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AMEND

20225405

STATE OF TEXAS
COUNTY OF GILLESPIE

**2022 AMENDMENT OF RULES AND REGULATIONS
OF HERITAGE HILL COUNTRY ASSOCIATION, INC.**

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Heritage Hill Country, filed as Document 985615, Vol 360 Page 551 in the Real Property Records of Gillespie County, Texas (together with all amendments and supplemental documents thereto, the 'Declaration').

Reference is further made to the Recordation and Amendment of Rules and Regulations of Heritage Hill country Association, Inc., filed as an attachment to Document No. 20115176, of Heritage Hill Country Association, Inc and to a 2021 rule amendment filed in document no. 20216607, both in the Official Public Records of Gillespie County, Texas (together with all amendments thereto. the "Rules".

WHEREAS the Declaration provides that owner of lots subject to the Declaration are automatically made members of Heritage Hill Country Association, Inc. (the **Association**");

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article VI, Section 1(a) of the Declaration and/or State law, and has previously adopted the Rules;

WHEREAS the Board has voted to adopt the additional Rules attached as the "Architectural Policy Manual" to supplement the previously adopted rules;

THEREFORE the Rules attached as the "Architectural Policy Manual" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in in the "Architectural Policy Manual", the rules remain in full force and effect.

HERITAGE HILL COUNTRY ASSOCIATION, INC.

Acting by and through its Board of Directors

Signature: Raymond Blahm

Printed Name: Raymond Blahm

Title: Chairman Architectural Review Committee

Exhibit: Architectural Policy Manual Amended July 22, 2022

Heritage Hill Country

Architectural Policy Manual

Adopted by HHC Board January 20, 2004

January 21, 2004

Amended March 9, 2010

Amended May 16, 2017

Amended July 29, 2021

Amended July 22, 2022

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ARCHITECTURAL POLICY MANUAL

INTRODUCTION

Practically every covenant controlled community has established policies to assure architectural harmony. Properly implemented, an effective review of all exterior changes can create and preserve an attractive, livable community.

The Architectural Review Committee is established by the Declaration of Conditions, Covenants and Restrictions for Heritage Hill Country and is composed of three (3) or more representatives appointed by the Board of Directors. The Architectural Review Committee is granted indemnification by the Resolution signed by the Board of Directors.

I. GOVERNING ARTICLES

- A. Article IX of the Master Declaration of Conditions, Covenants and Restrictions for Heritage Hill Country provides for the review and approval of Exterior Change Requests for exterior modifications to a dwelling or improvements upon a lot. All such requests must be in compliance with the Declaration of Conditions, Covenants and Restrictions as specified herein. These policies are subject to revision from time-to-time and are not intended to be all inclusive.
- B. Exterior Change Requests are reviewed and acted upon by the Architectural Review Committee under the direction of the Heritage Hill Country Board of Directors.
- C. A properly designed and operated system of design review yields substantial benefits to all residents.
- D. An essential element of successful design review is the recognition by all members of the community that it is a benefit and not a burden.

II. PURPOSE OF ARCHITECTURAL REVIEW COMMITTEE

The purpose of the Architectural Review Committee is to carry out the responsibility of the Board of Directors to assure that no exterior modification or changes shall be made to dwellings, or improvement upon lots, unless they conform to the Declaration or Conditions, Covenants and Restrictions and the Architectural Policy Manual for Heritage Hill Country, and they:

- A. Assure harmony of external design materials, colors and location in relation to surrounding buildings, lots and topography within the Heritage Hill Country properties.
- B. Protect and conserve the value and desirability of the properties as a residential community.
- C. Keep the community attractive for the enjoyment of the residents.

- D. Prevent the unnecessary removal, destruction or blighting of natural landscape or of the achieved man-made environment.

