

**THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC.**

ARCHITECTURAL CONTROL GUIDELINES

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I. AUTHORITY

The Architectural Committee (“AC”) is created pursuant to Section 8.1 of the Declaration of Covenants, Conditions, Restrictions and Easements (“DCCR”) for The Lakes of South Shore Harbour Community Association, Inc. (LOSSHCA) recorded under Film Code No. 016-47-0415, et seq. in Galveston County Real Property Records. The AC is empowered under Article VIII of the DCCR to review and accept or deny, as it determines is appropriate, Improvements proposed to property subject to the LOSSHCA. On January 1, 2017, the powers and duties of the Declarant appointed AC and any designated representative or successor will pass to a committee of owners of property within the LOSSHCA, appointed by the LOSSHCA Board, subject to Section 8.1 of the DCCR.

These Architectural Control Guidelines (“ACG”) are promulgated by the AC under the authority given it in Article VIII of the DCCRs. **A resolution by the AC adopting the latest version of the ACG can be found in Appendix 1.** The ACG are issued by the AC to offer insight to the Owner as to the process by which an Improvement to property may be proposed and submitted to the AC for review and to highlight what is expected by the AC relative to the most commonly occurring Improvements. The AC may, from time to time, by resolution of the majority of the AC Members, revise the ACG as it deems necessary within its authority.

This document is intended only to provide guidance as mentioned above, and is not intended to, and shall not be construed to, create any right not already created under the DCCR. This document does not amend or modify the DCCR. Any conflict between anything contained in this document and any provision of the DCCR shall be controlled by the DCCR to the extent of the conflict.

II. GLOSSARY OF TERMS

All capitalized terms contained in this document shall have the same meaning as ascribed to them in the DCCR. Additional terms, defined solely for convenience of reference within this document, are as follows.

Application for AC Review (“Application”): A formal, written, signed, Application from an Owner for permission to make specific Improvements to the lot or existing structures on the lot. See Appendix 2.

Architectural Committee (“AC”): The Lakes of South Shore Harbour Community Association, Inc. Architectural Committee, a multi-member committee appointed by the Board.

Board: The Lakes of South Shore Harbour Community Association, Inc. Board of Directors.

DCCR: Declaration of Covenants, Conditions, Restrictions and Easements (“DCCR”) for The Lakes of South Shore Harbour Community Association, Inc.

Decorative Appurtenance: sometimes called “yard art”, including but not limited to: statuary, sculptures, bird baths, fountains, or water features.

Governing Documents: Together these ACG, the LOHSSCA Articles of Incorporation, By-Laws, DCCR, and any subsequent Annexation Agreement.

Improvements: Per Section 8.2 of the DCCRs, and subject to Section 8.19, is any permanent change, removal or addition (“Addition”) that may be erected, placed or altered on any Lot and is subject to approval before placement, installation, or removal.

Management Company: The person(s) or company that provides management services to LOSSHCA as engaged by the Board.

LOSSHCA: The Lakes of South Shore Harbour Community Association, Inc., a Texas non-profit organization.

Owner: As defined in Section 2.32 of the DCCRs, this term shall mean and refer to the record owner of fee simple title, whether one or more persons or entities, of any "Lot" or parcel which is part of the properties defined in the Governing Documents, including contract sellers, but excluding those having a security interest merely as the performance of an obligation.

III. APPLICATION FOR ARCHITECTURAL COMMITTEE REVIEW OF A PROPOSED HOME IMPROVEMENT

An owner proposing to make an Improvement to the front yard, driveway, patio or exterior of the home or garage or fencing, other than maintenance of existing annual or perennial plants, shall submit a written Application for the Improvement with the AC. The Application form is in Appendix 2.

An Application, including plans and specifications and other information specified within this document, shall be submitted before the commencement of work. The AC is not obligated to consider any Application after the work has started or completed.

