

Laura Richard, County Clerk Fort Bend County Texas

Pages: 62

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LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.

PRESIDENT'S CERTIFICATE

I, the undersigned, do hereby certify:

- (1) I am the duly elected and acting President of Lakes of Bella Terra Community Association, Inc., a Texas non-profit corporation (the "Association"), and,
- (2) Attached hereto is a true and correct copy of the Lakes of Bella Terra Residential Design Guidelines revised December 31, 2019.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 30 day of April, 2020.

Lakes of Bella Terra Community Association, Inc., a Texas non-profit corporation

Bassam Barazi, President

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this Aday of Queen, 2020, by Bassam Barazi, President of Lakes of Bella Terra Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP Galleria Tower II 5051Westheimer Rd., Suite 1200 Houston, TX 77056



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Residential Design Guidelines

Revised December 31, 2019

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LAKES OF BELLA TERRA DESIGN GUIDELINES

1.0 INTRODUCTION

Lakes of Bella Terra is located in west Houston between FM1093 and Bellaire Blvd. approximately 1/2 mile west of Grand Parkway.

Lakes of Bella Terra is being developed as a master planned community of the L.O.B. Limited Partnership consisting primarily of a mixture of single family detached residential densities with a series of water features and open space network. The master plan has been adopted in order to establish the long range intent of the community.

The master plan for *Lakes of Bella Terra* is a dynamic document subject to refinement and modification as project development occurs. The master plan will be sensitive to market conditions and, while maintaining its basic integrity through these design guidelines, will be responsive to change. Residential villages of varying and distinct price ranges are arranged in identifiable neighborhoods, each with its own distinct character. A system of landscaped walks and trails, greenbelts, parks and water features integrate each village. The pedestrian network connects the various villages and recreation centers throughout the community.

The Design Guidelines are intended for the use of the various builders in the *Lakes of Bella Terra* development and the design professionals they may engage, as well as the residents and homeowners who wish to make improvements. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design

diversity is encouraged in order to create a specific identity for each project and each neighborhood. However, certain standards have been adopted for key design factors to provide continuity and ensure that neighboring projects reinforce each other's quality.

These guidelines are supplemental to The Lakes of Bella Terra Declaration of Covenants, Conditions & Restrictions, as supplemented and amended from time to time (the "CCR's") Protective Covenants and are to be used in the architectural review of builder or owner plans. Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as standards for future compliance to maintain the integrity of the community. The residential guidelines contain the construction, development and aesthetic standards adopted and administered by the Lakes of Bella Terra Architectural Control Committee (the "Architectural Control Committee" or ACC), however, the guidelines do not necessarily represent all of the restrictions that may be imposed on a specific lot. Prior to commencing design of a project, the property deed, the recorded subdivision plat and the "Declaration of Covenants, Conditions and Restrictions" should be referred to. In addition, the *Lakes of Bella Terra* is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is therefore subject to Houston's development ordinance and any other ordinance which Houston may, by law, extend outside its corporate limits. The development regulations for Fort Bend County, including curb and driveway standards, shall also apply. Local County and City standards, regulations and ordinances have precedence over this document.

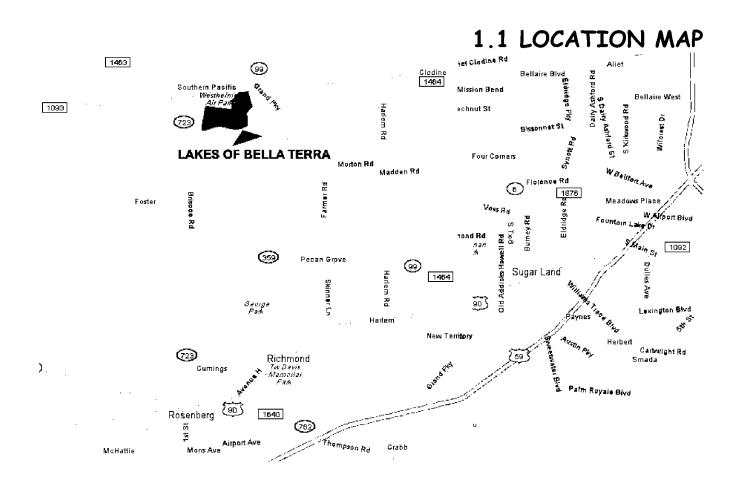
The intent for the construction of residences and other structures within *Lakes of Bella Terra* is that they be of the highest quality. Builders are required to comply with the regulations of the Home of Texas Warranty building standards.