III. SCOPE OF ARCHITECTURAL REVIEW

No exterior change or modification shall be made to any residential dwelling or any lot nor shall any fences, walls, structures, decorations or improvements be made or added to a lot after it has been purchased by the homeowner until the plans and/or specifications showing the nature, kind, shape, height, materials and color to be used on the exterior, and location of the same, shall have been submitted to and approved in writing by the Architectural Review Committee.

Exterior Changes include but are not limited to:

- Extensions or additions of rooms (*City permit is required*)
- Installation or extensions of patios or porches (*City permit is required*)
- Installation of back porch enclosures (*City permit is required*)
- Installation of gazebos (*City permit is required*)
- Installation of railings
- Installation of skylights, solar tubes, roof exhaust devices, rain gutters
- Replacement of exterior windows
- Repainting or changing the exterior color, surfaces or materials of any part of any residential dwelling or structure. Colors must comply with approved color charts - available in the clubhouse office.
- Replacing, resurfacing or painting of driveways or walks
- Adding or replacing screen doors (*Excluding repair of existing screen door*)
- Installation of sprinkler systems (*City permit is required*)
- Erection of lattice work, barriers, fences, hedges or trellises
- Planting or removing of trees or shrubs
- Addition of lawn and/or garden ornaments

IV. ASPECTS AND OBJECTIVES OF ARCHITECTURAL REVIEW

The Architectural Review Committee evaluates all **properly completed** Exterior Change Requests on the merits of the individual requests. Design decisions made by the Architectural Review Committee are not based on personal opinion or taste but on the following criteria:

A. Relation to the natural environment

To prevent the unnecessary removal, destruction or blighting of the natural landscape or of the achieved man-made environment.

B. Conformance with covenants and design policies

All applications are reviewed to confirm that the project is in conformance with the Declaration of Covenants, Conditions and Restrictions and approved design policies as described in the Architectural Policy Manual.

C. Design Compatibility

Compatibility is defined as similarity in architectural style, quality of workmanship, use of similar materials, color or colors, and construction details.

D. Location and impact on neighborhood

The proposed alteration should relate favorably to the landscape, the existing structure and neighborhood. Neighbors' signature may be required to indicate they have been advised of the proposed project.

E. Materials

Continuity is established by the use of the same color or colors and compatible materials as were used in the original construction.

F. Workmanship

The quality of work should be equal to or better than that of the surrounding area.

G. Work started prior to approval

No work is to be started prior to approval of an Exterior Change Request.

V. APPLICATIONS FOR EXTERIOR CHANGE OR MODIFICATION

A homeowner wishing to make an exterior change or modification to his dwelling or lot must apply for and receive approval for such change or modification prior to start of the project. Application is made by completing the Exterior Change Request. Exterior Change Requests are available in the Clubhouse. The completed request together with all applicable information is submitted to the Homeowners Association Office in the Clubhouse. All requests must include an estimated start and completion date.

Approved Exterior Change Requests expire ninety (90) days from approval, unless extended. In addition, the contractor's name and telephone number must be included when necessary. All Exterior Change Requests should be signed by at least two (2) Architectural Committee Members. **VERBAL REQUESTS ARE NOT ACCEPTED.**

No approval shall be given by the Architectural Review Committee pursuant to the provisions of this article unless it determines, in its sole discretion that such approval shall:

1. Assure harmony of external design, material and location in relation to surrounding buildings and topography within the properties.
2. Protect and conserve the value and desirability of the properties as a residential community.
3. Be consistent with the provisions of the Declaration of Conditions, Covenants and Restrictions and the Architectural Policy Manual.

4. Conform to or enhance, in the sole opinion of the Architectural Review Committee, the aesthetic appearance of the properties

Neither the Association, the Board of Directors, nor any member of the Architectural Review Committee, shall have any liability to anyone by reason of any acts or action taken in good faith pursuant to this article.

