an as-submitted basis based on the colors and overall exterior appearance of the residence.

Painting of brick on a home is strictly prohibited unless the brick on the residence was painted before year

2023. In all instances where the brick on residences was painted prior to year 2023, the painted brick must be maintained in a manner acceptable to the ACC. Such maintenance includes keeping the painted brick free from mildew and, when necessary, same must be repainted in the same color or to a new color acceptable and approved by the ACC.

11. Exterior Lighting

Mercury vapor, sodium halide or fluorescent lights are prohibited. Any "security" or "flood" lighting should be of a wattage or lumen count which does not indiscriminately illuminate neighboring property. These fixtures should be mounted onto a home so that they are screened from public view or painted to match the primary color of the residence.

Standard commercial-grade landscape lights are permitted in landscaping beds only. Wiring and transformers must be buried or concealed from view.

12. Exterior Materials and Finishes

The following exterior materials are generally appropriate for use on residences in the Subdivision. However, approval of certain items listed below may be restricted.

Brick: All brick shall be a domestic clay type. All mortar joints shall be tooled; "slumped" joints are not acceptable. Mortar shall be natural and not colored unless the ACC gives prior approval. The use of dark mortar is discouraged, and mortar joints shall be approximately three-eighths (3/8") of an inch in thickness.

Wood/Hardiplank: Non-reflective finishes shall be used on all exterior wood surfaces. Modifications providing for wood siding and/or masonite type products (with ACC approval) shall be horizontal lap type, with a weather exposure of no less than four- and one-half inches (4½") and no more than seven- and one-half inches (7½"). No diagonal siding shall be used except by special consent of the ACC. It is required that all wood trim be smooth, high quality, finish-grade stock, stained or painted as approved by the ACC.

13. Fencing

Fencing standards must be harmonious within the neighborhood.

- Where wood fencing is approved in a neighborhood, all internal privacy fences shall be two (2) rail or three (3) rail, Number 2 or better cedar or treated, one inch by four inch (1" x 4") or one inch by six inch (1" x 6") notched pickets and one (1) six inch (6") treated or cedar base board for a total height not to exceed six (6 foot 6 in posts shall be a maximum of eight feet (8') apart. Fences should be located no less than ten feet (10') and no more than fifteen feet (15') inside of side property lines on corner Lots and recessed a minimum of twenty-five percent (25%) from the front face of a home. Side yard neighboring fences should align with each other. Front yard fencing of any kind, which extends beyond the most forward portion of the dwelling structure, is not permitted.
- All fence lines on any single side must be of the same height, kind, and design.
- Structural framing or the "unfinished" side of a fence or gate shall not be exposed to any public street, sidewalk, or green space.
- Maximum height of any fence, will be no more than eight feet (8').

- Wood fences may not be altered in any form or fashion to incorporate any artistic design, cutouts, wagon wheels, etc. **Painting of wood fences is prohibited.** Clear stains and tone transparent stains of earth colors will be permitted.
- No chain link, vinyl, or wire fencing is permitted.

14. Flags and Flagpole

See *Guideline Regarding Regulation of Flag Displays According to the Texas Property Code* located on the community website, which can be amended from time to time.

15. Garage Conversion

Conversion of garage space into a livable area, including, but not limited to restrooms, changing rooms, showers, and/or bathtubs, is prohibited.

16. Gazebos/Arbor/Trellis/Pergola

The structure shall be defined as a free-standing, open-framed structure whose purpose shall not be for any type of open storage.

- Location:** The structure must be located in the rear yard and must be a minimum of five (5) feet from side property line and may not violate the rear property line as shown on the plot plan or plat map. It must not encroach on any utility or drainage easement and must not interfere with drainage or cause water to flow onto any adjacent Lot. Any lights attached to the structure must be positioned so that light does not spill over onto adjacent Lots. No pergola shall protrude from the side of the residence.
- Material:** Acceptable materials are powder-coated steel, powder-coated aluminum, resin, or wood resistant to decay, such as pressure-treated yellow pine, redwood, cedar, or treated wood painted color and shade similar to and harmonious with the exterior of the residence. No uncoated metal or screen will be permitted. Shade canopies or sails are not permitted shade cover for patios, pools, gazebos, pergolas, trellises, arbors, and/or driveways.
- Dimensions:** The maximum height of an arbor, gazebo, pergola, or trellis shall not exceed twelve (12) feet measured from the natural ground. The maximum height of the walking area shall be no greater than eighteen (18) inches measured from the natural ground. The total walking area of the covered structure shall not exceed three hundred (300) square feet; however, structures larger than 40% of the rear yard will not be approved.

17. Generators

See *Guideline Standby Electric Generators* located on the community website, which can be amended from time to time.

18. Landscape Edging

- a. Landscape edging is not required but is encouraged for maintenance purposes.
- b. Acceptable Materials: Landscaping brick mortared on a foundation, moss rock, Windsor block, or mortar joint will be considered. Metal or hard rubber/plastic edging in brown, black, or green is permitted. Any material used must be harmonious with the exterior of the main dwelling.

