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CERTIFICATE OF RESOLUTION
of
FOUR TREES ESTATES HOMEOWNERS ASSOCIATION
adopting
CONSTRUCTION AND DESIGN GUIDELINES

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

I, Christopher Dixon, President of Four Trees Estates Homeowners Association (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association (the "Board") duly called and held on the 17th day of October, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the Board of Directors of the Four Trees Estates Homeowners Association (the "Association"):

WHEREAS, the property that is subject to these Construction and Design Guidelines is the property encumbered by the Declaration of Covenants, Conditions, Easements, and Restrictions for Four Trees Estates (the "Property"), recorded in the Official Public Records of Real Property of Ellis County, Texas under Clerk's File No. 1720232, as same has been or may be amended and/or supplemented from time to time (the "Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

WHEREAS, Section 5.01 of the Declaration provides that no building or improvements of any character shall be erected or place, or the erection or placing thereof commenced or changes made in the design or exterior appearance thereof or any addition or exterior alteration made thereto after original construction on any Lot in the Subdivision until the obtaining of the necessary approval from the Architectural Control Committee (the "ACC") of the construction plans and specification for the construction or alteration of such improvements.

WHEREAS, Section 5.03 First Amendment of the Declaration provides that the ACC shall adopt such requirements, standards, specifications, and/or guidelines ("Construction and Design Guidelines") as it determines for (a) the construction or alteration of dwellings, outbuildings or structures, fences, pools, and other improvements on the Lots; (b) landscaping; and (c) the submission, application, review and approval procedures for plans, drawings, and other construction or design documents for any such improvements.

WHEREAS, the ACC desires to establish standards and guidelines regarding the application process for improvement on Lots within the Four Trees Estates Subdivision.

NOW, THEREFORE, the Board approves, and the ACC hereby adopts the following Construction and Design Guidelines applicable to all Lots (as defined in the Declaration) under the jurisdiction of the Association:

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I.
DEFINITIONS AND CONFLICT

All capitalized terms used herein shall have the same meanings as that ascribed to them in the Declaration. In the event of a conflict between this Policy and the Declaration applicable to the Lot in question, the Declaration shall control.

II.
OVERVIEW

The goal of the Architectural Control Committee is the guardianship of the property values of all members to maintain a high level of taste and design standards within the Four Trees Estates Community (the "Subdivision"). The ACC shall use its best efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Subdivision.

Unless implicitly stated otherwise herein, all exterior construction improvements, repairs, building material changes or color changes shall be submitted to the ACC for approval prior to commencement of work. If the Owner of a Lot chooses to move forward or allow progress to be made with modifications without approval in violation of the Declaration, the Association will pursue enforcement of the restrictions.

III.
APPLICATION PROCEDURE

3.1 Submission of Plans

All applications for approval to make any exterior changes, additions, or improvements after original construction of the dwelling on a Lot must be submitted to the ACC in writing by completing the application form in use by the ACC. Plans and specifications for any exterior change, addition or improvement must be attached to the application. The application must be supported by the following information, as appropriate:

- (1) One (1) copy of an accurately drawn and dimensioned site development plan indicating the location of any and all improvements, including, specifically, the residential dwelling on the Lot, the location of all driveways, walkways, decks, terraces, patios and accessory buildings and the relationship of the same to any setback requirements applicable to the Lot or residential dwelling.
- (2) One (1) copy of a foundation plan, floor plans and exterior elevation drawing of the front, back, and sides of any structure to be constructed on the Lot.
- (3) One (1) copy of written specifications and samples indicating the nature, color, type, shape, height and location of all exterior materials to be used in the construction or alteration of the improvement on the Lot, including, without limitation, the type and color of all brick, stone, stucco, roofing and other materials to be utilized on the exterior of the improvement and the color of paint or stain to be used on all doors, shutters, trim work, eaves and cornices on the exterior of such improvement.