IV. ARCHITECTURAL COMMITTEE OPERATING PROCEDURES

- 1) **General:** Owner submits a completed, signed Application for review to the Management Company. The Application shall be made on the form as provided in Appendix 2 or by the Management Company.
- 2) **Responses:** The Management Company will record the date an Applications is received. Applications shall be answered by the Management Company within sixty (60) days after receipt of a completed Application. No Application will be forwarded to the AC for review until it has been recorded as received by the Management Company.
- 3) **Formal Review:** The Management company will forward all Applications for review by the AC. Each Application will be reviewed for compliance with the DCCRs and this document. If the AC determines that the approval of the Application could significantly affect the property of adjacent Owners, the AC may require documented consent to the Improvement from adjacent Owners.
- 4) **Informal Review:** An Owner seeking to understand whether an Improvement could be determined in compliance with the DCCRs and this document may submit an informal request for a non-binding evaluation. Any such request shall be in writing and a written reply will be sent. An Owner may wish to seek a preliminary evaluation before they decide to pursue estimates, quotes and/or financing for an Improvement. A formal Application, including final details and specification of the Improvement, must be submitted and approved before any work the Improvement may start.
- 5) **Decision:** Members of the AC provide their decisions to the Management Company. In the case of a multi-member committee with an odd number, a simple majority is sufficient to approve an Application. Where a decision cannot be reached by the AC, the Management Company will involve the Board for a final decision.
- 6) **Notification:** The Management company will notify the Owner of the AC's decision or request for additional information. All final decisions will be communicated to the owner in writing.
- 7) **Conditional Approval/Denial:** If the recommendation is a conditional approval or denial, the notification to the owner by the Management Committee will include the approval conditions or the reason for denial.
- 8) **Request for Additional Information/Incomplete Applications:** The AC reserves the right to determine an Application is incomplete and/or to request additional information during the review process. If the AC requests additional information or determines that the Application is incomplete, the Application will be formally denied and returned to the Owner for more information. Resubmittal by the Owner will be considered a new request to be responded to as stated in IV.2. above.
- 9) **Application Intake:** The management company may complete an initial review of any Application to determine whether it includes sufficient information for AC review or whether it contains a request that does not need AC review.
 - a) *Applications with missing information:* if the Management Company determines that an Application is not complete *sua sponte*, the Management Company has the right to not record the Application as received. If the Management Company makes such a determination, it will record this decision and respond directly to the Owner requesting the information necessary to complete the Application.

Review timelines as specified in IV.2 above apply only to Application recorded as received by the Management Company.

- b) *Applications that do not need AC review*: if an Application contains an activity that does not require review as defined in the DCCR or this document, the Management Company may respond directly to the Owner, without involving the AC, to inform the Owner that the Application is not required.

V. REQUIREMENTS

1.0 General Information

- 1.1 No distinction will be made between "permanent" and "temporary" Improvements. Unless specified as temporary in the ACG, all Improvements shall be considered permanent. Only permanent Improvements require an Application under the ACG.
- 1.2 An Application that is not complete will be returned for more information. See Section IV. Applications shall include details as required in the ACG for the type of Improvement. All placement information must provide appropriate scale. Applications will be returned for missing information.
- 1.3 Applications may need some or all of the following based on the type of Improvement:
 - 1.3.1 Specifications (e.g. construction drawings)
 - 1.3.2 Type of change or addition
 - 1.3.3 Dimensions
 - 1.3.4 Material specification
 - 1.3.5 Color and/or finish
 - 1.3.6 Location in relation to existing structures, property lines and easements or other topographical features on the lot that may be affected by the Improvement
 - 1.3.7 Relationship to existing home design (e.g. how the proposed complements existing design)
 - 1.3.8 Total time of proposed construction/work, including estimated start and end dates and any planned extended durations during the entire project when no activity will occur, if applicable
- 1.4 Changes to any structures, concrete and/or paint which are not the original color of the house, roofing color different than existing roofing, or changes visible from streets and common areas in the neighborhood require AC approval.
- 1.5 Any Improvement installed in an easement may later be subject to removal or may experience damage if it interferes with access and/or use of the easement. Improvements placement within an easement may only be approved in unusual circumstances and as indicated in the sections below.

