



STATE OF TEXAS {  
COUNTY OF HARRIS {

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**ARCHITECTURAL STANDARDS AND GUIDELINES  
FOR STRUCTURES AND IMPROVEMENTS IN  
OLDE OAKS, SECTIONS ONE, TWO, THREE, FOUR  
AND SIX AND WATERFORD PARK, SECTIONS ONE AND TWO**

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**WHEREAS**, Deed Restrictions have heretofore been filed for record for various Sections of Olde Oaks and Waterford Park as follows: Olde Oaks, Section One (1) being filed under County Clerk's Film Code Number 147-05-0431 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Two (2) being filed under County Clerk's Film Code Number 111-91-1450 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Three (3) being filed under County Clerk's Film Code Number 001-84-0990 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Four (4) being filed under County Clerk's Film Code Number 001-84-0990 of the Real Property Records of Harris County, Texas; Olde Oaks, Section Six (6) being filed under County Clerk's Film Code Number 197-82-0346 of the Real Property Records of Harris County, Texas; and Waterford Park, Section One (1) and Waterford Park, Section Two (2), being replats of Olde Oaks, Section Five (5), and being filed under County Clerk's Film Code Number 512-39-1777 of the Real Property Records of Harris County, Texas;

**WHEREAS**, said Deed Restrictions created the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., which is a Texas non-profit corporation, as the governing body of the aforementioned Sections of Olde Oaks and Waterford Park. OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. is a property owners' association as that term is defined in Section 202.001 of Texas Property Code and the Deed Restrictions are a "dedicatory instrument" as that term is defined in Section 202.001 of the Texas Property Code.

**WHEREAS**, Section 204.010 (18) and Section 204.011 of the Texas Property Code vests the power and authority in the property owners' association and its Architectural Control Committee to establish and/or modify architectural guidelines for structures and improvements within aforementioned Sections and Lots of Olde Oaks and Waterford Park.

**WHEREAS**, in accordance with the power and authority vested in the OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation and being the property owners' association for the aforementioned Sections of Olde Oaks and Waterford Park, the Board of Directors of the OLDE OAKS COMMUNITY IMPROVEMENT

ASSOCIATION, INC. has adopted and approved "Architectural Standards and Guidelines for Structures and Improvements" and authorized that same be filed in the Real Property Records of Harris County, Texas in order to provide notice of such architectural standards and guidelines to all current and future owners and/or any other party dealing with any property within the said Sections and/or Lots and other properties of Olde Oaks and Waterford Park.

NOW, THEREFORE, the Board of Directors does hereby publish and declare the following Architectural Standards and Guidelines for Structures and Improvements to be the criteria upon which plans will be approved or disapproved and shall be the governing criteria for the construction or erection of structures and/or improvements in Olde Oaks and Waterford Park. Said guidelines are as follows:

**Architectural Standards and Guidelines  
for Structures and Improvements**

Section 1. Architectural Control In General.

1.01. General Provisions. No dwelling, garage, building, improvement, foundation, fountain, outdoor lighting, fence, wall, statuary, awning, deck, driveway, walkway, sidewalk, swimming pool, gazebo, satellite dish, or any other structures or other improvements shall be commenced, erected, placed, altered, or maintained upon any Lot until the construction plans and specifications and drawings showing the front elevation, the nature, kind, shape, height, materials, color scheme and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee.

1.02. Remodeling, Modifications or Additions. No remodeling, modifications or additions to existing buildings, structures and improvements shall be made on any Lot until the said construction plans and specifications, drawings and said plot or site plan have been approved in writing by the Architectural Control Committee.

1.03. Objectives of Committee. The Committee's objective is to prevent from being built in the Subdivision any unusual, radical, uncommon, unsightly, unattractive, curious, odd, extraordinary, bizarre, peculiar or irregular architectural designs or appearances and/or to prevent from being built in the Subdivision any structures, buildings, improvements or any other designs that may adversely affect property values in the Subdivision. The Committee's primary objective shall be to control and regulate architectural harmony in the Subdivision.

1.04. Factors Considered. The Committee will consider harmony of the exterior design and location in relation to



surrounding structures and topography as factors in determining whether to approve the application. In considering the harmony of external design between existing structures and improvements and the proposed structure or improvement to be constructed, erected or altered, the Architectural Control Committee shall consider, among other things, the general appearance of the proposed building, structure or improvement as that can be determined from front, rear and side elevations as shown or depicted on the submitted plans.

1.05. Deed Restrictions Controlling. Regardless of the contents of these Guidelines, the architectural control provisions contained in the restrictive covenants (the "Restrictions") shall be controlling and must be adhered to in all respects. All mandatory provisions of the Restrictions, including without limitation, minimum square footage of dwellings, percentage of brick and building setback line requirements, must be strictly adhered to, unless a prior written variance has been granted by the Architectural Control Committee.