- (4) One (1) copy of the lighting plan, including specifications, for any exterior lighting to be utilized with respect to such Lot.
- (5) A written statement of the estimated date of commencement, if the proposed improvement is approved, and the estimated date of completion.
- (6) Such other plans, specifications or other information or documentation as may be required by these Construction and Design Guidelines.

The ACC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. In the event that the ACC requests additional information, the application shall be deemed to be disapproved, whether so stated in the written communication, and a new thirty (30) day period (as addressed below) shall commence upon the receipt by the ACC of the additional information. All applications shall be submitted through the PayHOA portal, or the current system in use by the HOA.

3.2 ACC Decisions

ACC members shall consider each application for compliance with the provisions of the Declaration, with this Policy, and with any other applicable Association governing document. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ACC.

ACC decisions shall be conveyed in writing by the managing agent of the Association to the applicant 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.

Any completed application that is not approved or disapproved within thirty (30) days for properties encumbered by the Declaration of the date of its actual receipt shall be deemed to have been automatically approved; provided, however, that no such deemed approval shall operate to permit an Owner to construct any improvement that violates the provisions of the Declaration or these Construction and Design Guidelines. All approved exterior changes, additions or improvements shall be commenced within thirty (30) days of the date of approval by the ACC, unless a later commencement date is approved by the ACC or unless otherwise stated in the Declaration, and shall be completed in a workmanlike manner within six (6) months, unless an extension has been requested and approved in writing by the ACC.

IV.
CONSTRUCTION AND DESIGN GUIDELINES

4.1 Factors

The ACC shall consider the following factors upon the review of each application for an exterior change, addition or improvement:

- (1) The quality of construction and materials, colors, exterior design (elevations), size (dimensions), location and appearance, all of which must be harmonious with existing and other proposed improvements and the design concept of the Subdivision;
- (2) The location of an improvement must comply with all applicable setbacks set forth in the Declaration. No improvement shall be located on a utility or drainage easement unless approved by the Owner of the easement and the ACC.

Note: The ACC cannot grant permission to place an improvement on an easement. Consent to encroach upon a utility or other easement must be obtained in writing from the Owner of the easement.

- (3) An improvement which is intended for other than single-family residential purposes, or which may be or become an annoyance or nuisance to surrounding residents, is not permitted.
- (4) An improvement must be located so that its use will not infringe upon the rights of adjacent Owners or increase the risk of damage to adjacent property.

The ACC may 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 change, 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 improvement.

All exterior changes, additions or improvements must comply with the Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, Display of Religious Items, Drought-Resistant Landscaping and Water-Conserving Natural Turf, Standby Electric Generators and Security Measures for Four Trees Estates Homeowners Association (the "Statutory Guidelines"), if any, recorded in the Official Public Records of Real Property of Ellis County, Texas. In the event any provision in these Architectural Guidelines conflicts or is inconsistent with a provision in the Statutory Guidelines, the provision in the Statutory Guidelines will control.

4.2 Single Family Residential Construction; Minimum Square Footage Section
4.02 First Amendment of the Declaration

- (a) Single Family Residential. No dwelling or residence shall be erected, altered, placed or permitted to remain on any Lot other than one (1) dwelling unit per Lot

to be used for single family residential purposes only. All dwellings must conform to any Architectural Control Guidelines, the City Code, and PD-77; and must be approved by the ACC and the City prior to commencement of construction. Any improvement commenced on any Lot shall be completed as to exterior finish and appearance within six (6) months from the construction commencement date. All garages will be of the same general construction as the main dwelling, and located on the Lot according to the building site plan approved by the ACC and the City.

- (b) Minimum Square Footage. All single-family residences shall contain a minimum square footage of Two Thousand Five Hundred (2,500) square feet, exclusive of garages, porches, etc. The ACC has no authority to grant a variance of this requirement. Square footage of all areas, measured to the outside of frame walls, shall be shown on the plans or construction drawings.

4.3 Builder/Construction Requirements Section 5.03 First Amendment of the Declaration

- (a) General Rules Regarding Construction. All residences and other structures built and constructed within the Subdivision shall be designed, built, and maintained in accordance with the Declaration, PD-77, the City Code and all Applicable Laws.