VI. SUPPORTING DOCUMENTS/MATERIALS

In order for each Exterior Change Request to receive a timely review and for the Architectural Review Committee to confirm that deed restriction, design, policies and the objectives of the Board of Directors are being met, **all necessary supporting documents and/or color chips or samples of materials to be used must accompany the request. If not completed properly it will be returned to home owner.**

- A. Requests for installation of hot tubs must include a lot survey clearly depicting the location, size, and measurements to lot boundary lines.
- B. Replacement of driveways or walks must be constructed of similar material.
- C. Exterior paint color must be approved prior to work; include new color chip. Colors must comply with approved color chart - available in the clubhouse office.
- D. Requests for major landscaping, planting of trees and shrubs must include a sketch or drawing showing name or type of planting together with approximate location of each.
- E. No trees on lots are to be removed without approval. Requests to remove tree(s) should include a diagram depicting the approximate location of the existing tree(s) to be removed and reason for their removal.
- F. All stumps shall be removed unless approved by the Architectural Review Committee. In those cases, stumps shall be cut as close to the ground as possible.
- G. To avoid damage to utility lines and before any digging, trenching or planting of large shrubs or trees, contact the City of Fredericksburg Utility Department to locate utility lines on your property.

VII. CHANGES OR MODIFICATIONS MADE WITHOUT APPROVAL

If changes or modifications are made without an approved Exterior Change Request, those changes will be inspected by the Architectural Review Committee. If such changes or modifications do not conform to the Heritage Hill Country Homeowners Association specifications or regulations, homeowners will be required to either modify

them to conform or to promptly remove them from the property at the homeowner's expense.

VIII. CHANGES OR MODIFICATION LIMITATIONS

In order to assure harmony of external design, promote stability in appearance, and maintain a certain amount of architectural uniformity, the following limitations and restrictions, along with additions to this list that may be deemed necessary in the future, shall be in effect:

A. Accessory Structure

1. No tent, shack, barn, metal utility shed or other building shall be erected on a lot for any purpose. A utility shed may be allowed for the purpose of storage only. Buildings constructed to be used as workshops, guest houses, etc. are not allowed.
2. Utility sheds or other buildings are prohibited on the creek lots, lots that face common areas, **or yards that are not enclosed with an approved wooden fence.**
3. All utility sheds must be maintained in good condition. No utility shed may be allowed without prior approval by the Architectural Review Committee. No utility shed is allowed in any easement or setback.
4. Utility sheds erected or replaced after May 16, 2017 must comply with the Architectural Policy Manual.

B. Only the following types of utility sheds are allowed.

1. A stone or brick utility shed may be allowed with prior Architectural Review Committee approval. It must match the stone or brick on the main residence. The roof of the utility shed must match the main residence. The footprint of the utility shed may not exceed sixty (60) square feet. It may not exceed six (6) feet in height from the lowest elevation of the ground covered by the utility shed. **A City permit is required for this type of shed.**
2. A portable "resin type" utility shed may be allowed with prior Architectural Review Committee approval. The color must conform to the esthetics of the main residence. The footprint of the utility shed may not exceed sixty (60) square feet and may not exceed six (6) feet in height from the lowest elevation of the ground covered by the utility shed.
3. A wooden shed may be allowed with prior Architectural Review Committee approval. The color must conform to the esthetics of the main

residence. The roof of the utility shed must match the main residence. The footprint of the utility shed may not exceed sixty (60) square feet. It may not exceed six (6) feet in height from the lowest elevation of the ground covered by the utility shed. **A City permit may be required for this type of shed.**

It is the responsibility of the homeowner to comply with City Utility Easements and Building Set-back Requirements when erecting a utility shed on a lot.

C. Fences

1. The installation and replacement of fences must be approved by the Architectural Review Committee and shall not exceed a height of six (6) feet. All fencing should be placed on approximate property line. All fences built into easement area will have removable panels for full access to existing utility easement. **A city permit is required for installing or replacing all fences.**

A "new fence" is defined as one being erected where none has ever stood before. In this case, the front of the fence shall face the neighbor and the back side shall face the home owner. This is known as a "good neighbor" fence. If the cost of the fence is shared, a decision must be made and agreed on by both parties as to who will have the front side.

