

**ARCHITECTURAL GUIDELINES
FOR
PARADISE COVE CONDOMINIUMS**

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ARTICLE 1. INTRODUCTION

1.1. Purpose of Architectural Guidelines. The Architectural Guidelines ("Architectural Guidelines") for Paradise Cove Condominiums (the "Condominium") provide an overall framework and comprehensive set of standards and procedures for the development of the Condominium in an orderly and cohesive manner. These standards have been developed to assist in the planning, constructing, landscaping, and modifying of Improvements within the Condominium. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. In addition, the Architectural Guidelines establish a process for review of proposed construction and modifications to buildings and improvements within each Unit to ensure that all sites within the Condominium are developed with the consistency and quality that attracted you to this development. To the extent the standards set forth in the Declaration differ from the standards set forth in these Architectural Guidelines, the more restrictive standard shall prevail.

1.2. Definitions. Capitalized terms that are not defined in these Architectural Guidelines shall have the same meaning as set forth in the Declaration.

1.3. Governmental Permits. To the extent that any applicable governmental ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Architectural Guidelines or in the Declaration of Paradise Cove Condominiums as amended from time to time (the "Declaration"), the applicable governmental standards shall prevail. To the extent that any applicable governmental standard is less restrictive, the Declaration and the Architectural Guidelines (in that order) shall prevail.

1.4. Preparer. These Architectural Guidelines have been adopted by the Board pursuant to the Declaration. The Architectural Guidelines may be changed and amended to serve the needs of an evolving Condominium pursuant to the procedures set forth in the Declaration and in Article 7 of these Architectural Guidelines.

1.5. Applicability of Architectural Review. Unless otherwise specifically stated in the Declaration or these Architectural Guidelines, all plans and specifications must be approved by the Architectural Control Committee before any construction or modification of Improvements on a Unit begins. Owners are responsible for ensuring compliance with all standards and procedures within these Architectural Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration.

1.6. Review Structure. The Architectural Control Committee handles architectural control and review for the Condominium. When an owner submits plans and specifications to the Architectural Control Committee for approval, the submission shall include a "Review Fee." The Review Fee shall be made payable to the Association in such amounts as determined by the Architectural Control Committee at the following stages: The original improvement of a Unit; a structural or site modification significant enough to warrant the issuance of a building permit by a governmental authority; any architectural changes which require architectural review and approval as set forth in the Declaration or these Architectural Guidelines for which a governmental building permit is not required. For example, changing the exterior color scheme of the building or installing landscaping which deviates from the typical landscaping plan; and at time of changes to or resubmission of approved or unapproved plans and specifications.

ARTICLE 2. ARCHITECTURAL REVIEW PROCEDURES

2.1. Review of New Construction. Plans and specifications for new construction upon any Unit must be reviewed and approved by the Architectural Control Committee, and require the submission of an Application for Review and payment of the Review Fee. Owner shall submit to the Architectural Control Committee a conceptual or preliminary site layout and all of the plans and specifications listed in Section 2.3. Also, if available information concerning irrigation systems, drainage, lighting, landscaping, fencing, elevation, excavation, screening, and other features shall be provided. Owners may request an initial meeting with a representative of the Architectural Control Committee to address any questions about the Condominium and the Architectural Guidelines.

2.2. Review of Modifications. The review of modifications to existing structures or Improvements shall require the submission of an Application for Review to the Architectural Control Committee along with the required Review Fee. Depending on the scope of the modification, the Architectural Control Committee may require the submission of all or some of the Plans and specifications listed below in Section 2.3. In the alternative, the Architectural Control Committee may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction.

2.3. Plans and Specifications to be Reviewed. The Architectural Control Committee shall require 3 full size sets of the following plans and specifications for new construction or a modification, in addition to the submission of an Application for Review and payment of a Review Fee:

2.3.1. Floor Plan Showing building shell footprint, walkways and other impervious cover to be constructed, retaining walls, trash enclosures, HVAC equipment and utilities and the screening for same, interior spacing of rooms, and connections to driveways and walkways.

2.3.2. Elevations. Front, rear and side exterior elevations showing building materials and finishes, and indicating the maximum height of the building and other improvements and relationship to existing and proposed finished grades.