(b) Approval of Building Plans. The following apply to all Lots in the Subdivision:

- (1) No residence, dwelling, building or other structure or improvement of any character shall be constructed, erected, placed or modified on any residential Lot in the Subdivision without the prior written approval of the ACC before any construction work is started. In order to obtain the approval for proposed improvements or construction, the Owner must submit the plans, construction documents and other information specified by the ACC.
- (2) If the ACC does not approve or disapprove the submitted plans within thirty (30) days after a complete submission of all necessary documents and information has been made, the plans submitted shall be deemed to be approved.
- (3) All construction must be completed within one (1) year from the issuance of the building permit or new permits will have to be obtained from the City and paid for at the City Hall.

4.4 Required Approval by ACC. Section 5.08 First Amendment of the Declaration Prior written approval by the ACC is also required for the following:

- (a) Any alteration, modification, remodeling or other work which alters the external appearance of the existing structure;
- (b) Each installation of an attachment or addition to, or construction of, any dwelling, outbuilding or other building structure, including any kind of antenna, cable,

support or other item visible of a structure. Plans for any attachment or addition, including an accurate depiction of the attachment or addition in relation to the existing dwelling or building, are required. If the proposed attachment or addition is not within the footprint of the existing dwelling or outbuilding, then it must be shown on the submitted documents required by this Section;

- (c) Any fence or wall erected or constructed on a Lot;
- (d) Any decks, patios, gazebos, pergolas, or other similar structures erected or constructed on any Lot. The documents and information submitted to the ACC should include plans as to materials to be used, color, location on the Lot, type and highest elevation in regard to the dwelling. No deck or patio will be approved with the deck flowing higher than the highest finished floor of the dwelling. Any such structure which is designated as "Proposed" or "Future" on an original dwelling construction plans submission are not approved by the approval of such plans and must be submitted separately prior to actual construction; and
- (e) Any pools, spas, hot tubs, fountain, pond, of other similar water feature which incorporates or uses any type of electrical, heating or plumbing connection and/or system.

4.5 Storage Shed and Structures

Per City of Midlothian Ordinance, it is the responsibility of the Owner to verify the current City requirements for Residential Accessory Buildings.

4.6 Basketball Hoops

Basketball hoops and backboards are not permitted to be mounted on the dwelling's garage. Portable basketball hoops or backboards may be used on the driveway of a Lot or on a court surface in the back yard of the property. Portable basketball hoops or backboards may not be placed or used on the street or cul-de-sac. In ground mounted are permitted to be mounted in an area along the driveway and close to the garage or on a court surface in the back yard of the property.

4.7 Patio/Pergola Covers Article V, Section 5.08(d)(4)

Approval by the ACC is required for all patio covers. Patio covers shall be constructed of materials that complement the dwelling exteriors. Shingled or metal roofs must match the dwelling's roof color. Owners and Builders shall submit a copy of the permit along with the variance request. Please note that a building permit is required to add a patio cover.

4.8 Room Additions Article V, Section 5.08(d)(2)

Room additions will only be considered if they are constructed of an exterior facade that matches the existing facade of the dwelling and complies with the overall exterior masonry requirement for the dwelling, excluding windows doors and gables, and roofed with materials that match and are comparable with the rest of the dwelling.

4.9 Fencing and Retaining Walls Article V, Section 5.08(d)(3)

Side and Rear Yard Fencing: When an Owner intends to rebuild, replace or repair an original or previously approved erected fence to the same color scheme, with similar material and construction details as listed in the original fence or wall, the work may proceed without an application to the ACC. Any painting, staining, or varnishing of the fence other than to a previously approved and applied color must be approved by the ACC. Bold colors and primary colors are prohibited. New fences must first be approval by ACC before construction.