19. Mailboxes:

- a. All mailboxes must be safely accessible by the postal carrier without leaving the vehicle and shall remain free from obstructions. Mailboxes must conform to postal service regulations, and applicable local, state, and federal regulations and restrictions.
- b. Post Mailboxes: Shall be between four (4) and five (5) feet tall. Material shall be of high quality so as to last many years. Any operable red flag to denote out – going mail shall be secured on the right side of the mailbox. The color of the post shall be in conformance with approvable house colors.
- c. Brick Mailboxes: The mailbox structure shall be a masonry column approximately twenty-four (24) inches wide x twenty-four (24) inches deep. The height of the column shall be between four (4) feet and five (5) feet tall to allow for the encasement of a black mailbox insert with dimensions of approximately seven & a quarter inches (7 ¼”) wide x nine & a quarter inches (9 ¼”) high x twenty inches (20”) deep. Mailboxes are to be installed at a height of three & a half feet (3.5’) to four feet (4.0’) from the road surface to the point of mail entry. The top of the column will consist of an arched cap and is included in the overall height dimension. The column shall be the same masonry product and color as the residence. The mailbox column should be located adjacent to the front walk of the house and are to be set back six (6) to eight (8) inches from the front face of the curb or road edge to the mailbox door. An operable red flag to denote out – going mail shall be secured on the right side of the brick column. Painted brick or masonry is not permitted.

20. Outdoor Lighting:

Outdoor lighting shall be installed in such a way as to minimize the amount of spill light on adjacent properties, homes, or streets. All lights must be installed on the rear of the home or garage. The only exceptions are low voltage landscaping lights, lampposts, or decorative fixtures of an understated design that complements the architectural style of the residence. Only steady lighting of white or amber colors is permitted. No flashing lights are permitted. These provisions do not apply to decorative lighting traditionally installed for a holiday.

- a. Landscape Lighting: Lights must be located at ground level in landscape beds.
- b. Lamppost: Only one (1) lamppost may be approved for placement in the front yard. It must not be placed in the street right-of-way and must luminate white. Lamppost must not exceed seven (7) feet in height, including the globe(s) and any decorative components. Post must be constructed of metal in one of the following colors: black, white, or earth tone. The lamppost must harmonize with the architecture of the residence and neighborhood.

- c. Fixtures: All fixtures must be Underwriter Laboratories (UL) approved and may be of the following type: incandescent cannot exceed 150 watts; gas and LED lighting cannot exceed the equivalent amount of light produced by a 100-watt incandescent fixture; high-pressure sodium cannot exceed 35-watts.
- d. All outdoor lighting must be white or amber. Other colors shall be permitted on a temporary basis.
- e. Mercury vapor lights are prohibited.

21. Patio Covers

Patio covers are considered to be additions to the rear of the residence that have no enclosure walls.

- a. Location: Patio covers must not encroach on any utility or drainage easement, nor shall they violate the building setback lines applicable to the residential dwelling on any Lot. Patio covers must not interfere with drainage or cause water to flow onto any adjacent Lot. Patio covers must be located on the farthest setback plane of the residence and may not be located on the side of the residence. Patio covers may not be located over a driveway.
- b. Material: 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 main residence. Acceptable materials are powder-coated steel, powder-coated aluminum, brick, or wood. Materials must be completely framed so that no raw edges of the material are visible. The roof of the covered patio must be integrated into the existing roof line and the roof of all patio covers (other than arbor or trellis type) must be covered with shingles meeting the roofing guidelines set forth herein and must have a minimum 3.12 slope. In cases where it is not possible to have a minimum 3.12 slope (e.g., patio covers attached to a single-story dwelling), the ACC may approve a flat type roof with a modified membrane type roofing material provided the color and appearance of such roofing closely matches the roofing of the house and there is positive roof drainage away from the house and adjacent Lot. Canvas and corrugated roofs for patio covers shall not be permitted under any circumstances. Under no circumstances will a flat roof be approved. All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping.
- c. Dimensions: Patio covers shall be securely attached at a height not less than seven (7) feet, nor more than twelve (12) feet from ground level. The top of the patio cover at its lowest point shall not be higher than eight (8) feet from ground level. The patio cover roof shall provide an attractive slope away from the house at an angle that does not exceed that of the roof of the residence. No patio cover shall protrude from the sides of the residence.
- d. Shade canopies or sails are not permitted as shade structures for patios, pools, gazebos, pergolas, trellises, arbors, and/or driveways.

22. Patio Enclosures & Screened Patio / Porch:

A patio enclosure is any patio cover that has exterior walls, other than sunrooms.