2.3.3. Roof Plan. Showing slopes, pitches and gables, unless reflected in the other plans and specifications.

2.3.4. Landscaping Plan/Site Plan. Showing location of major excavations and trees greater than 6" in diameter for which permission is requested to cut down.

2.3.5. Other. Such other information, data, and drawings as may be reasonably requested by the Architectural Control Committee, including, without limitation, total proposed impervious cover, screening and other features.

2.4. Review Criteria; Variances. In its review process, the Architectural Control Committee may consider the quality of workmanship and design, harmony of external design with existing structures, location in relation to surrounding structures, topography, trees, and finish grade elevation, among other things. The Architectural Control Committee shall have the power to grant a variance from strict compliance when a deviation is deemed by the Architectural Control Committee to be desirable, so long as the variance does not result in a material violation of the Declaration. No variance shall be effective unless in writing and signed by the Architectural Control Committee.

2.5. Review Period. Each Application for Review shall be approved or disapproved in accordance with Sections 3.8 and other applicable provisions of the Declaration. The Architectural Control Committee is to notify the owner of the Architectural Control Committee's approval or disapproval

with specified objections or notice of need for additional information by sending a reply within 10 business days of receipt of each submission by an owner. The Architectural Control Committee may reply by mail, email, or fax.

2.6. Revisions. If the Architectural Control Committee disapproves of the plans and specifications, or any matter reflected thereby, the Review shall provide a written list of objections. Upon a disapproval, the owner may submit revised plans and specifications to the Architectural Control Committee in accordance with Section 5.3. of the Declaration.

2.7. Governmental Approval. The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of the City of Pflugerville, Travis County or other governmental authorities having jurisdiction over the Condominium. It is the responsibility of each owner to obtain all necessary permits and approvals.

2.8. Compliance with Approved Plans and Specifications. All work must conform to approved plans and specifications. If it is determined by the Architectural Control Committee that work completed or in progress on any Unit is not in compliance with these Architectural Guidelines or any approval issued by the Architectural Control Committee, the Architectural Control Committee shall, directly or through the Board, notify the owner in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Architectural Guidelines.

2.9. Changes After Approval. All proposed changes to plans and specifications, including changes that affect the exterior of any building, grading, or landscaping, made after the approval of plans and specifications must be submitted to and approved in writing by the Architectural Control Committee prior to implementation. If a governmental authority having jurisdiction requires that changes be made to final construction plans and specifications previously approved by the Architectural Control Committee, the owner must notify the Architectural Control Committee of such changes and receive approval from the Architectural Control Committee prior to implementing such changes.

2.10. Enforcement. In the event of any violation of these Architectural Guidelines, the Declarant or the Board may take any action set forth in the bylaws or the Declaration, including the levy of a special assessment pursuant to the Declaration. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Unit upon which such violation exists in addition to any applicable fees which may apply.

ARTICLE 3. ARCHITECTURAL STANDARDS.

The following specific criteria shall apply to all proposed or existing construction or modification within the Condominium unless Architectural Control Committee grants a variance.

3.1. Improvements. Owners shall secure Architectural Control Committee approval prior to construction, modification or removal of any improvements.

3.2. Additions and Expansions. Architectural Control Committee approval is required for any addition to or expansion of an improvement to a Unit. Materials shall match or compliment the style and materials of other buildings approved for the Condominium.

3.3. Architectural Standards. The exteriors of all buildings must be designed to be compatible with the natural site features of the Condominium and to be in harmony with their surroundings including the land forms, the natural contours, local climate, vegetation, and the views. The Architectural Control Committee in its discretion can veto a design or suggest improvements to the design based on an analysis of the design and its compatibility with the standards established above and others in these Architectural Guidelines. The Architectural Control Committee will provide in writing reasons for its assessment and suggestions to the owner.

3.4. Building Height. The Architectural Control Committee may set maximum heights for structures in the Condominium. As applied to a building, height is measured as specified by applicable governmental regulations, or if there are no such applicable regulations, as follows: from the average elevation from the existing grade(s), front to rear of the building (1) to the highest point of the coping of a flat roof; (2) to the deck line of a mansard roof; (3) to the average height of the highest gable on a pitched or hipped roof; or (4) if none of the preceding, then to the highest point of the building, excluding spires, antennae, ventilators, chimneys or other similar appurtenances not extending over 6 feet above the building on which they are located. The Architectural Control Committee may consider the impact of the height of proposed improvements on the views of other Owners in determining whether or not to approve plans and specifications.