The following guidelines are applicable to all fencing and retaining walls:

- (a) No chain link fencing or barbed wire shall be permitted on any Lot.
- (b) Height & Location: No fence shall be taller than eight feet (8') in height.
- (c) Finish Side "Out": New or replacement fences visible from the street, Common Area, or a neighboring development, public park, or school site must have a "Finished Side" appearance on the outward face of the fence.
- (d) Condition: Each Owner must maintain the fences and gates on his Lot in a condition and appearance that is standard for the neighborhood. Stained fences that are discolored from lawn sprinklers shall be stained regularly to maintain an attractive appearance. If a fence in need of repair or replacement, the ACC recommends that cost of such repairs be split equally between the neighbors who share that particular section of fence. If misuse of the fence caused repair or replacement to be necessary, the party responsible for the damage shall absorb all costs associated with the repair or replacement.
- (e) Permitted Materials. Fences shall be constructed of wood material (Cedar or better), masonry, wrought iron or a combination thereof. Fences constructed of wood material are required to be stained with at minimum a clear coat finish. Fences built in the front of property must be constructed of wrought iron and no taller than 4 feet in height.
- (f) Stain color of fencing must be approved by the ACC.
- (g) Lot Fencing. Article IV, Section 4.05(c) Each Lot located along the north side of West Shiloh Road must be fenced with a 7-foot high cedar fence, with a built-up cap trim that will span between 24-inch squared masonry columns placed on every other Lot corner. Such masonry columns shall be supported by a minimum 2' x 2' x 18" foundation footing supported by a minimum ten (10) inch diameter pier

extending a minimum of five (5) feet below finished grade. Any other fencing on any Lot shall not be closer to front street Subdivision lines than the Lot boundary line and no closer than the Lot boundary line or side street lines as shown on the Plats.

4.10 Exterior Paint

- (a) Repainting, Repairing, or Refurbishing. When an Owner intends to repaint or repair an original or previously approved and applied color scheme or repair a damaged or deteriorated portion of the exterior structure, the work may proceed without an application to the ACC for approval so long as the repairs are to return that portion of the structure to the original or previously approved condition. All other painting, repair, or refurbishing work must be submitted to the ACC for approval, including but not limited to: front doors, rear doors, and garage doors, siding, trim, eaves, downspouts, shutters and fencings.
- (b) Color Changes. Color changes must be approved by the ACC. The ACC shall approve any color scheme generally expressive of the community's character. Color of brick used on the house and color of the neighboring houses are taken into consideration. The use of earth tones and neutral colors are encouraged. Bold colors and primary colors are prohibited.

4.11 Decks

- (a) Decks may not encroach into any utility easements unless the utility companies involved have granted written consent to such encroachment. It shall be the sole responsibility of the Owner to secure said consent from the respective utility companies.
- (b) Decks shall be situated on a Lot such that they do not affect drainage of the Lot or any neighboring Lot.
- (c) Decks taller than eighteen (18") inches from the ground must have finished sidewalls.
- (d) Decks must be constructed with standard deck building materials (cedar, pressure treated pine, oak or composite decking materials such as simulated wood decking that does not shrink, crack or weather with age).

4.12 Swimming Pools and Spas

- (a) Pools or spas may not encroach into any easement upon an Owner's Lot unless the utility companies involved have granted written consent to such encroachment. It shall be the sole responsibility of the Owner to secure said consent for the respective utility companies.

- (b) Pools and spas must meet all building set back line and easement restrictions on recorded plat. Grade changes permanently affecting Lot drainage is prohibited during construction of the pool.
- (c) Pools or spas may only be placed within the fenced-in portion of the property behind the residence and must comply with applicable City statutes and codes.
- (d) All pool and spa equipment and tools must be screened from view of other Lots, streets and Common Area. Above ground spas may be permitted if the spa is self-contained and designed to be mounted on an appropriate slab or support system and is not visible from other Lots, streets or Common Areas.
- (e) Pools less than five (5) feet in diameter are authorized in front yard without ACC approval but must be removed by sunset on the day of use.
- (f) Above ground pools are permitted provided they are installed behind a privacy fence or are otherwise shielded from view of the street or any Common Area. Above ground pools must be maintained and be a minimum of 25' from any property line.