A "replacement fence" is defined as one being erected to replace an existing fence which has stood previously and is being replaced due to rotten wood, weathering or other conditions. In this case, the replacement fence may be erected in exactly the same place where the previous fence stood. There is no rule saying the fence must be turned around or reversed. The front side and back side may be re-built as currently exists. This fence will be "grandfathered". Both parties must agree in writing which side the fence will face before it is built.

- a. Only these two (2) types of Cedar fences shall be allowed, except on Lots 37,38,39, along the Heritage Hill Country property perimeter and lots adjacent to or bordering on the Common Area comprised of the Clubhouse, lakes or creek:
 - i. Cedar (6" wide staves) shadow box style (a double sided fence with spacing up to 4" between the cedar staves on either side of the fence with the horizontal and vertical posts in between the cedar staves so neither side is unsightly to parties involved). The fence must be maintained in good condition at all times.
 - ii. Cedar 6" Staves ("good neighbor") with cross timbers on the inside and with cedar staves on the outside exposing

the "good" side to the street or neighbor. Should the cost of the fence be shared, a decision on which side is inside or out should be made and agreed upon by both homeowners. The fence must be maintained in good condition at all times.

- b. Only see through black metallic tubular bar fences shall be allowed on homes along Lots 37,38,39 and lots adjacent to or bordering on the Common Area comprised of the Clubhouse, lakes, creek, sidewalks and streets. These fences must be at least four (4) feet in height with no ornamentation or spikes. The fence must be maintained in good condition at all times.
- c. Fences along the Heritage Hill Country property perimeter that are eight (8) feet in height shall remain at their current height of eight (8) feet. Fences along the Heritage Hill Country property perimeter that are six (6) feet in height may be replaced to 8' but will not exceed a height of eight (8) feet when replaced. All fences along the Heritage Hill Country property perimeter shall be replaced with the same material and be the same style of fence.

- 2. Fences erected prior to January 20, 2004 will be "grandfathered" into the architectural policies and from this date forward only the two (2) Cedar type fences mentioned above will be allowed, except on Lots 37,38,39, along the Heritage Hill Country property perimeter and lots adjacent to or bordering on the Common Area comprised of the Clubhouse, lakes or creek, for harmony and consistency.
- 3. "Grandfathered" fences must comply with the Architectural Policy Manual when replaced. Refer to VIII, C. 1.
- 4. Cedar fences erected after July 29, 2021 shall be left natural or coated with a stain, i.e. redwood, wood-tone or clear. Color samples must be approved by the Architectural Committee before applying.

D. Clothes Hanging Devices

Outside clothes hanging devices are not permitted.

E. Antennas

No visible exterior radio, television or other antenna are permitted except small satellite dishes not to exceed approximately 22" in diameter.

F. Encroachment

No construction, building addition, or extension is to encroach on the front, rear or side set-backs.

G. Driveway Expansion

No driveway expansion will be permitted beyond the external side lines of the garage. Driveways must be of poured concrete. When garage is not in use, every attempt must be made to keep the garage door closed.

1. The purpose of driveway expansion allows additional homeowner driveway parking to prevent on-street parking. The only exception for on-street parking is short term visitors' vehicles or the temporary loading or unloading of personal motor homes.

H. Roof Changes

No visible changes will be permitted on any roof line. Replacement roof shingles must comply with approved shingle colors- color samples are available in the clubhouse office.

I. Front Porch

No front porch will be permitted to be screened or enclosed.

J. Roof/Covering

No roof or covering for a car, boat, equipment or such will be permitted.

K. Encroachment and Planting on Common Grounds

No extension of the landscaping of lots will be permitted on to Heritage Hill Country common grounds. Trees, bushes, planting, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings shall not be permitted without the prior approval of the Architectural Review Committee.