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- a. **Location:** Patio enclosures must not encroach on any utility or drainage easement, nor shall it violate the building setback lines applicable to the residential dwelling on any Lot. Patio enclosures must not interfere with drainage or cause water to flow onto any adjacent Lot. Patio enclosures must be located on the farthest setback plane of the residence and may not be located on the side of the residence. Patio enclosures shall not protrude from the side of the house. Patio enclosures may not be located over a driveway.
- b. **Materials:** The standard, type, quality, and color of the materials used in the construction of the patio enclosure must be harmonious with the standard, type, quality, and color of the materials used in the construction of the main residence. The exterior color of the walls, doors, windowsills, beams, frames, or other visible supports must match the exterior color of the residence. The roof must be shingled to match the existing roof and must be integrated into the existing roof line. A minimum 3:12 slope is required; however, in cases where it is not possible to have a minimum 3:12 slope (*i.e.* attached to a single-story dwelling), the ACC may approve a flat type roof with a modified membrane type roofing material provided the color and appearance of such roofing closely matches the roofing of the residence. Under no circumstances will canvas or corrugated roofs be permitted.
- c. **Dimensions:** Patio enclosures shall be securely attached to the residence. The roof shall be at a height not less than seven (7) feet, not more than twelve (12) feet from ground level.

23. Pergolas

The structure shall be defined as a free-standing, open-framed structure whose purpose shall not be for any type of open storage.

24. Pet Kennels

Pet kennels and/or dog runs that are visible from any street or adjacent Lot will not be permitted.

25. Playhouses, Play Structures, Trampolines, and Swing Sets:

For the purpose hereof, a playhouse, play structure, trampoline, and/or swing set shall mean any type of children's play houses, play set, climbing/jumping structure, slides, raised play sets, or swing set.

- a. **Location:** Playhouses, play structures, trampolines, and swing sets shall be located in the rear yard so they are screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage, or wood fences). All playhouses, play structures, trampolines, and swing sets must be a minimum of eight (8) feet from the side and rear property lines. No play equipment shall be approved for construction on easements, nor may impede the drainage on the Lot or cause water to flow to an adjacent Lot.
- b. **Size:** Playhouses and trampolines must not exceed one hundred (100) square feet in size. The maximum allowable height for playground equipment is twelve (12) feet, including the canopy. Standing platforms shall not exceed five (5) feet above natural ground.

- c. **Materials:** Playhouses and play structures must be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar, or treated wood painted to be in harmony with the existing residence. Tarp roofs, awnings, or covers must be in primary, green, or earth tone solid colors. Swing sets and trampolines may be constructed of metal. Trampoline safety netting and foam-covered poles shall be allowed in the color of black or blue only.

26. Roofing Materials and Accessories:

If the replacement shingles are the same grade, type, quality, and color as the existing approved shingles, no approval is required from the ACC. If the replacement shingles vary from the originally approved shingles an application must be submitted to the ACC.

- a. **Material:** All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least twenty-five (25) years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows. Shingles shall be of an acceptable type, quality, and color that are harmonious with the residence. Acceptable shingle colors are dark browns, greys, black, Barkwood, Brownwood, Driftwood, Weathered Wood, Estate Gray, Onyx Black and Sablewood. Red shall be permitted on case-by-case basis. Light brown, light gray, blue, green, red, and white colors are not allowed. The ACC may approve other types of roofing material of equal or superior quality in writing.
- b. **Alternative Shingles:** Subject to the conditions below along with advance written approval from the ACC, an owner may install "Alternative Shingles" which are primarily designed to:
 - i. be wind and hail resistant;
 - ii. provide heating or cooling efficiencies greater than traditional composition shingles; or provide solar energy capture capabilities.
- c. Once installed, any such Alternative Shingles must:
 - i. resemble the shingles used of equal or superior quality to the shingles used on other structures within the Association; and
 - ii. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - iii. match the aesthetics of the properties surrounding the owner's property.
- d. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
- e. **Accessories:** Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required. All roof protrusions, such

as vents and roof jacks must be painted to match the shingles. All roof ventilators shall be located to the rear of the ridgeline and/or gable of any structure and shall not extend above the highest point of the structure. The ACC shall have the right to approve exceptions to the foregoing in cases where energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be hidden from public view. All roofing additions and vents (if any) must be harmonious with the color of the roofing material.

27. Room Additions

All plans and specifications shall be drafted in a professional manner. An architect or a designer is not required but is recommended for easier interpretation and generally better design results. Plan standards are as follows:

- a. Plans and Specifications:
 - i. Plot Plan(s): A plot plan showing the dimensions of the proposed construction or modification.
 - ii. Elevation: Draft at an architectural scale (1/4" = 1'0").
 - iii. Specifications: List all specifications relating to project design, structural framing, and quality of exterior materials, color, textures, and shape.
- b. Requirements:
 - i. Exterior materials and color must match the house.
 - ii. Room additions may not encroach into any utility easements and must comply with all setback requirements for buildings.
 - iii. Approval of size, shape, and style of architecture will depend on the architectural style and layout of the home. Plans for room additions must show size in proportion to room dimensions of the residence. The roof of the addition must integrate with the existing roof line so as to appear to have been a part of the original home.
 - iv. Building permits, as required by the municipalities (city, county, etc.) must be submitted with the application. In some instances, the ACC may grant a conditional approval with the provision that a copy of the permit must be provided to the ACC prior to construction beginning.
 - v. Balconies may also be permitted and must be approved prior to construction. Balconies may not protrude past the building line.
 - vi. Outdoor or exterior bathrooms, changing rooms, tubs, and/or showers are considered a room addition and shall only be permitted on the back plane of the home or the rear or interior (yard) side of a detached garage. Outdoor restrooms may not be located on the side of the garage adjacent to (next to) the property side property line or on the side of the residence.
- c. Owner / Contractor Construction Requirements: It is the property owners' responsibility to ensure the contractor and their hired trades are aware of and understand the requirements of these Guidelines. The owner, contractor and their hired trades

acknowledge and accept the authority of the Association to require certain standards.