4.13 Antennas

The ACC's ability to regulate the use of television, radio or other electronic towers, aerials, antennae, satellite dishes or devices of any type for the reception or transmission of radio or television broadcast or other means of communication is regulated by the Telecommunications Act of 1996, as amended.

- (a) "Dish" antenna that are one meter (39.37") or less in diameter designed to receive direct broadcast satellite service or to receive or transmit fixed wireless signals via satellite, (b) antenna that are one meter (39.37") or less in diameter designed to receive video programming service via broadband radio service or to receive or transmit fixed wireless signals and (c) antenna that are designed to receive local television signals (collectively, the "Permissible Antenna") are permitted to be installed on the dwelling unit.
- (b) To the extent that receipt of an acceptable signal would not be impaired, Permissible Antennas shall be installed behind the dwelling or on the side of the dwelling towards the rear, screen from the street to the extent reasonably practicable integrated with the dwelling and surrounding landscape.
- (c) A separate satellite for the use of receiving internet access is permissible.

4.14 Yard Appearance/Flower Bed and Landscaping Standards

An Owner shall use and maintain the Lot's yard in a neat and attractive manner that is consistent with the Subdivision. A private yard may not be used for storage. Owners with back yards viewable from the street level on public property shall maintain their back yards in an aesthetically pleasing way. Bushes and gardens (if present) shall be trimmed neatly at all times. Grass shall be mowed regularly to maintain a consistent clean and neat appearance and defined flower beds.

- (a) High weeds and grass prohibited.
- (b) Any property upon which weeds or grass exceed an average of eight (8) inches in height, is hereby declared to be a nuisance.
- (c) Edging is suggested on all Lots.
- (d) No sprinkler or irrigation systems of any type which draws upon water from creeks rivers, ponds, lakes, wetlands or other surface water within the or surrounding areas shall be installed, constructed or operated on any Lot unless prior written approval has been received from the ACC.
- (e) Once construction of a Lot's main residential structure is complete, all yard areas visible to the street shall be covered with sod, hydro-mulch or another ACC approved ground-cover. Additionally, each Lot shall be fully landscaped at the sale date. Any deviation from the above must be stipulated through a memorandum of understanding, as approved by the ACC.

4.15 Holiday Decorations Article IV, Section 4.10(f)

Holiday or other festive decorations of a temporary nature may be implemented without ACC approval. Decorations should not be installed more than forty-five (45) days prior to the respective holiday and must be removed within fifteen (15) after the respective holiday.

4.16 Solar Collectors Article IV, Section 4.11

Subject to this Section, and approval by the ACC within forty-five (45) days of submission of a plan, Owners may install solar energy devices on the roof of the dwelling or other permitted improvement on a Lot, or in a fenced yard or patio not taller than the fence line. As used in Section 202.010 of the Property Code, "solar energy device" has the meaning assigned by Section 171.107 of the Tax Code, which defines the term as "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated power". The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. A solar energy device is not permitted anywhere on a Lot except on the roof of the residential dwelling or other permitted structure on the Lot or in a fenced yard or patio within the Lot. A solar energy device may not extend higher than the dwelling's or other permitted improvement's roofline, and shall conform to the slope of the roofline, shall have a frame, support bracket, or visible piping that is a silver, bronze, or black tone commonly available in the

marketplace, and shall be located on a roof as designated by the ACC, unless an alternate location increases the estimated annual energy production of the device by more than ten percent (10%) above the energy production of the device if located in the area designated by the ACC. For determining estimated annual energy production, the parties shall use a publicly available modeling tool provided by the National Renewable Energy Laboratory. A solar energy device located in a fenced yard or patio shall not be taller than or extend above the fence enclosing the yard or patio. A solar energy device shall not be installed on a Lot in a manner that voids material warranties. A solar energy device that, as adjudicated by a court threatens the public health or safety, violates a law, or is located in the Common Area is prohibited. The ACC may not withhold approval if the guidelines of this section are met or exceeded, unless the ACC determines in writing that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all Owners of property adjoining the Lot in question constitutes prima facie evidence that substantial interference does not exist.