3.5. Foundation. All foundations for Improvements shall, to the extent possible, conform to the topography of the Unit on which the improvements are being constructed. No areas under any foundation shall be exposed to views from any public or private street, driveway, walkway, or another Unit.

3.6. Roofs. Rooflines must be appropriate for the architectural style. All roofs also must:

3.6.1. Materials. Be constructed of wood shingles, clay tile, cement tile, slate, stone, synthetic slate, non-reflective standing seam metal of earth tone colors (some ornamental use of copper roofing may be allowed in the discretion of the Architectural Control Committee) or other material approved by the Architectural Control Committee;

3.6.2. Quality. Be of high grade and quality;

3.6.3. No reflection. Not be reflective; and

3.6.4. Height. Not exceed the applicable governmental authority's required height limits unless a variance is granted by the applicable governmental authority, if required, and the Architectural Control Committee.

3.7. Reflective or Mirrored Glass. No reflective or mirrored glass shall be used on the outside areas of any buildings or other Improvements.

3.8. Exterior Lighting. Exterior lighting or illumination of buildings, yards, landscaping and parking areas shall be designed and installed with adequate top and side shielding to avoid visible glare (direct or reflected) onto streets, driveways, walkways, and/or other Units.

3.9. Fencing. The Architectural Control Committee, in its discretion, may allow or prohibit the construction of any proposed fence; may specify the materials of which any proposed fence must be constructed; and may from time to time adopt and revise recommendations regarding fencing.

3.10. Temporary Structures. Temporary structures other than those used during the initial construction of a building and those permitted under the Declaration are prohibited.

3.11. Building Materials. All buildings shall be of recognized standard construction quality. Exterior wall surfaces (exclusive of glass) shall be of a material specifically approved in writing by the Architectural Control Committee.

ARTICLE 4. LANDSCAPING AND SITE STANDARDS.

Landscaping is an essential element of design at the Condominium. Preservation of existing vegetation in addition to the introduction of plants native to the area must be considered in establishing the landscape design.

4.1. Landscaping Plan. The landscaping plan included in the plans and specifications should include the following:

4.1.1. Site Plan. Site plan with property boundary, footprints of permanent structures, and locations and identifications of all existing trees.

4.1.2. Identification. Project location and owner's name.

4.1.3. Scale. North arrow, drawing scale, sheet number, and date.

4.1.4. Plant Plan. Planting plan showing locations of proposed and existing plants. Plants should be drawn at mature size.

4.1.5. Irrigation Plan. Irrigation plan.

4.1.6. Construction Plan. Construction details for all structural elements.

4.1.7. Drainage Plan. Proposed finished grading and drainage.

4.2. Drainage. Drainage of the Unit must conform to all applicable governmental requirements and any applicable fees shall be the sole responsibility of the owner of such Unit. All drainage and grading must be indicated on the plans and specifications approved by the Architectural Control Committee. There shall be no interference with the established drainage pattern over any portion of the Condominium except as approved in writing by the Architectural Control Committee. Landscape plans and specifications shall conform to the established drainage pattern, shall cause water to drain away from the foundation of the building, and shall prevent water from flowing under or ponding near or against the building's foundation. Water should flow fully over walkways, sidewalks or driveways into the street. The Architectural Control Committee may require a report from a drainage engineer as part of its review of any landscaping or improvement plan.

4.3. Condition and Repair of Improvements and Landscaping. All improvements shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the owner thereof. All irrigation systems shall be well maintained and operated at each building to keep lawns and landscaping in a condition acceptable to the Association and appropriate to the season, weather conditions and water availability. All landscaping plans and specifications shall be prepared and implemented in order to prevent erosion to the maximum extent reasonably practicable. Each Owner shall keep all trees, shrubs, grass and plantings on such Owner's Unit free of disease and insects consistent with good horticultural practice.

ARTICLE 5. CONSTRUCTION GUIDELINES

5.1. Inspections. Each owner shall schedule and coordinate a review of all construction activities with the Architectural Control Committee to verify compliance with the approved plans and specifications. The Architectural Control Committee may also perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans and specifications and these Architectural Guidelines. All inspections are observations only and will not relieve any owner of the obligation to obtain inspection approvals from all applicable government authorities and other organizations having jurisdiction. Job sites not in compliance with the Declaration, these Architectural Guidelines or approved plans and specifications will be issued a Notice of Violation and a punch list of items needed to bring the construction and/or job site into compliance. Further construction is prohibited until such punch list items have been corrected.