i. Owner/contractor and their hired trades are responsible for keeping mud, dirt, etc. off the roadways and meeting all EPA requirements regarding the movement of silt and other materials from the construction site to drainage swales, storm drains, and/or adjacent properties. Owner/contractor and their hired trades will be responsible for repair to any road, road right of way, shoulders, drainage swales, and/or storm drains damaged during the course of construction.

ii. No dumping of construction materials or cleaning of cement trucks is allowed within the community.

iii. Construction access is limited to the Applicant's property. Any damage done to Association and/or neighboring property shall be restored to the original conditions as determined by the Association and/or neighbor.

iv. No building materials or contractor equipment shall be left on the street overnight.

v. No construction signs are permitted.

vi. Construction shall only be permitted to take place between the hours of 7:00 a.m. and 7:00 p.m.

28. Signs

a. Signage, other than political election signs, are limited to the following: one (1) sign indicating a property is for sale or lease, one (1) sign not in excess of nine inches by nine inches (9" x 9") in size indicating that a security system is in place and one (1) "school spirit" sign per child. School spirit signs shall only be permitted from the same year.

b. "Celebration" signs that celebrate a particular event like graduation or birthdays shall be temporarily permitted without submitting an ACC application, but must be removed fifteen (15) days after the event to which the signs are celebrating.

c. Seasonal signage celebrating the current season shall be permitted. Signs must be maintained in a neat and attractive manner in keeping with the community wide standard.

d. Sec. 259.002. REGULATION OF DISPLAY OF POLITICAL SIGNS BY PROPERTY OWNERS' ASSOCIATION. (a) In this section, "property owners' association" has the meaning assigned by Section 202.001, Property Code.

(a) In this section, "property owners' association" has the meaning assigned by Section 202.001, Property Code.

(b) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a candidate or measure for an election:

(1) on or after the 90th day before the date of the election to which the sign relates; or

(2) before the 10th day after that election date.

(c) This section does not prohibit the enforcement or adoption of a covenant that:

- (1) requires a sign to be ground-mounted; or
- (2) limits a property owner to displaying only one sign for each candidate or measure.

(d) This section does not prohibit the enforcement or adoption of a covenant that prohibits a sign that:

- (1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
- (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- (3) includes the painting of architectural surfaces;
- (4) threatens the public health or safety;
- (5) is larger than four feet by six feet;
- (6) violates a law;
- (7) contains language, graphics, or any display that would be offensive to the ordinary person; or
- (8) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

29. Solar Energy Devices:

See *Guidelines Regarding Regulation of Solar Energy Devices According to the Texas Property Code* located on the community website, which can be amended from time to time.

30. Solar Film:

Solar film is a thin plastic or other clear material applied to the inside of windows. Solar film may be installed on the front, side, or back of the home. Solar film must be non – reflective and clear. No colored, tinted, film is permitted. Solar film must be installed on the inside portion of the window; exterior application is prohibited.

31. Solar Screens:

No solar screens may be installed unless twenty inches (20”) by thirty inches (30”) mesh or a maximum of eighty percent (80%) UV-rated screen is used. Acceptable material for solar screening is a heavy gauge vinyl mesh that is available in brown or black. The mesh must be enclosed and framed in aluminum that is compatible with the overall color scheme of the contiguous surface of the window on which it is installed. The mounting of the solar screens should not detract from the overall appearance of the house.

32. Storage / Utility Sheds:

Sheds or other outbuildings (*i.e.*, tool or storage shed) are to have an exterior that architecturally complements the exterior of the main dwelling. The roof of a shed or other outbuilding shall conform to the provisions relating to roofing materials outlined in the Declaration and these Guidelines. The placement of said structure shall conform to ACC Guidelines and the Declaration.

- a. Location: Sheds or other outbuildings shall be located in the rear yard at or past the rear plane of the residence so they are screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage, or wood fences). All sheds or other outbuildings must be a minimum of five (5) feet from the side property line and may not violate the rear building line as shown on the plot plan or plat map. When the rear or side Lot lines of a Lot are adjacent to a street no sheds or other outbuildings shall be permitted on that side of the Lot. No sheds or other outbuildings shall be approved for construction on easements or may impede the drainage on the Lot or cause water to flow to an adjacent Lot.
- b. Size: Sheds or other outbuildings shall not exceed nine (9) feet in height from ground level and must not exceed one hundred twenty (120) square feet in size.
- c. Material: Prefabricated resin, vinyl, powder-coated steel, and powder-coated aluminum are permitted. The colors must compliment the colors of the residence. For wood buildings the standard, type, quality, and color of the materials used in the construction of an outbuilding must be harmonious with the standard, type, quality, and color of the materials used in the construction of the main residence; provided, however, that corrugated roofs for sheds or other outbuildings shall not be permitted under any circumstances.
- d. Under no circumstances will a shed or other outbuilding that will be or could be used for living space be approved.