4.17 Exterior Lights

- (a) Exterior lighting shall be of a wattage and lumen count that will not disturb neighboring Owners.
- (b) Exterior decorative lights, security lights, or floodlights must be aimed to provide light only to the Owner's property and not shine on any neighboring property.
- (c) Mercury vapor, or sodium halide lights are not permitted.
- (d) Gas or electrical post lights may be erected. Such lights must be no taller than eight feet (8') in height and the illumination must be a low wattage only.

4.18 Wind Turbines and Ventilators

No wind turbines or wind powered electrical generators will be allowed without specific approval of the ACC. Standby electric generators are permitted following ACC approval of placement.

4.19 Garage Conversions and Carports

Garage conversions are allowed so long as their construction is consistent with the exterior finish of the house. Carport extensions are not permitted.

4.20 Window Air Conditioners

No window units or wall type air conditioners shall be attached to any wall or window of the house that is visible from the street, Common Area, or neighboring Lot.

4.21 Signage, Advertisements, and Billboards Article IV, Section 4.10(g)

No sign, display, or decorative object, including any religious decorations or objects, shall be installed, erected, or displayed on any structure or Lots except in accordance with the following:

- (a) Political Signs. Owners may display on the Owner's Lot one or more signs advertising a political candidate or ballot item for an election on or after the ninetieth (90th) day before the date of the election to which the sign relates or ten (10) days after that election date. Signs shall be ground-mounted and display only one sign for each candidate or ballot item. Any sign that contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative components, 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, includes the painting of architectural surfaces, threatens the public health or safety, is larger than four (4) feet by six (6) feet, violates a law, contains language, graphics, or any display that would be offensive to the ordinary person, or is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists is prohibited.
- (b) Exterior Decorative Objects. If any Owner desires to install, erect, or display any oversized exterior decorative objects, whether natural or man-made, an application for approval must be submitted to and reviewed by the ACC prior to the installation or erection of any such oversized exterior decorative objects, including holiday decorations.
- (c) Decorative Objects. Oversized decorative objects are defined as any object exceeding twenty-four (24) inches in height and twenty-four (24) inches in either width or depth and includes, but is not limited to, oversized decorative objects such items as sculptures, fountains, driftwood, and free-standing poles of any type. Oversized decorative objects will be considered based on their size, color, scale, location, compatibility with architectural and environmental design qualities and their visual impact of adjoining Lots. The ACC shall act upon any application under this Section within fifteen (15) days from the date of submission of such application.
- (d) Religious Item Displays. Before a religious display is displayed or affixed on an Owner's Lot, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application: (1) type and description of religious display; and (2) site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the Owner's property. Notwithstanding the foregoing, the following display shall not require ACC approval: one or more religious items displayed or affixed on the entry of an Owner's or resident's dwelling, not exceeding twenty-five (25) square inches. The display or affixing of a religious item on the Owner's property or dwelling is prohibited under the following circumstances: (1) the item threatens the public health or safety; (2) the item violates a law other than a law

prohibiting the display of religious speech; (3) the item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content; (4) the item is installed on property owned or maintained by the Association or owned in common by members of the Association; (4) he item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or (5) the item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture. Holiday decorations are generally exempt from this requirement, but shall not be displayed more than forty-five (45) days before or fifteen (15) days after the holiday has occurred. In the event of a violation of this Section, the Association shall give the Owner written notice thereof. If the Owner fails to remove such sign or object or otherwise correct such violation within ten (10) days from the receipt of such notice, then the Owner will be subject to additional fines at the Association's discretion.