L. Signs

1. Only one owners' name sign may be maintained on the front property.
2. No signs of any type shall be permitted in the common areas.
3. Only "For Sale" or "For Lease" signs shall be permitted and shall be limited to one per lot, with a maximum size of 2' X 3' in metal frame or wood, i.e.: real estate sign. They must be removed when sale is complete. "Sold", "Pending", or similar signs are permitted.
4. Vehicle signs for commercial or private purposes are prohibited. The only exception is a City of Fredericksburg ordinance requirement for taxi, limo or ride sharing. All such signs must be no larger than 8" x 16" and are limited to 2 per vehicle. Parking of commercial trucks, trailers, limos, oversized SUVs or vans is not permitted on HHC properties overnight.

M. House Numbers

Only the house number furnished by the builder is permitted. No other type of house number is permitted on the front property.

N. Awnings/Sun Screens/Sun Shades

1. Awnings shall be all one color.
2. Awnings are not permitted on windows facing a street.
3. Awnings must be maintained in "like-new" condition.
4. All owners who wish to install awnings shall submit a completed request adequately describing color, material, design and location to the Architectural Review Committee before installation.
5. No reflective or mirrored glass shall be used on, in or for the windows or doors of any building.

O. Lawn Ornaments

1. Statuary and birdbaths shall not exceed four (4) feet in height and be of a solid color: earth tones or natural concrete.
2. No more than two (2) statues, birdbaths or lawn ornaments may be displayed in front yards. No more than two (2) statues, birdbaths or lawn ornaments may be displayed on the side of a property. Homes bordering Association Common Property must comply with these guidelines in their backyards.
3. No more than two (2) ornaments depicting animals, birds, and the like are allowed and are not to exceed twenty-four (24) inches in any dimension, shall be displayed in the front or side property. Homes bordering any Association Common Property including streets must also comply with these rules in their back yards. Color shall be as near as possible to the natural color on the animal or bird.
4. Plastic lawn ornaments are not allowed.
5. Any outdoor patio furniture is limited to patios and porches (solid surfaces such as cement, decking, flagstone, brick, etc.). Loose rock landscaping or lawns are not considered to constitute a patio or porch and may not have furniture displayed.
6. Religious Displays are allowed. State Law TPC 202.018 guidelines will be followed. Refer to Heritage Hill Country Association's Rules, Filed 2022. These can be found on the website: heritagehillcountry.org

P. Flower Pots

Decorative flower pots in front of property must be maintained with live plants in an aesthetically pleasing presentation year round. These will not be excessive in number. It is the discretion of the Architectural Committee to determine what is excessive. All empty flower pots, must be stored out of sight.

Q. Holiday Decorations

All holiday decorations, lights and ornaments must be removed within two (2) weeks after the holiday. If out of town during this time, arrangements must be made to have decorations removed.

R. Home and Yard Maintenance, Hardscape, Xeriscape Landscaping

If homeowner is out of town for an extended period of time, arrangements must be made for maintenance of yard and home care. The Architectural Review Committee or Board of Directors will intervene if necessary and home owner will be billed.

1. In accordance with the Association's DCCR's, Article VIII, Use Restrictions, Section 4, Lawns, "All Lots or Parcels must have grassed front and side lawns and grassed or mulched rear lawns, unless otherwise specifically approved, in writing, by the Architectural Committee."

S. Shutters

Decorative: Decor shutters must be a louvered design, approximately twelve (12) inches in width for most standard windows and approximately twenty (20) inches wide for larger sizes. Colors must match, or be compatible with, existing trim and siding colors. Shutters are to remain open at all times.

T. Gutters

Approval is needed to install any gutters and color must match the fascia trim color of the house. This applies to existing, additional, replacement or new gutters

U. Trellis and Lattice

1. Any wood or metal trellis or lattice for supporting plants must be securely attached to the house or mounted in the ground or in a pot. Overall length and height of the trellis must not exceed eaves of house.
2. Lattice may be used to skirt the bottom of wood decking and maintained in good condition.