33. Storm Doors:

***** See Doors *****

34. Sunrooms:

A sunroom is defined as an attached enclosure constructed with glass walls and glass roofing.

- a. Location: Sunrooms must not encroach on any utility or drainage easement, nor shall it violate the building setback lines applicable to the residential dwelling on any Lot. Sunrooms must not interfere with drainage or cause water to flow onto any adjacent Lot.
- b. Material: Supporting structural members must be of a color and shade similar to and harmonious with the exterior of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants will be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval. The floor of all sunrooms must be of reinforced concrete slab construction with three (3) inch minimum thickness. No other flooring material will be permitted. Only safety glass will be permitted for the panes; no fiberglass, Plexiglas, plastic, acrylic, mesh, or other materials will be permitted. Safety glass must be a minimum three-sixteenths of an inch (3/16 in.) thick if tempered glass or a minimum one-quarter inch (1/4 in.) thick if laminated glass. The maximum width of glass between support trusses will be 36 (thirty-six) inches measured center – to – center. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint. No natural aluminum oxidation coloring will be permitted. No wood composite, steel, fiberglass, or plastic trusses will be permitted. Trusses must be of structural box or I-beam construction. Round, oval, or “T” shaped trusses will be permitted.

- c. **Prohibited Accessories:** No sunroom shall have exposed air conditioning, plumbing, electrical, or heating duct work installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible. Window coverings are not required; however, only interior covering will be permitted; there shall be no exterior coverings of the sun room glass permitted.

35. Swimming Pools, Spas, and Ground Level Decks:

Pools and spas must be constructed in compliance with the National Electrical Code to include ground fault interrupters and comply with the current Standard Swimming Pool Codes. No above-ground swimming pools shall be erected, constructed, or installed on any Lot.

- a. **Location:** All pools, spas, and ground-level decks must be located in the rear yard. Equipment such as filters, pumps, etc. must be located in the rear yard but must not encroach upon any easements. Pool or spa walls must not encroach into a side or rear utility easement. Decks may encroach into easements but are subject to removal by utility companies and are placed there at the owner's risk. Pool decking or ground-level wood decks must be located at least three (3) feet from the side and/or rear property lines to ensure privacy to adjacent property owners and to allow for Lot drainage. Above-ground spas must be located a minimum of five (5) feet from the side and/or rear property line. The contractor and the homeowner are responsible for establishing proper drainage of the Lot and deck areas during and after construction. No swimming pool, spa, or deck shall be constructed in a manner to impede drainage on a Lot or cause water to flow on an adjacent Lot.
- b. **Height:** Pool decks or free-standing ground-level wood decks must not exceed eighteen (18) inches in height. Rock waterfalls must not exceed six (6) feet in height. Above-ground spas must not exceed four (4) feet in height and any decking surrounding the structure must not exceed that height.
- c. **Access:** Access will *not* be granted through any other property or reserve adjacent to the submitted property. This also stands to ensure that all debris and dirt will be hauled offsite and *not* dumped on any property Willow Forest. Should these guidelines not be followed at any time Willow Forest has the to hold liable the homeowner for any further damages.
- d. Shade canopies or sails are not permitted shade cover for patios, pools, gazebos, pergolas, trellises, arbors, and/or driveways.

36. Trellises:

The structure shall be defined as a free-standing, open-framed structure whose purpose shall not be for any type of open storage.

37. Walkways:

Walkways must be consistent in width and general appearance with residential concrete walkways or sidewalks of the neighborhood.

- a. **Location:** Walkways may encroach into easements but are subject to removal by utility companies and are placed there at the owner's risk. Walkways must allow for Lot drainage and not cause water to flow to an adjacent Lot or common area. The height of