In order to ensure the integrity of the development, concepts defined in these Design Guidelines and construction of any type will be subject to review by the ACC. The ACC is created by the Lakes of Bella Terra Covenants, Conditions and Restrictions (CCR's) and will operate in accordance with these provisions. All proposed improvements and any subsequent improvements, grading, mass plantings and exterior construction must be reviewed and approved by the ACC prior to the commencement of any building or construction activity on the site. No improvement shall be permitted without approval by the ACC. Refer to the CCR's for members, function and approval procedures for the ACC.

How to Use This Document.

- 1) Locate the design standard requirement in the Table of Contents,
- 2) Turn to that page in the document and find the standard in the column on the left side of the page,
- 3) Locate the "Lot Size" in the row at the top of the page,
- 4) The place where the "Design Standard" row meets the "Lot Size" column is the specific requirement for that particular lot.

Other information for clarification of a design guideline may be contained in the Appendix. Refer to other documents such as the recorded plat, Driveway Location Plan, and Deed Restrictions for further information regarding a particular lot. This document may be revised and updated as necessary to meet changing conditions, market demands, and other factors effecting development of this project and individual lots.



2.0 SITE PLANNING CRITERIA

	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM
SETBACKS						
• Front	25'; 20' on cul-desac (see minimum garage setback requirements, page 24) ON 60' ROW ONLY: 20' with porch***; SECTION 3 ONLY: 15' with porch***; 15' on cul-de-sac. W/o porch, garage setbacks less than 3' on cul-de-sac are required to be on a 20' building line.	25'; 20' on cul-de-sac (see minimum garage setback requirements, page 24); ON 60' ROW ONLY: 20' with porch***; SECTION 1 & 2 ONLY - 15' with porch***15' on cul-de-sac - 3' garage setback applies. W/o porch, garage setbacks less than 5' on cul-de-sac are required to be on a 20' building line. 5', 6' in Sections 1, 2, 5, 6, 8 & 9;			30', 25' with porch***; 20' on cul- de-sac; 25' in S. 10.	
• Interior Side	5'		5', 6' in Sections	1, 2, 5, 6, 8 & 9;		5', 6' in Section 7 and 10; 10' on lake front lots
• Corner Side*			15'			20'
• Rear			-	ment (if applicable)		
• Rear on Lake				6'		
Detached Garage			3'	Side		
LOT COVERAGE**	75%	70%		60)%	
MINIMUM UNIT SIZE	One Story: 1600 SF Two Story: 2100 SF	One Story: 1700 SF Two Story: 2300 SF	One Story: 2000 SF Two Story: 2300 SF	One Story: 2400 SF Two Story: 2400 SF	One-story: 2800SF Two-story: 3000SF	3500 SF
MAXIMUM UNIT SIZE		3200 SF eeded by not more than ace and is not granted or	3700 SF 200 s.f. This increase in master plans.	4200 SF s limited	4999 SF	No Limit (subject to lot coverage restriction)

^{*} Lots whose side property line abuts a green space reserve such as the landscape reserve located between a lot and the entry road into a section shall not be considered a corner lot.

**Lot Coverage: Impervious cover excluding pool

*** Porch must be a minimum of 5' deep and wide enough to accommodate chairs and rockers.

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM					
FLOOR PLAN AND ELE	FLOOR PLAN AND ELEVATION REPETITION*										
Same plan, same elevation, on the same side of the street	Four full lots must be	skipped (a side street	does not count as a lot)			All plans and elevations must be original					
Same plan, same elevation on the opposite side of the street	Four full lots must be	our full lots must be skipped (a side street does not count as a lot).									
Same plan, same elevation on nearby intersecting street	elevation on nearby					All plans and elevations must be original					
Same plan, same elevation on back- to-back lots	Permitted	Permitted									
Same plan, different elevation on the same side of the street	Three full lots must b	e skipped				All plans and elevations must be original					
Same plan, different elevation on opposite sides of the street	Two full lots must be	Two full lots must be skipped (a side street does not count as a lot)									
Same or similar brick, stone or stucco on neigh- boring lots or lots directly across the street	h- ots										

^{*}Any Plans considered "Sister Plans" must follow the "same plan, same elevation" criteria.