- 1.6 Preference is given to structures in the backyard located to limit visibility from the front yard/roadway and from neighbor's homes/yards. In some instances, the AC may require plants or trees to be installed to reduce visibility of the Improvement.
- 1.7 All structures shall be maintained in a state of good repair. No additional Application is required for maintenance of an existing structure (whether originally installed by the builder or approved by the AC).
- 1.8 No permanent storage buildings, including but not limited to sheds, are allowed. Additional dried-in floor space, if desired, shall be added on to the garage within the limits of the buildable area of the lot as outlined in Section 9.22 Other Structures in the DCCRs.
- 1.9 AC approval does not replace any city permit that may be required. AC approval is conditioned upon the receipt of applicable city permits. No construction may commence before all applicable permits and AC approval have both been granted.

2.0 Landscaping

Landscaping Provided by Builder – this section is removed from this document in 2019; no unbuilt homesites remain. In the case an existing house is destroyed and rebuilt, the Board shall set the course of action to be followed for landscaping.

- 2.1 In addition to the general requirements for an Improvement Application, Applications for landscaping must meet the requirements in this section.
- 2.2 General upkeep, including periodic replacement, of plants in existing beds and tree wells (excluding replacement or additional trees) is not considered an Improvement and does not require an Application or approval.
- 2.3 Installation of decorative appurtenances, in-ground planters, and landscaping beds/trees in addition to those provided with the original home construction requires prior AC approval.
 - 2.3.1 For additional plants, preference is given to native species expected to thrive in the local climate. Species considered invasive and/or a disturbance to neighboring properties will not be approved.
 - 2.3.2 For decorative appurtenances and in-ground planters, preference is given to those items that use color schemes, styles and sizes that complement the existing home elevation and yard size, and those that enhance the general attractiveness of the landscape.
- 2.4 Artificial plants in the front and side yards are not permitted except in pots on the front porch.
- 2.5 Any other significant changes to existing front yard landscaping features require an Improvement Application.
- 2.6 Tree Addition, Replacement or Removal – Front and Side Yards
 - 2.6.1 Owners are responsible for the removal and replacement of dead tree(s). Applications for tree removal and/or replacement are subject to this section and to Section 9.5 Landscaping of the DCCRs.

- 2.6.2 Additional and/or replacement tree planting in the front and side yards of all home sites may be approved if the trees contribute to the general attractiveness of the property. Larger home sites may request to plant additional trees to achieve an attractive overall landscape.
- 2.6.3 Size and type of proposed trees will be considered in the determination of general attractiveness for both replacement and additional trees. Preference will be given to native species expected to thrive in the local climate and those already present on the property or commonly present in the neighborhood. Preference will be given to specimens with sufficient maturity to promote growth and long-term establishment. Species considered invasive and/or a disturbance to neighboring properties will not be approved.
- 2.6.4 Trees in the front and side yards shall be located away from adjacent property lines and situated to limit interference with drainage of the Owner's property and any adjacent property. Four (4) feet is a common guideline used for proper tree and large shrub placement, but actual placement may depend on the anticipated root and canopy spread of the species proposed.
- 2.6.5 Any trees placed in an easement may be subject to removal or may experience damage if they interfere with access and/or use of the easement. Tree placement within an easement will only be approved in unusual circumstances.
- 2.6.6 Applications for complete tree removal must list the reasons for removal, such as structural damage to the home, driveway, or sidewalk caused by the tree, or where the tree presents a safety hazard to people or property.
- 2.6.7 Only Live Oak trees are permitted between the street and curb. The removal of a Live Oak tree from the area between the street and the curb may be considered in some circumstances, such as structural damage to the street or sidewalk caused by the tree, or where the tree presents a safety hazard to motorists, cyclists or pedestrians. No tree is required in this space if none was planted by the original homebuilder.

3.0 Swimming Pools and Spas

- 3.1 In addition to the general requirements for an Improvement Application, Applications for in-ground pools and/or spas (collectively "Pools" in this section) must meet the requirements in this section. Above ground pools are prohibited.
- 3.2 Applications shall describe the location of the intended ingress and egress during construction and the location of the intended site for disposal of excavated materials. No access will be permitted across common areas, nor will dumping of excavated materials be permitted within the master planned community of South Shore Harbour.
 - 3.2.1 Access across property of adjacent homesites is as agreed between the Owner, the affected adjacent Owner(s) and the construction company.
 - 3.2.2 In some cases, a \$500.00 cash deposit may be required of the Owner to ensure compliance with the AC requirements. Any deposit would be returned to the owner if inspection by the AC confirmed compliance after the subject of the concern related to the deposit is resolved.