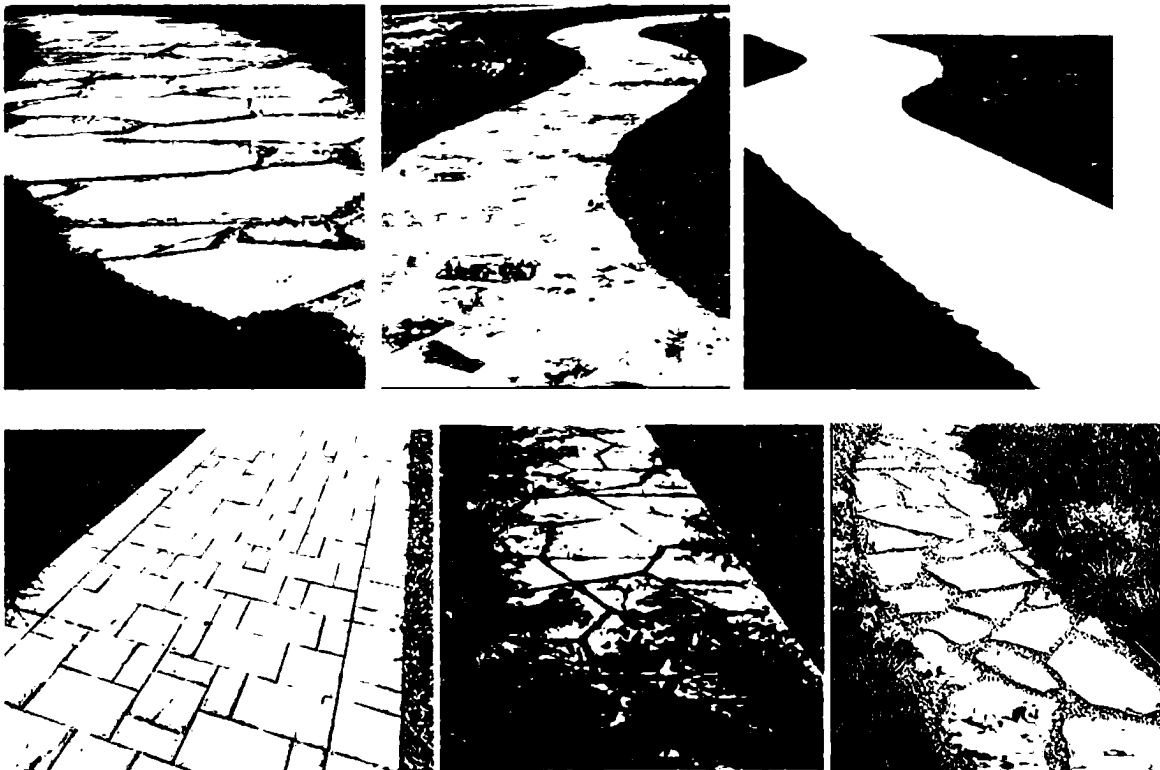
the walkway that connects to a driveway must be equal to or lower than the height of the driveway. Acceptable sidewalk locations are: from the front door directly to the street; front door to the driveway; driveway to the side gate;

- b. Materials: Flagstone, patio stones, stamped concrete, cobblestone, and paver stones are permitted. Stones must be placed close together and must be mortared or filled in with sand or small gravel stones. Walkways constructed with flagstone, patio stones, cobblestone, or paver stones shall be primarily made from the stone material with the mortar, sand, gravel filling in only the small remaining areas between stones. See examples below. The area must be properly prepared with compressed earth with fine sand and/or gravel to prevent the movement of material. Colors must compliment the colors of the residence. Formed concrete is allowed and the color must be complimentary with the brick walkways will be reviewed on a case-by-case basis.
- c. The maximum approvable width of any walkway is four (4) feet.
- d. Plastic or metal edging is permitted along walkways with sand or gravel; however, edging must be concealed from public view by ground cover plant material. Rock, stone, or other matching material may be used as a border on walkways. Border material must be level with the top of the walkway unless concealed from public view by ground cover plant material.
- e. Under no circumstances will walkways be permitted to adjacent Lots or common areas.
- f. Walkways to driveways will be reviewed on an as-submitted basis and will not be permitted as a driveway extension, accent, and/or border.
- g. Prohibited: Painting, tiled, gravel, rock, cinderblock, wood, stained, or colored walkways are not permitted.

Examples of un-approvable walkways:



Examples of approvable walkways:



38. Windows, Window Coverings, and Awnings:

Windows must be non – reflective and clear. No colored, tinted, or shaded windows are permitted. Materials not designed to be used for window coverings including, but not limited to, sheets, blankets, raw fabric, and tin foil or other metal, are prohibited. Window and door awnings are not allowed.

37. Additional Criteria:

- a. No alteration or other improvement (i.e., landscaping, curb, obstacle, etc.) is permitted within the street ROW.
- b. All Lots must have positive drainage, away from the house, and Lots must drain to the drainage system provided to said Lot.
- c. All approved modifications to a Lot must be maintained to the standards of the Association as outlined in the deed restrictions.
- d. Trash, household garbage, and recycling materials shall be placed in the refuse containers provided by the waste management with tight-fitting covers or lids. The refuse containers are to be stored in the garage, the backyard, or in an area adequately screened from a front view of the home with plants or fencing. The containers must be kept out of public view between the regularly scheduled collection days. Materials placed out on days specified for heavy trash pickup must follow the guidelines of the waste management company.

D. Variances:

Variances to the design standards and development criteria may be granted at the sole discretion of the Board of Directors when it can be demonstrated that strict compliance would create an undue hardship by depriving the owner of the reasonable utilization of the site, or where unusual circumstances or characteristics which affect the site make strict compliance not feasible. No variance shall be granted unless the general purposes and intent of the Declaration and design standards are maintained. Any variance granted shall only be applicable to the specific site and conditions for which the variance was granted, and shall not modify or change any design standards as they apply to other sites or conditions. All variances must be confirmed in writing prior to the construction of the improvement. No oral variances shall be granted.