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM			
GARAGE PLACEMEN	T								
• Corner Lots	garages may be loca side street on a come	opposite side of the lot freed on the side street as ler lot. Note: A lot is still street. Refer to the Driv.	ong as the vehicular en considered a corner le	ntrance to the garage face of for garage placement of	es the rear of the lot. It is the rear of the lot. It is commerted in the rear of the lot. It is the lot.	No garages may face a non space separating			
• Lots adjacent to Lakes	allowed provided that	etached garages are not permitted on lots which back onto a lake. When the side of a lot is exposed to a lake, a detached garage may be lowed provided that the garage is on the side of the lot opposite the lake and the side of the garage exposed to the lake is composed of asonry or stucco matching the residence. Swing-In garages may not face a lake.							
 Lots adjacent to Open Space, Common area or Greenbelt 	Lots adjacent to Open Space, Common area or Lots that back onto or have a side exposed to open space, common area or greenbelt may have detached garages positioned on either significant of the lot provided that all sides of the garage exposed to the greenbelt are masonry or stucco matching the residence. Windows must be installed on the rear of the garage facing the greenbelt. Blank walls on the greenbelt are not permitted. Swing-In garages may not face								
• Swing-in Garage	Back-up space may	not be more than 30' from	n face of garage to sid	e property line.					
UTILITY EASEMENTS	approve placement of	ructures and the planting of structures and trees on	the utility easement.						
FRONT UTILITY EASEMENTS (U.E.)	Screen utility pedest center at installation	tals and transformer boxe	es with evergreen and f	reeze hardy shrubs. Shru	bs must be a minimum	n height of 36" and 3' on			
GRADING, DRAINAGE AND BERMS	property lines. For linstance shall lots be homeowner be allow of the lot without experime and 3:1 for large	raded from rear to front vots along the lake, a max allowed to drain across yed to construct a retaining press approval of the AC andscaped berms. Maximute not permitted in the from	imum of sixteen feet (rear property lines into ag wall at the rear of th C. Berms used for scre am height limited to 3'	16') of the rear of the lot the lake with storm drai e lot along a lake. Lots reening or aesthetics may	s may drain towards the n pipes. In no instance may not be regraded al not exceed a maximum	e lake, but in no e may a builder or ong the rear sixteen feet a slope of 4:1 for sodded			
LOT LAYOUT	Homes and detached Location Plan.	l garages should be sited	so as to maximize rea	yard space and yet conf	orm to the requiremen	ts of the Driveway			

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM			
DRIVEWAYS									
Materials Permitted	concrete pavers, mas decorative horizonta homes on the lake, v	Concrete or unit masonry, stamped or colored concrete (color subject to ACC approval), exposed aggregate concrete, interlocking concrete pavers, masonry pavers and borders. In Section 10, driveways, are required to be concrete or unit masonry with added decorative horizontal or vertical banding using pavers; however the ACC encourages the full use of pavers on the driveways of homes on the lake, while maintaining the use of heavy paver accenting on all other driveways. The use of Driveway materials are subject to ACC approval and materials must match the look and colors of the home.							
Materials Not Permitted	Asphalt paving, loos	Asphalt paving, loose gravel and stone, timber borders							
• Construction Standards	installed within the	Minimum 4" thickness over a compacted subgrade. A #6 six (6) inch by six (6) inch woven wire mesh or approved equal shall be installed within the "drive-in" portion (apron) of the driveway between the curb and the sidewalk. Adherence to county specifications regarding driveway cuts and curb returns at driveway is required.							
Driveway Widths	Two-car detached re: Three-car attached fr Three-car attached re: Two-car swing-in ga line. Three-car swing-in g property line. Permit Note: Driveways ma No driveway extensi	ar-loaded: 18' at face of ont loaded: 26' at face of ar loaded: 26' at face of rage: 18' at face of garages: 26' at face of ted only on 80' lots or lary be reduced to a mining ons will be permitted if C for review and approve	garage; 12' at curb. f garage; 18' at curb. garage; 12' at curb. gge; 12' at curb; back-u garage; 12' at curb; ba urger. Driveway may no num of 10' where neces they exceed the maxim	ick-up space may not be of impede drainage from ssary with prior ACC app	e than 30' from face of e more than 30' from rear yard to street. rroval. Any requested change	s to the driveway must be			
Circular Driveways	Not permitted; 12' maximum width an 18' at curb								
Not Permitted		lot are not permitted. F rear loaded garage is no		through a porte cochere	and another driveway	alongside the porte			
• Setbacks	Driveways shall be located no closer than 2' from side property line and must be setback a minimum of 2' from the concrete slab of a house.* The driveway must also be setback 5' from the side property line at the curb to allow room for the 5' driveway turning radius.								