Section 2. Submission of Application and Plans. The following guidelines are applicable to the submission, approval and denial of applications and plans in the Subdivision:

2.01. A.C.C. Application. A written A.C.C. application shall be required to be submitted to the Architectural Control Committee prior to the commencement of any construction or alteration of any improvements. The Board of Directors shall promulgate an application in such form as it deems appropriate and shall retain the right to modify or revise such application at any time. The Architectural Control Committee application must be completed in its entirety and mailed or delivered to the address indicated on the form. The application must state the date the project will be started and the anticipated date of completion of the project. In addition to the above, the Committee may require that the application contain the complete name and address of the person(s) or entity that will actually do the work. The application must be signed and dated by at least one of the owners of the property. The application and other information is available by contacting Chaparral Management Company. All applications and all approvals must be made in writing. The Architectural Control Committee will not respond to verbal requests for approvals and will not be bound by any alleged verbal approval.

2.02. Construction Plans. A copy of the construction plans and specifications, drawings and a plot or site plan, together with such information as may be deemed pertinent, shall be submitted to the Architectural Control Committee or its designated representative prior to the commencement of construction of any building, structure and/or improvement or



prior to the commencement of any remodeling, modifications or additions to existing improvements. The Architectural Control Committee may require the submission of such plans, specifications, and plot plans, together with such other documents as it deems appropriate, in such form and detail as it may elect at its sole discretion. The construction plan must accurately indicate the height and style of the improvement. All pertinent dimensions, including without limitation, the height, length, width, slope of roof, location of eaves, etc., must be shown on the construction plans. The Architectural Control Committee will require an architect's or artistic drawing showing the front, rear and side elevations of the structure. When such drawing is required, the approval granted shall incorporate such drawing into written approval and the structure must be built in strict conformity with such drawing. The Committee will also require the following to be submitted: (a) type of construction material to be used and (b) paint colors that will be used, with the exact name of the colors to be specified. The Committee may require that actual samples of the construction material and samples of the color paint be submitted to the Committee.

2.03. Plot Plan. The plot plan or site plan must accurately show and depict the appropriate setback lines and the relation of the proposed building, structure and/or improvement to such setback lines. All property lines, main and side streets, an outline of the home and the garage, all existing structures and other improvements situated on the Lot (including fences) and the proposed structure or other improvement must be clearly indicated on the Plot Plan. All other significant features on the property must be shown on the plot plan. The Committee may require a copy of the survey of the Lot so as to determine the location of the proposed building, structure and/or improvement in relation to the setback lines and in relation to existing building, structure and/or improvement already constructed on the Lot.

2.04. Approval Process. The Architectural Control Committee has thirty (30) days from the date of receipt by the Committee of the completed application and plans in which to respond to the request. If additional information or documents are required by the Committee, then the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) or alteration(s) should allow for the time required to complete the approval process.

2.05. Approval of Application. Any approval of the Architectural Control Committee must be in writing, and in granting such approval, the Committee may make that approval subject to or contingent upon compliance with any modifications in the plans, specification or drawings or upon other conditions required by the Committee, with such modifications or conditions to be specified in writing by the Committee. Any deviation from



the application, plans and specifications approved, even after construction has commenced, must be approved in writing by the Architectural Control Committee prior to commencement of any further work on or construction of the structure or other improvement.

2.06. Denial of Application. If an application is not approved, then the Architectural Control Committee will state in its letter the reasons for the denial of the approval and what type of changes, if any, would alter that decision. Unless the Committee makes the approval subject to modifications or conditions as set forth in Section 2.05, then a new application and plans would have to be submitted and the approval process would again be governed by this Section 2.

### Section 3. Construction According to Approved Plans.

3.01. Construction in Accordance with Approval. If approval is granted, then all buildings and structures shall be built or remodeled, as the case may be, and all other improvements shall be constructed or made in strict accordance with the drawings and specifications as the same may have been finally approved, in writing, by the Architectural Control Committee. Any Owner receiving approval of any plans hereunder agrees to construct said addition, improvement or structure in strict accordance with the approved plans. Failure to so complete construction in strict accordance with the approved plans may result in the withdrawal of the Committee's approval.

3.02. Good, Workmanlike, Aesthetic and Timely Manner. All construction, repairs, modifications and/or improvements must be completed in a good, workmanlike and aesthetic manner, and must be completed within the time specified in the applicable A.C.C. approval.

Section 4. Variances. The Committee, with the approval of the Board of Directors, shall have the right, exercisable at its discretion, to grant variances to the architectural restrictions and guidelines in specific instances where the Committee, in good faith, deems that such variance does not adversely affect the architectural and environmental integrity of the Subdivision or the common scheme of development. Subject to the foregoing, the following guidelines shall be applicable to any variances:

4.01. Primary Consideration. A variance may only be granted when unique circumstance dictates, such as topography, natural obstructions, hardship, or aesthetic or environmental considerations.

4.02. Variance Must be in Writing and Recorded. No variance shall be effective unless in writing signed by a majority of the Committee. Any and all variances granted by the