D. Exterior Maintenance Guidelines

Each owner and/or resident shall maintain his or her property and all improvement to keep a clean, sightly, and safe condition and conform to the Community-Wide Standard. Maintenance obligations shall include, but not be limited to: the maintenance of all visible exterior surfaces of all buildings and other improvements, including fences and walls; the prompt removal of all paper, debris, and refuse; the removal and replacement of dead and diseased trees, shrubs and plant material; the repair, replacement, cleaning, and re-lamping of all approved signs and lighting fixtures, the mowing, watering, fertilizing, weeding, replanting, and replacing of all approved landscaping; and, during construction or modifications, the cleaning of dirt, construction debris, and other construction-related refuse from streets, storm drains, and inlets.

A. Air Conditioners

No window or wall-type air conditioners shall be allowed.

B. Basketball Goals

- 1. Nets are required on all rims at all times, no chain-type nets are allowed. Nets must be in good repair and may not be torn, damaged, or hanging unevenly.
- 2. All goal supports, backboards, rims, and nets must be well maintained at all times.

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3. Nothing may be stacked on the back or base of the goal to hold it down. The base must be filled internally; no external or supplemental weight is permitted.

C. Decorative Items

All accessories, including wreaths, shall be maintained in such a fashion as to not detract from the neighborhood. Landscape planters must be always maintained with landscape materials.

D. Driveways

1. Driveways shall be kept in good repair. Cracked, broken, or otherwise damaged driveways must be properly repaired.
2. Expansion joints shall be kept free of grass, weeds, other plant material, and debris.
3. Stained, mildewed, rusted, oil-stained, or otherwise discolored driveways are prohibited and must be cleaned at regular intervals.
4. Prohibited vehicles – No commercial vehicle (such as 18-wheeler cabs, large recreational vehicle, camper, trailer, all-terrain vehicle, boat, watercraft, golf cart), or another similar vehicle may be parked on streets, driveways, in grass, or otherwise in view. Any vehicle which is inoperable or unused must be kept completely out of public view within a garage. A vehicle is deemed to be inoperable if it is mechanically unable to safely be operated (*i.e.*, flat tire(s), wrecked, missing windshield, etc.) or cannot be legally operated on public streets (*i.e.*, expired inspection or registration, no license plates, etc.) A vehicle is deemed to be unused if it remains parked for a period exceeding fifteen (15) days.

A company vehicle that is given to be used in the day-to-day operation of their job shall be permitted on case-by-case basis.

E. Fencing

1. Fences must be kept in good repair. Broken, hanging or missing slats on wood fences or gates must be repaired or replaced. Rusted, broken, bent, or missing bars or supports must be repaired or replaced on wrought iron fences.
2. Fences must not lean or sag.
3. Mildew and other discoloration must be removed from the fence.

F. Landscaping

1. Frequency of maintenance depends on the weather and rate of growth, weeds, etc.; however, the maintenance must occur often enough to ensure that the lawn, trees, shrubs, and landscape beds are maintained to the Community-Wide standard.
2. In order to be uniform and standard, the height of grass and vegetation outside of landscaped beds on all Lots shall not exceed six (6) inches.
3. All areas where the grass meets concrete, walls, fences, manholes, utility boxes, trees, landscaping beds, or other protrusions must be maintained and clear of any growth.

4. Shrubbery shall be trimmed and maintained at regular intervals and in a neat, attractive manner.
5. Beds and other landscape areas shall be kept free of weeds and other unsightly growth.
6. Any grass, weeds, or other unsightly growth in the crevices of driveways, sidewalks, and landscape borders must be removed.
7. Trees shall be trimmed and maintained at regular intervals and maintained in a neat, attractive manner. Trees must be trimmed to provide at least nine (9) feet of clearance over sidewalks and curbs and thirteen (13) feet over any portion of the street. Suckers growing from the ground and trunks of trees shall be removed. Dead or damaged trees or those which might create a hazard to homes or Association property must be removed.
8. Shrubs, trees and other plant material must be maintained so as to not obstruct traffic sightlines and prevent hazards to vehicles and pedestrians.
9. Mulch or landscape groundcover must be installed in all landscape beds and/or tree rings.
10. Tree stakes are permitted on size-appropriate trees. Tree stakes must be securely attached to trees at all times and shall be removed when the tree is of a size and stability that stakes are no longer necessary.
11. Grass shall be installed and maintained in all areas of the yard except landscape beds or tree rings.
12. Tree stumps must be ground down below the surface and sodded over.

G. Landscape Edging

1. Edging must be maintained at all times.
2. The rusted, broken, or otherwise unsightly edging shall be replaced or repaired.
3. Landscape brick, Windsor block, rowlock, or other similar material must remain stacked in neat, orderly rows. Any material that falls or is knocked out of line must be reset. Missing or broken material must be promptly replaced.

H. Mailboxes

1. All mailboxes shall have a properly attached door at all times. Missing or damaged doors must be replaced or repaired.
2. Boxes and/or brick shall be kept free of dirt, mildew, or other discoloration.
3. Mailboxes shall be kept clean and in good repair at all times.
4. The column must be properly secured to the concrete base.
5. Leaning or damaged columns must be promptly repaired or replaced.
6. Missing or damaged brick or masonry shall be promptly repaired with matching materials.