^{*}Note: In special circumstances <u>only</u> when the width of the lot and the residence may require a smaller setback, the ACC will review the plan submittal on a case-by-case basis. At that time, the two foot setback requirements may be reduced to 18" and the driveway width may be reduced to 9'-6". In no instance shall either setback be less than 18".

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM				
SIDE-BY-SIDE DRIV	EWAYS ON NEIGHBOI	RING LOTS								
• General	plan.									
• Landscape Requirement	No landscape require	ment for side-by-side di	riveways	hedge extending fro house along the side one side of the drain	Lots with side-by-side driveways are required to plant an evergreen hedge extending from the sidewalk to the front elevation of the house along the side property line shared by both driveways and on one side of the drainage area so as not to impede drainage. Only one hedge row will be required between driveways.					
SIDEWALKS										
• General	outside the lot bound required to extend si will be allowed. Ma driveways with deco a walkway with dec	ary line abutting any st dewalk alongside of lo nholes and valve boxes rative paving, the stand- orative paving, the stare ere the USPS has dedi	reet boundary line, wh t on corner lots). Side s must be flush with t ard sidewalk design do dard sidewalk design	ich sidewalk shall extend ewalks must be 5' wide i the concrete paving to in the sonot have to be carried must be carried through	from property line to n driveway. No abrusure pedestrian safety through the driveway the walkway. See A	lary line and two feet (2') property line. (Builder is pt curves or sharp angles A. Where sidewalks cross A. Where sidewalks cross A. Where sidewalks cross A. The sidewalks C. The sid				
WALKWAYS										
• Width	no straight walkways of connecting the sidewa the front porch and the	or sharp angles will be a lk and curb is required. street is still required e	llowed. Six feet maxin Handicap ramps are pexcept for lots less than	num for lots less than 65 ermitted from the drivew 65'.	'. A six foot (6') widt ay to the front porch,	but a walkway between				
• Materials	Unit masonry, quarr spacers.	ied stone set in mortar	or sand dust, interloc	cking pavers stamped con	ncrete, concrete with	masonry edging and/or				
POOLS, DECKS AND	ANCILLARY STRUCT	URES								
• General	structures may be con standards identified in	istructed on a utility eas	ement. Pools will be co endix P for pre-constru	must be setback a minimus onstructed according to the action requirements. At the	ese Architectural Gui	delines and to the				
Swimming Pool Appurtenances and Equipment	the fence, and must b 8' from the rear proper	e setback 16' from rear erty line, but vertical e	property line of lakefro lements need to remain	nd sliding boards require a cont lots. **In Section 25 l n at the 16' setback. Pool alls must be finished on al	ake lots only** pool e	lements can be setback located on lake or				
• Permitted		ge sheds, playhouses, de e rear yards only. All ma		potting sheds, arbors and materials of the home.	trellises must all be ap	proved by the ACC,				
Above-Ground Swimming Pools		t above-ground swimm receive ACC approval.	ing pools are prohibited	d. Smaller, prefabricated	installed above-groun	nd spas or hot tubs are				