V. Outdoor Light Fixtures

Outdoor light fixtures must not be installed or replaced without prior approval of the Architectural Review Committee. No string lighting is allowed except Christmas lights during the Christmas season.

W. Exterior Ceiling Fans

Exterior ceiling fans located on front porches or visible from any common area must not be installed or replaced without prior approval of the Architectural Review Committee.

X. Reflectors

1. Reflectors may be placed on certain lots and driveways to prevent driving over lawns, shrubs and sprinkler heads and otherwise damaging the lot.
2. Reflectors shall be placed only on corner lots or on lots that are curved at the street line that have been subjected to vehicular damage.
3. Reflectors will be of uniform size and placed in such a way that they will not detract from the appearance of the community. Reflectors shall be red, or blue in color and shall not exceed three (3) inches in diameter.
4. Reflectors must extend no less than five (5) inches and no more than six (6) inches above the grade level and must be maintained in an upright position.
5. Reflectors shall be spaced twelve (12) feet apart at the street line, except in areas under construction they may be spaced six (6) feet apart.
6. Concrete buttons, concrete blocks, bricks, wooden blocks and the like shall not be permitted on driveways, roadways, or common property, except by special approval of the Board of Directors.

Y. Residential Flags, Flagpoles & Bird Houses

1. Flagpoles must be erected in backyard only and no higher than twenty (20) feet above ground level and constructed of aluminum, fiberglass, stainless steel or PVC. Flagpoles subject to rust, corrosion or insect deterioration are prohibited.
2. No flag of any nation other than the flag of the United States of America may be flown. No flag of any state other than the state of Texas may be flown.
3. Political flags, signs or banners for a political party or candidate may be flown or placed beginning ninety (90) days before the elections and must

be removed within ten (10) days after the election – Texas State Law. No visible political signs, flags or banners are permitted outside of these time limits.

4. Décor, seasonal or team flags, banners or signs may be displayed if maintained in good condition. Flags, banners and signs are limited to a total of two (2) per house. Team flags and signs may be displayed on game day only. Flags, signs or banners supporting causes are not allowed.
5. Flags must be replaced if faded or tattered or in poor condition as determined by the Architectural Review Committee.
6. Flag holders may be placed on front of house.
7. Bird houses on poles are allowed only in the back yard. The pole must be no higher than twenty (20) feet above ground level and constructed of aluminum, fiberglass, stainless steel or PVC. Poles subject to rust, corrosion or insect deterioration are prohibited. Front yard bird feeders and bird baths are limited to one (1) of each and may not exceed 24" in height. Front yard bird houses are not allowed.
8. Out of season bird houses and poles must be removed and stored.

Z. Security Devices

1. Security devices are allowed following State Law TPC 202.023.

Refer to Heritage Hill Country Association's Rules, Filed 2022.
Rules are found on website: heritagehillcountry.org

IX. REQUEST REVIEW & PROCESSING PROCEDURE

A. Requests for change are:

- 1) APPROVED
- 2) APPROVED WITH CONDITIONS
- 3) RETURNED FOR ADDITIONAL INFORMATION
- 4) DISAPPROVED

- B. Exterior Change Requests are available in the clubhouse. The completed Exterior Change Request together with all applicable information shall be submitted to the Homeowners Association Office in the Clubhouse. When an

Exterior Change Request has been received the Clubhouse Office Manager will notify, by email or telephone, the Architectural Review Committee. The Exterior Change Requests are reviewed and acted upon, in a timely manner, by the Architectural Review Committee within thirty-one (31) days.