I. Prohibited Activity Regarding Pets:

1. Raising, breeding, or keeping animals or raising livestock or poultry of any kind may not be permitted at a residence.
2. A reasonable number of dogs, cats, or other usual or common household pets may be permitted.

Pets shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets must be physically confined in a securely fenced backyard, on a leash under the control of a responsible person, or kept in the house. Pets may not be allowed to roam free. Those pets that roam free, or in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other residences, shall be removed upon request of the Board.

3. Pets shall be registered, licensed, and inoculated as required by law.
4. Yards shall be kept free of pet debris and odors. It is the responsibility of the animal owner or caretaker to remove and properly dispose of pet waste left by their animal from grass, sidewalks, driveways, common areas, and all other locations.

J. Structure Maintenance:

The conditions below shall apply to all structures on the Lot including, but not limited to: residence, attached or detached garage, sheds or outbuildings, decks, patios, patio covers, gazebos, pergolas, play equipment, and other such structures.

1. Exterior painting: All exterior paint on all structures on the Lot including, but not limited to, gutters, trim, soffits, fascia boards, shutters, garage vents, and garage doors, shall be kept in good repair at all times. Damaged, scratched, faded or discolored paint, mildew, or otherwise soiled appearance is not acceptable.
2. Siding: Exterior siding must be installed and maintained to avoid sagging, warping, or irregular coloration; the ACC may require the homeowner (at the homeowner's sole responsibility and expense) to repair or replace siding that fails to adhere to these guidelines.
3. Brick: Cracked or broken bricks shall be replaced. Mildewed, stained, dirty, or discolored brick shall be cleaned. Mortar shall be kept in good repair and may not be discolored.
4. Garage Doors: Garage doors shall be kept in good repair at all times. Dents, scratches, faded or discolored paint, mildew, or otherwise soiled appearance is not acceptable.
5. Roofs: Shingles shall be kept in good repair. Loose, torn, deteriorated, or missing shingles shall be repaired or replaced. Roofs must be kept free of mildew or other discoloration. Large branches and excess leaves or pine needles must be removed.
6. Soffits, trim, and door/window frames: Soffits, trim and door/window frames may not sag, hang, have rotted or damaged material, or otherwise be in a state of disrepair.
7. Play equipment: All playhouses, play structures, trampolines, and swing sets shall be maintained in such a fashion as to not detract from the neighborhood, such as but not limited to: for playhouses, play structures, and trampolines replacement of torn or discolored tarps, covers, and netting: for swing sets, painting of any rusted or discolored parts.

8. Decks, Patios, and Patio Covers: Decks, patios, patio covers, and similar structures must be maintained in a sound and attractive manner. Any such structures falling into disrepair must be promptly repaired or removed.
9. Windows: Windows must be maintained in good and attractive condition. Discolored, dirty, mildewed, broken, or otherwise unkempt windows must be cleaned or replaced. The window trim must match the trim on the home and be kept in good repair. Faded, discolored, and peeling paint and broken or rotted trim is prohibited and must be repaired or replaced. Broken or tattered blinds are not permitted and must be repaired or replaced.
10. Solar Film: Solar film must be maintained in good and attractive condition. Discolored, faded, torn, or bubbled film must be promptly removed. Any such replacements must match the remaining film.
11. Solar Screens: Solar screens must be kept in good repair. Screens may not be loose, torn, or discolored/mildewed. Screens shall be securely held within the frames. Frames shall be secured and attached to the residence.

K. Swimming Pools:

All swimming pools and spas must be properly maintained year-round to comply with all County and State regulations. Fences enclosing a pool must be maintained in good repair and be compliant with County and/or State regulations.

L. Walkways:

The responsibilities of the Owner of each Lot shall include the obligation to maintain, repair, and replace when necessary the public sidewalk along the front of the Lot and along the side on corner Lots, which is constructed either within the right-of-way of the adjacent street or within an easement across the Lot, and the street curb.

1. Walkways shall be kept in good repair. Cracked, broken, or otherwise damaged walkways must be properly repaired and maintained.
2. Expansion joints shall be kept free of grass, weeds, other plant material, and debris.
3. Stained, mildewed, rusted, oil-stained, or otherwise discolored walkways are prohibited and must be cleaned.

EXHIBIT "A" LEGAL DESCRIPTION OF PROPERTY

The maps or plats of the real property affected by this instrument are recorded in the Harris County Map Records as follows:

1. Willow Forest Section 1 recorded under Clerk's File No. 911537;
2. Willow Forest Section 2 recorded under Clerk's File No. G276185;

Along with any supplements or amendments thereto.

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EXHIBIT B

Association Management Company for Willow Forest Homes Association:

C.I.A. Services, Inc.
18333 Timber Forest
Humble, Texas 77346
Phone: 713-981-9000
www.ciaservices.com
CustomerCare@ciaservices.com

Penalties for Non-Compliance:

If property owner continues construction without approval, legal action against the Property Owner will be initiated including, but not limited to, filing a lawsuit for an injunction for which the property owner will be liable for attorney's fees and other costs incurred.

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02/14/2024 09:05 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$161.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-50850