	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM
Play Equipment	seventeen feet (17'). courts, batting cages a street must be screene must be in the earth to primary colors are not construction on utility shall be located close; feet (10') from a prop-	passed by play equipme The maximum permitter and trampolines, along vertiled by trees or appropriate one color range such as at allowed. Tunnel slides are easements or that may refront that may refront that may refront that may refront that may refront that all play equipmitted. All play equipmitted. All play equipmitted.	d height with shade can- with any other sports str e landscaping. Roofed s tan, beige, forest green, s are prohibited unless s impede the drainage on any property line. Struc- ment must be properly	ppy is twelve feet (12'). uctures must adhere to t tructures such as forts, or ust or colors harmonio thorter than six feet (6'). the lot or cause water to tures with a canopy or maintained. Torn, tatte	Play equipment such as hese dimensions. Any pastles, etc. are prohibit us with the primary re No structure will be a oflow to an adjacent locanvas tarpaulin shall bred, or faded shade can	s backyard basketball boles visible from the ited. Canopy colors esidence. Canopies in approved for bt. No play structure be located at least ten nopies, nets, rims,
WOOD FENCES						
• General						
	Fencing is not permitte fence. All cedar pickets natural wood finish an Stain type of wood finish	ible for installing a fer ed in the front yard of a s must rest on top of rot d maintained periodica sh category in the Flood es and to the standards is	ny lots. All wood fence board. Bevel ¾" of top lly. ACC requires 716 I Semi-Transparent colle	es must have 2 x 8 pres edge of rot board drains Cedar NaturalTone by action. All wood fences	sure treated rot board a age. All exposed wood Pittsburgh (PPG), a Flo	along bottom edge of fences to be stained ood Semi Transparent

		≤ 50'	55'/57'	65'/67'	75'/77'	80'/82' CUSTOM		
•	Corner Lot Fencing	Reduce amount of w privacy using one of the OPTION 1: Locate can Enclose mechanical ec- sides. Allow the reside OPTION 2: All fencin a minimum of ten feet mechanical equipment OPTION 3: Wrough conditioners are scree- sod (St. Augustine sod 1/2" cal.) are planted a masonry. The corner	ood fencing to the experience following options (seep rail fencing at rear conquipment (i.e., air condence to be seen from the ground front elevation is located behind fence to tron fencing may be med with an evergreen in Sections 1-3, 5-9, and all sides of the rear	rner of house and exten itioning units) with eve	d to rear property line. regreen hedge on three Locate cap rail fencing is preferred as long as perty line. lots as long as air sodded with Bermuda flowering trees (2 –2 ed to public view are	lakes, greenbelts, an required to provide constructed accordin, Guidelines and to the Appendix D. All consetback 10' for 80'/8 from the street right Reduce amount of extent possible homeowner privacy following options (se OPTION 1: Locate corner of house and line. Enclose mechair conditioning units on three sides. All seen from the side structure of the street right of fencing a minimum elevation of house (as long as mechanic behind fence) and cline. OPTION 3: Wrough approved on corner conditioners are screen hedge; the rear year masonry. The corner requirements must are street in the street right of the street right of fencing a minimum of fencing a mini	cap rail fencing at rear extend to rear property anical equipment (i.e., s) with evergreen hedge ow the residence to be	