- 3.3 Pools may only be located in the backyard and behind a fence. Water features integrated into Pools must be placed to limit visibility from adjacent property.
- 3.3.1 If the final fence height to obscure the visibility of the Pool is requested higher than that specified in Section V 8.0, the Application must specifically request the different height.
- 3.3.2 Applications for Pools that request any modifications in fencing to accommodate the Pool should address authorized and unauthorized access, specifically related to how the modified fence is intended to limit the Pool's operation as an "attractive nuisance" to children who may trespass on the property.
- 3.3.3 If the Application fails to specify a fence modification, the fence specifications in Section V 8.0 will be enforced.
- 3.3.4 All requests for fence modifications are subject to approval or denial by the AC.
- 3.4 The Owner is responsible for the repair or replacement of front and side yard landscaping, sidewalks, curbing and/or driveways damaged during the construction. Damage shall be repaired not later than the completion of the Pool.
- 3.5 Pool enclosures are permitted pending acceptance by the AC. Height may not exceed 12 feet. The AC may require additional landscaping for screening of such structures.

4.0 Patio Covers (Including Porches, Screened-In Porches, Patio Covers and Solariums)

- 4.1 In addition to the general requirements for an Improvement Application, Applications for porches, screened-in porches, patio covers and solariums (collectively "Patios" in this section) must meet the requirements in this section
- 4.2 Patios shall be professionally designed, fabricated and constructed.
- 4.3 Shingled rooves shall integrate with the existing roofing, including materials and colors. The remaining structure materials shall complement existing material(s) of the home.
- 4.4 Any part of a Patio that encroaches into a utility easement may be subject to removal or may experience damage if they interfere with access and/or use of the easement. Placement of any part of a Patio within an easement will only be approved in unusual circumstances.
- 4.5 Patios shall be situated to provide drainage solely into the Owner's lot. If a proposed location could compromise drainage in the Owner's property or an adjacent property, the AC may require a remedy, including but not limited to gutters with downspouts.
- 4.6 Prefabricated Patios made of aluminum may be considered on interior lots that are not within view of South Shore Blvd., Austin St., Hwy 96 or FM 1266. Patios shall use colors that complement existing home colors; unfinished aluminum is not permitted.
- 4.7 Any exposed material used in a Patio, other than specific wooden materials described herein, shall use colors that complement existing home colors. Exposed cedar, redwood, or CCA treated pine may be left unpainted.

- 4.8 Preference is given for construction that completes within 30 days. An Application requesting longer than 30 days for construction shall provide a justification for the time requested. Total construction time is subject to AC approval.

5.0 Additions to Livable Square Footage

- 5.1 In addition to the general requirements for an Improvement Application, Applications for shall successfully address the following. Applications for Additions will be reviewed by the AC on an individual basis.
- 5.1.1 Size and shape compared to the existing architectural style and layout of home, size of the lot, including how well the room addition integrates with current home design;
 - 5.1.2 Demonstrate a reasonable size to constitute a legitimate Addition;
 - 5.1.3 Integration with current roofline sympathetic to existing structure;
 - 5.1.4 Coordination of exterior materials with the current structure; and
 - 5.1.5 Demonstrate no negative impact to structural integrity or architectural suitability.
- 5.2 Any Addition may not exceed one-third or less of the remaining backyard.
- 5.3 Additions may not encroach into any utility easement.
- 5.4 Conversion of a garage (attached or detached) to livable square footage is prohibited.

6.0 Bird Houses

- 6.1 In addition to the general requirements for an Improvement Application, Applications for a bird house must meet the requirements in this section.
- 6.2 The maximum permitted height for a bird house is 12 feet, measured from the lowest landscaped area (e.g. grass) to the top of the birdhouse.
- 6.3 Bird houses shall be constructed and/or installed to ensure they are structurally sound. Bird houses shall be constructed of wood or other materials suitable for wildlife. Overall dimensions, including mounting post, and materials shall be included in the AC Application.
- 6.4 Bird houses shall be positioned so as not to create a nuisance to neighboring properties.
- 6.5 Bird houses may be placed in the back yard only.