4.22 Front Doors, Storm Windows and Storm Doors

- (a) Front doors may be stained a natural wood color, or painted the same color as the house trim without application to the ACC for approval. All front-facing storm doors must be a glass door. The frames of the storm windows and storm doors must be painted, no mill finish aluminum allowed. All screens on the front door are to be part of a metal framed storm door.
- (b) The use of "burglar bars," steel wrought iron bars, or similar fixtures on the exterior of windows or doors is prohibited.
- (c) ACC approval is not required for the addition of screen doors that are not located on the front of the dwelling if the material matches or is similar to the existing doors on the house and if the color is complimentary to the existing doors on the dwelling.
- (d) Windows shall be of clear glass or tinted glass of bronze, gray, smoke, blue color or builder installed Low E windows. The use of reflective glass, aluminum foil, or newspaper is prohibited. Reflective tinting on windows in view from the street/Common Area must be of a consistent nature and require ACC approval. Air Conditioner security cages must be painted to match either the air conditioner or the house trim, including prime plus two (2) coats of paint to prevent rusting.

4.23 Awnings and Overhangs

Awnings and overhangs must be approved by the ACC prior to installation and must match the aesthetic of the Subdivision.

4.24 Rain Barrels and Rain Harvesting Systems.

The use/and or installation of rain barrels or a rain harvesting system on the Owner's Lot shall be governed by Section 202.007 of the Texas Property Code, subject to the following circumstances or restrictions:

- (a) No rain barrel or rainwater harvesting system shall be permitted in the Common Area or located on a Lot between the front of the dwelling and an adjoining or adjacent street, be of a color inconsistent with the color scheme of the Owner's dwelling, display any language or other content that is not typically displayed by a barrel or system as it is manufactured.
- (b) The size, type and shielding materials to be utilized are subject to ACC approval.
- (c) An Owner shall provide reasonable sufficient area on a Lot to install any rain barrel, rainwater harvesting device or other appurtenance.

4.25 Miscellaneous

- (a) The ACC may grant variances when circumstances require deviation from these guidelines.
- (b) The ACC may at times request copies of all information submitted to the City of Midlothian for permit(s).
- (c) ACC approval does not override City codes or statues or existing deed restrictions, which must be complied with at all times. Applicable building permits must be obtained prior to construction.
- (d) Clotheslines are prohibited.
- (e) P.O.D.s or similar storage contains are allowed with ACC approval and are limited to one week and must be positioned in driveway and cannot block public access.

4.26 Flags and Flagpoles Article IV, Section 4.09

Subject to this section, and approval by the ACC, Owners may display a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces. The flag of the United States shall only be displayed in accordance with 4 U.S.C. Sections 5-10, which qualify the times and occasions for the flag's display, the position of the flag, and respect for it. The flag of the State of Texas shall only be displayed in accordance with Chapter 31 of the Texas Government Code. A flagpole attached to a dwelling or a freestanding pole is to be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling on the Lot. The display of the flag, and its location and construction of the supporting flagpole shall comply with appropriate ordinances, easements and setbacks of record, and a displayed flag and flagpole on which it is flown shall be maintained in good condition. Any deteriorated flag or structurally unsafe flagpole shall be repaired, replaced or removed. A

flagpole attached to the dwelling on a Lot may not exceed six (6) feet in height. A freestanding flagpole shall not exceed twenty (20) feet in height, measured from the ground base to the top of the flagpole. Illumination of permitted flags must be sub-surface and not exceed 200 watts, and positioned in a manner not directed toward and adjacent Lot. A flag displayed on a freestanding flagpole shall not be more than ten (10) feet in height, and a flag displayed on a flagpole attached to a dwelling shall be no more than three (3) by five (5) feet. No more than one of each permitted flags may be displayed on a flagpole at any time. Owners may not install flagpoles or display flags in the Common Area without the express written consent of the Association.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 20th day of October, 2022.

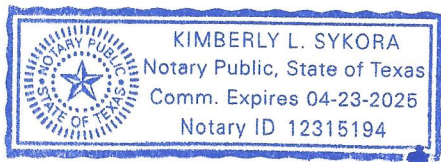
FOUR TREES ESTATES HOMEOWNERS ASSOCIATION

By: [Signature]
Printed: Christopher Dixon
Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

BEFORE ME, the undersigned notary public, on this 20th day of October, 2022 personally appeared Christopher Dixon, President of Four Trees Estates Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

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



Return To:
PO Box 844
Midlothian, TX 76065