5.2. Construction Damages. Any damage to vegetation or Common Elements caused by any owner, its contractors, sub-contractors, agents or employees must be corrected immediately to the satisfaction of the Architectural Control Committee and the owner of the damaged property. If the damage is not corrected, the Association may repair such damage and assess the costs of repair to the responsible owner.

5.3. Conduct. The owner must ensure that all contractors and subcontractors control the conduct of their employees while working in the Condominium. Loud music, profanity, and other behavior which is unbecoming of a quality operation will not be tolerated. Employees violating this policy may be asked to leave the Condominium and may be denied access at the construction entrance.

5.4. Site Cleanliness. All sites must be maintained in a clean and orderly manner at all times. The storage of materials, to the extent possible, shall be neat and orderly.

5.5. Insurance. During any construction activities on a given Unit, such Unit owner shall maintain adequate construction insurance in an amount reasonably acceptable to the Association. Such insurance shall name the Association as an additional insured.

ARTICLE 6. ENFORCEMENT AND REMEDIES

Any violation of these Architectural Guidelines shall be deemed a violation of the Declaration. Any owner at its own expense, Declarant, the Board, or the Architectural Control Committee shall have the right to enforce the provisions of these Architectural Guidelines, in compliance with and subject to the provisions of the Declaration.

ARTICLE 7. CHANGES AND AMENDMENTS TO THE ARCHITECTURAL GUIDELINES

These Architectural Guidelines may be amended as follows:

7.1. Amendment. These Architectural Guidelines may be amended, in whole or in part, upon the affirmative vote of a majority of the members of the Architectural Control Committee.

7.2. Recordation. Such amendment shall be recorded in the Official Public Records of Travis County and may be posted in a prominent place within the Condominium.

7.3. Effective Date. All amendments shall become effective upon recording in the Official Public Records of Travis County. Such amendments shall not be retroactive so as to apply to previous work or approved work in progress.

7.4. Declaration Controls. In no way shall any amendment to these Architectural Guidelines change, alter or modify any provision of the Declaration. If, and to the extent, these Architectural Guidelines conflict with the Declaration, the Declaration shall control.

These Architectural Guidelines are hereby adopted on this _____ day of September, 2016.

Paradise Cove Condominium Association, Inc., a Texas
non-profit corporation

By: _____
Yogesh Kumar, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of September, 2016, by Yogesh Kumar, Secretary, Paradise Cove Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

NOTARY PUBLIC, State of Texas

OWNER APPLICATION FOR ARCHITECTURAL REVIEW

Date: _____ Owner's Name: _____

Address: _____ Telephone: _____

Suite #: _____

If an agent is submitting on behalf of the owner, also complete the following:

Agent's Name: _____ Company Name: _____

Type of Agent: _____ Telephone: _____

In accordance with the Declaration of Condominiums the Architectural Guidelines, application is hereby made for review and approval of the following described improvements: *(Provide brief description)*

In support of this application the following required items are submitted. (See Section 2.C of the Architectural Guidelines)

A. Three (3) Full Size Sets of Plans and Specifications. The plans and specifications will show the following (where applicable): site plan, floor plan, exterior elevations, roof design, exterior materials and finishes, landscaping plan, and other such items as may be needed to reflect the character and dimensions of the improvements.

B. Summary. Written statement summarizing setback, height and square footage of proposed construction, impervious cover, how these numbers compare with the requirements of the Declaration and the Architectural Guidelines, and whether any variance requests are made.

If the application is incomplete, the Architectural Control Committee will notify the owner as to the needed documents and the application will not be further considered until receipt of these materials. It is hereby understood and agreed that approval of this application by a Architectural Control Committee does not constitute approval as to compliance with applicable governmental laws, ordinances or regulations.

Signature of Owner(s): _____ Date: _____

_____ Date: _____

Signature of Agent: _____ Date: _____

Submit Applications to:

Action by Architectural Control Committee:

Approved: _____ Date: _____

Approved as Noted: _____ Date: _____

Disapproved: _____ Date: _____