7.0 Backyard Decks and Paved Areas

- 7.1 In addition to the general requirements for an Improvement Application, Applications for a backyard deck or paved area must meet the requirements in this section.
- 7.2 Any backyard deck or paved area that encroaches into any easement may be subject to removal or may experience damage if they interfere with access and/or use of the easement. Placement of any part of a deck or paved area within an easement must have written consent from any party to whom the easement has been granted. Even if with easement grantee

consent, preference is given to materials that are easily removed from a portion of the easement (e.g. individual pavers/stone vs. slab concrete). Any AC approval will be conditioned upon such consent at minimum and will only be granted in unusual circumstances.

- 7.3 Backyard decks or paved areas shall not negatively impact effective drainage of the property or adjacent properties.
- 7.4 Backyard decks and paved areas shall not be higher than 24" above grade.
- 7.5 Backyard decks and paved areas may be constructed of cedar, treated timber, concrete, and/or manufactured or natural stone pavers.

8.0 Fences and Gates

- 8.1 The following are made in recognition of Section 9.16 Walls and Fences and Section 9.17 Required Fencing and Fence Easement of the DCCRs. Where a conflict arises, Sections 9.16 and 9.17 control.
- 8.2 In addition to the general requirements for an Improvement Application, Applications for fencing must meet the requirements in this section.

8.3 Wooden Fencing

- 8.3.1 Fences shall not exceed seven (7) feet in height, including any rot boards along the bottom and cap boards along the top. Fence height is measured from the highest ground point where the fence meets the house. Any given picket, slat, or section of fence may exceed the overall fence height maximum to maintain level along the top of pickets and/or slats. It is recommended that fences maintain consistent minimum spacing between the bottom of the fence and the ground to reduce the risk of unintended entry by wildlife or trespassers or exit by pets.
- 8.3.2 Fences shall be notched cedar pickets with three (3) treated rails on treated posts set below grade and fixed in place with concrete. All fencing facing streets shall be "good side out". All interior fencing shall be "good neighbor" fencing (e.g. alternating sections of "good side out" as perceived from one side of the fence). The use of rot boards along the bottom of the fence posts is recommended to extend the life of fence slats and pickets.
- 8.3.3 Fences may be stained using a color that complements existing house colors, subject to approval by the AC. Clear sealants do not require approval.
- 8.3.4 Fences shall not extend beyond the front building line and may be subject to further set back from the street as the AC may determine.
- 8.3.5 Wooden side lot fencing on lots specified in 8.2 below shall transition from wood to decorative steel as determined by the AC.

8.4 Decorative Steel Fencing

These following are made specific to lots backing up to Detention Basins "B" and "C".

- 8.4.1 Fences shall not exceed four (4) feet in height on side and rear lot lines.

- 8.4.2 Fences shall meet wooden fences on side lot lines at points on the side lot lines as determined by the AC.
- 8.4.3 Fencing shall be fabricated, welded, hot dipped galvanized and painted semi-flat black.
- 8.4.4 Tubular steel component specifications (the City of League City has rules, regulations and ordinances regarding pool fencing and will be the ultimate guide for the placement and spacing of rails and pickets. The following is recommended, but subject to regulations of City of League City.):
- Posts: 14-gauge, 2.5-inch x 2.5-inch @ 8-foot maximum spacing.
 - Rails: 16-gauge, 1.5-inch x 11.5-inch @ 6 inches from top and bottom of pickets.
 - Pickets: 16-gauge, 0.5-inch x 0.5-inch @ 4.5-inch center to center spacing with 2 inches ground clearance.
- 8.4.5 Posts shall be set in a concrete footing sufficient to maintain the fence upright over the life of the fence materials.

9.0 Decorative Driveway Gates

- 9.1 In addition to the general requirements for an Improvement Application, Applications for a decorative driveway gate must meet the requirements in this section.
- 9.2 Decorative steel gates across the driveways are permitted subject to prior AC review and approval.
- 9.3 The gate shall be set back 3 feet from the corner of the house and be painted semi-flat black; exceptions to this spacing requirement may be considered to achieve general attractiveness and appropriate spacing to adjacent property.