- C. Homeowners whose requests have been APPROVED, APPROVED WITH CONDITIONS or RETURNED FOR ADDITIONAL INFORMATION will be notified by the Clubhouse Office Manager or a member of the Architectural Review Committee. The original request and all supporting information will be maintained in the Clubhouse Office files and a copy of the application will be available upon request. Telephone inquiries to (830) 990-4127 are welcome.
- D. The approved Exterior Change Request expires 90 days from the date of approval, unless extended by the Architectural Review Committee.
- E. Homeowners whose requests have been DISAPPROVED will be notified within three (3) days of the Architectural Review Committee.
- F. In any event it is the responsibility of every applicant to obtain any necessary city permits as may be required and to have in his or her possession, an approved, signed Exterior Change Request BEFORE undertaking any exterior residential or property change.
- G. The Architectural Review Committee will, as it deems necessary, inspect work in progress and the completed work. These inspections are to confirm that the work is performed in accordance with the approved request and/or conditions

X. REQUESTS INCOMPLETE OR DISAPPROVED

Owners will be notified promptly of requests that are incomplete or disapproved.

XI. REQUESTS DISAPPROVAL - RIGHT TO APPEAL

- A. If after its evaluation, the Architectural Review Committee disapproves the Exterior Change Request, the homeowner will be informed by telephone and followed by a written explanation as to the reason for the action. The homeowner may then correct, modify and then re-submit for approval, or withdraw the request.
- B. If the homeowner wishes to appeal the Architectural Review Committee's disapproval, a written request for an appeal hearing may be made with the Architectural Review Committee within thirty (30) days of the notification of disapproval. The chairman of the Architectural Review Committee will inform the President of the Board of Directors of the appeal request.
- C. The appeal will be heard by the Board of Directors and a recording Secretary within thirty (30) days of receipt.

- D. Notice of the hearing, including date, time and location, must be provided at least ten (10) days before the hearing.
- E. Both sides (Board and Owner) have the right to continuance of not more than ten (10) days.
- F. Both parties permit audio recording, and the Board may affirm or reverse the ARC decision.
- G. At the hearing the Board will present its case first.
- H. The final authority on appeals is the decision from the Board of Directors. The owner will be notified of the Board's decision within fourteen (14) days.

REFERENCES

Master Declaration Covenants, Conditions and Restrictions for Heritage Hill Country dated December 8, 1998 and as amended from time to time.
State Law TPC 202.018 Religious Displays, 2021
State Law TPC 202.023 Security Devices, 2021
Rules of Heritage Hill Country Association, Inc., dated and filed May, 2022
Heritage Hill Country Association website: heritagehillcountry.org

CONCLUSION

The purpose of the Architectural Review Committee is not to discourage individual expression but rather to assure that our surroundings are not overwhelmed by garish colors, plastics, concrete, and decor not consistent with the existing community lifestyle.

Dedicated to preserving and enhancing, wherever possible, the natural beauty of our surroundings, we urge all of our residents to refer to their restrictive covenants and guidelines before committing to any exterior changes, alterations, or additions. Please keep in mind that "THE NEXT VIEW WE PROTECT MAY WELL BE YOUR OWN

Signed by Raymon Bluhm Printed Name: Raymon Bluhm

Chairman of the Heritage Hill Country Association, Inc. Architectural Committee,

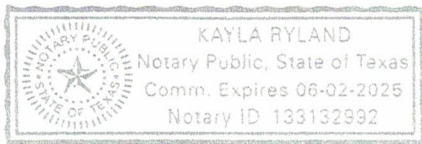
on this day 29th, of July 2022

Acknowledgement

STATE OF TEXAS

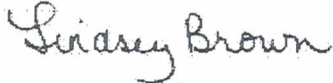
COUNTY OF Gillespie

This instrument was executed before me on the 29th day of
July, 2022, by Raymon Bluhm in the
Capacity stated above.




Notary Public, State of Texas

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Lindsey Brown, County Clerk

Gillespie County Texas

July 29, 2022 02:03:43 PM

FEE: \$94.00

ELIZA

20225405

AMEND