10.0 Exterior Lighting

- 10.1 The following requirements are made in recognition of Section 9.8 Restriction on Exterior Lighting of the DCCRs. Where a conflict arises, Section 9.8 controls.
- 10.2 In addition to the general requirements for an Improvement Application, Applications for exterior lighting changes or additions must meet the requirements in this section.
- 10.3 Additional exterior electric or solar lighting should not be of a wattage or lumen count that will negatively affect neighboring homes.
- 10.3.1 Only white lighting provided by fixed enclosed systems will be considered.
- 10.3.2 Directional lights or floodlights shall be aimed so as not to shine in windows of neighboring homes.
- 10.3.3 Landscape lighting Applications must also comply with Section 2 of this document.
- 10.3.4 Subject to AC approval, security lighting shall be attached to the front of the house, preferably the garage or the front of a detached garage.

10.4 Mercury vapor, fluorescent light, high pressure sodium vapor and metal halide are not permitted in back or side yard.

10.5 A single gas or electric yard light may be placed in front and/or back of the home subject to AC approval. Maximum height allowed is six (6) feet. Gas or electric lights shall be black, brown or white to complement the house/garage brick/trim colors.

11.0 Exterior Painting

11.1 In addition to the general requirements for an Improvement Application, Applications for exterior painting must meet the requirements in this section. This section only applies to Applications to change existing paint colors.

11.2 Houses near the home to be painted may be evaluated to ensure all the homes are in harmony with one another. Only colors in the scheme used in the original development will be considered for approval.

11.3 When requesting to change only some colors, all other exterior colors must be detailed in the Application to provide the context of the overall color scheme. Example: if requesting to change the trim color, all other colors in use on the home shall be indicated.

11.4 Preference is given for work that completes within 30 days. An Application requesting longer than 30 days for work shall provide a justification for the time requested. Total time is subject to AC approval.

12.0 Swing Sets and Play Structures

12.1 In addition to the general requirements for an Improvement Application, Applications for swing sets and playstructures must meet the requirements in this section.

12.2 Play structures or swing sets shall not be permitted on lots within view of South Shore Blvd., Austin St., Hwy 96 or FM 1266.

12.3 Play structures shall not exceed eight (8) feet in height (inclusive of the canopy). Platforms shall not exceed four (4) feet above grade to protect neighbor's privacy.

12.4 Tarps, canopies or plastic roofs shall meet a general attractiveness standard for the type of equipment. Preference is given to natural tones found in landscaping trees (e.g. dark green, browns). Shingled roofs shall match the color, style and specifications of the existing shingles on the home.

12.5 Swing sets will not exceed eight (8) feet in height.

12.6 No play structure may be placed closer than eight (8) feet to the side or rear property lines.

12.7 Swing sets and play structures may only be placed in the back yard.

13.0 Gazebos

13.1 Reference is made to Section 9.22 of the DCCR, Other Structures.

13.2 In addition to the general requirements for an Improvement Application, Applications for gazebos must meet the requirements in this section.

- 13.3 Gazebos shall be at least six (6) feet away from the house and eight (8) feet away from any fence line. The maximum height at its tallest peak shall not exceed 15 feet.
- 13.4 Gazebos may only be placed in the back yard.
- 13.5 Gazebos may only be constructed of cedar, redwood or CCA treated pine.
- 13.6 Shingled roofs shall match the color and specification of the existing shingles on the home.
- 13.7 Any gazebo that encroaches into any easement may be subject to removal or may experience damage if they interfere with access and/or use of the easement. Placement of any part of a gazebo area within an easement will only be approved in usual circumstances.
- 13.8 Gazebo size and shape shall complement architectural style, layout of home and size of lot.
- 13.9 Preference is given for construction that completes within 30 days. An Application requesting longer than 30 days for construction shall provide a justification for the time requested. Total construction time is subject to AC approval.

14.0 Satellite Dishes and Antennas

- 14.1 The information in this section is subject to Section 8.16 Devices Regulated Under the Telecommunications Act of 1996 and Section 9.26 Restrictions on Antennas, Pipes and Utility Lines. In the case of conflict, the DCCRs control.
- 14.2 Any satellite dishes installed by Owners shall be sized for residential properties. Placement should limit visibility from the street or common areas to the extent possible. Wiring/cable shall be secured to the home and painted to match the trim of the home.
- 14.3 Placement of standard transmission antennas inside the attic is preferred.
- 14.4 Variances to this section may be approved as the AC deems necessary.

15.0 Storm Windows, Window Solar Screens or Tinting, Storm Doors and Screen Doors

- 15.1 In addition to the general requirements for an Improvement Application, Applications for storm windows, window solar screens or tinting, and storm doors must meet the requirements in this section.
- 15.2 A picture showing proposed Improvement shall be included in the Application. The manufacturer of the proposed Improvement shall be identified in the Application.
- 15.3 Any storm door, storm window, window solar screen, or window solar tinting proposed shall complement the existing color scheme and style of the home.
- 15.4 Window solar film or tinting shall be non-reflective.
- 15.5 Storm doors without screen panels will be considered on the front of the home. Screen doors are not permitted on the front of the home.

16.0 Air Vents and Wind Turbines

- 16.1 In addition to the general requirements for an Improvement Application, Applications for the installation of air vents and wind turbines different from than provided by the original builder must meet the requirements in this section.
- 16.2 Air vents (static or powered) and wind turbines shall be mounted in the rear portion of the roof, so they are not visible from or above the roofline.
- 16.3 Air vents and wind turbines shall complement the existing shingle color. Unfinished aluminum is not permitted.
- 16.4 The exterior of the air vents or wind turbines may not be covered or wrapped at any time, even seasonally, except during rooftop construction to prevent damage or unintended ingress of construction materials.

17.0 Basketball Goals

- 17.1 In addition to the general requirements for an Improvement Application, Applications for the installation of permanent basketball goals must meet the requirements in this section.
- 17.2 Backboards mounted above the garage shall be considered permanent and meet the following criteria:
 - 17.2.1 utilize a small, triangular mounting structure
 - 17.2.2 use hardware matching the shingle color
- 17.3 Basketball goal placement will be determined on a case by case basis
- 17.4 Basketball goal materials shall be maintained in a state of good repair at all times.

18.0 Flags and Flag Poles

- 18.1 Applications for Improvements to install a permanent Flagpole will only be considered if they meet the following criteria:
 - 18.1.1 Flagpole does not exceed six (6) feet in length from the attachment point
 - 18.1.2 Flagpole is affixed to the home
- 18.2 Freestanding flagpoles will not be considered for approval.

19.0 Roofing & Solar Panels

- 19.1 In addition to the general requirements for an Improvement Application, Applications for the installation of a roof that differs from the original roof specifications or solar panels on roofs must meet the requirements in this section.
- 19.2 New roofing Applications must indicate:
 - 19.2.1 Proposed material specification and color;

- 19.2.2 Proposed installation materials and method; and
- 19.2.3 If solar roof shingles are proposed, schematics or other technical documentation demonstrating connection with the electrical systems of the house.
- 19.3 Roof top solar panel Applications must indicate:
 - 19.3.1 Specifications for each solar panel (dimensions, material, color, style, etc.).
 - 19.3.2 Schematics or other technical documentation demonstrating safe connection with the electrical systems of the house.
 - 19.3.3 Specifications for solar panel attachment hardware. Texas state law limits hardware colors to silver, bronze or black. Preference will be given to colors that complement existing roofing materials and the proposed solar panels.
 - 19.3.4 Schematics or other technical documentation for the placement on the roof of solar panels and their attachment hardware, clearly identifying all solar panels, demonstrating that, when installed as proposed, they will not extend beyond the roofline and that they conform to the slope of the roof. Solar panel placement other than on the roof, and other than as specified herein, does not conform with Texas state law and will not be considered for approval.
 - 19.3.5 Preference is given to solar panel placement that limits visibility from the front of the house, however, it is understood that such placement may negatively impact performance. If placement on the rear or side roof results in a greater than 10% reduction in performance, as calculated using the National Renewal Energy Laboratory (NREL) modelling tools, alternative placement may be proposed. Results from modelling tools other than the NREL will not be considered in AC decision making.

VI. Appendix

- 20.0 Architectural Committee Resolution adopting Architectural Control Guidelines [separate document]**
- 21.0 Request for Architectural Committee Review of a Proposed Home Improvement – LOSSHCA AC Form [separate document]**