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		≤ 50 ' $55'/57$ ' $65'/67$ ' $75'/77$ ' $80'/82$ ' CUSTOM							
•	Good Neighbor Fences	Wood fences not visible to the public such as side property lines on interior lots shall be constructed with alternating panels (seven foot lengths) and exposed rails along common interior lot lines. Good neighbor fences must be six feet high and constructed of 1" x 6" vertical cedar pickets and 4" x 4"pressure treated vertical wood posts. A 2 x 4 cross member is required for stability. (See Appendix B)							
•	Upgraded Wood Fences (also Known as "Cap Rail" Fences)	All wood fences visible identified below and structed of 1" x 6" v	All wood fences visible to the public including fencing facing the street or facing a neighbor's adjacent driveway must be a cap rail fence as identified below and stained (per the requirement on page 9). All wood fences visible to the public must be six feet high and constructed of 1" x 6" vertical cedar pickets and 2"x 6" cap and 4x4 pressure treated post. A 2x4 horizontal cross member is required for stability. A 1" x 4" fascia board located under the cap. (See Appendix C).						
•	Pipeline Fencing	The rear of all lots that be upgraded wood fend		sement (and if not const	ructed by the Develope	r), except for lots with	a view of a lake, shall		
WI	ROUGHT IRON FEN	CES							
•	General	The builder is respon required.	sible for installing a f	ence along the rear and	d side property lines of	f each lot wherever a	wrought iron fence is		
•	Construction Standards	Wrought iron (also known as tubular steel) must conform to the standard identified in Appendix D. A zinc-galvanized factory coat is preferred for durability but not required. However, maintenance may be required more often without the factory coat. Welds must be sanded or brushed and primered before painting to prevent rusting. Primer must be epoxy or steel and structural primer. All fencing must be primer-coated. Paint must be polyurethane or oil-based enamel paint. Paint must be black semi-gloss only.					y coat. Welds must be		
•	Lake Lots	must extend from the height from 4' to5' to	rear corners of the lot to 6' (5' in Sections 19, 2	for twenty-four feet alor	ng the side property line ng sections along the si	es. The wrought iron for de property line and co	te. The four foot fence ence must transition in onstructed according to		
•	Greenbelt, Park or Common Area Lots	lots adjoining a green The six foot wrought i along the side proper remaining side proper	belt, park or common a fron fence must extend ty lines in two (2) eig ty line fencing shall b	stalled along the communes or as defined by drawn the rear corners of the foot long by six foo e good neighbor fences the elevation of the house.	iveway location maps. the lot for sixteen feet t height sections. The	installed along the of all lots adjoining common area. The fence must extend full the lot to a point a	aght iron fence must be common property lines g a greenbelt, park or six foot wrought iron rom the rear corners of minimum of ten feet ation of the house.		
•	Landscape Requirement Along Wrought Iron Fencing	Hedges must be installed along the inside perimeter of the wrought iron fence. All side property lines must be landscaped with an evergreen hedge. A minimum of fifty percent (50%) of the rear fence line must be planted with an evergreen hedge. The hedge shall be limited to the following: Red tip Photinia (Photinia fraserii); Dwarf Burford Holly (Ilex 'Burfordii' compacta); Indian Hawthorn (Rhaphiolepsis indica); Dwarf Pittosporum (Pittosporum tobira 'Wheeleri'); or Dwarf Yaupon Holly (Ilex vomioria 'Nana'). An evergreen hedge must be installed on both sides of a side property line with wrought iron fencing.							

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM
BREEZEWAY FENCES	A four foot breezeway fence is required. Six foot high fences are permitted. Fences must be either wood with cap rail or wrought iron with an evergreen hedge maintained to a height of three feet planted on either side of the fence. A maximum four foot high breezeway fence is required. Fences must be either woo with cap rail or wrought iron with evergreen hedge maintained to a height three feet planted on either side of the fence.					
LIGHTING						
• Permitted	Cast aluminum, brass	or wood fixtures				
Not Permitted		s, colored lighting, pole ls, neighboring propertion		res, lampposts, exposed es	transformers and wirin	g, "spill over" lighting
PEDESTRIAN GATES						
Wrought Iron Gates Wood Gates	than three feet in wide and self-latching. The fence line must lesign is similar to the A three foot wide pectine front street on the	th are not permitted. No be continuous in heigh approved driveway gat destrian gate may be lo	t. No arbor or other actes (see Appendix F). cated along the pipeline with the front loaded or	ed to be installed in the ditions shall be added.	project brick wall. Ga Courtyard gates are pure gate may be located	area lots*. Gates larger tes must be self-closing permitted as long as the d in the side yard facing the side yard opposite the
DBUVEWAY CATES			·····8 ······8·			
General	Driveway gates must be wrought iron constructed according to the rendering identified in Appendix F. Designs and detail more intrice than the image in Appendix F are subject to review and approval by the ACC. No spikes allowed on any part of the gate. Addition of general briveway gates must be located a minimum of ten feet behind the front elevation of the house. As a result of the installation of driveway gate if any additional fencing must be installed along the side or front property line, that fencing must be either 6' wrought in the control of the house.					
	with an evergreen hed	lge or a 6' upgraded fer es. Fence locations in h	nce on both sides—goo	d neighbor fencing is no	ot permitted. Driveway	gates are not permitted ocated center lined with

^{*} If fencing along greenbelt, park, or common area is wood, then gate must match, except at dog park, where pedestrian gates are not allowed.

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM
Driveway Gates on Swing-In Garages	Not allowed					This is the only instance where a driveway gate may be permitted in front of the front elevation of the residence and comply with these Architectural Guidelines and to the standards identified in Appendix F. ACC approval is required.
MECHANICAL EQUIPMENT		cation of all mechanica nt must be located behind			identified on the plo	ot plan submittal. All
METERS		ated a minimum of 15' fteen feet from the front				d in back of the meters.
STREET CURBS	Cutting, breaking or	removing any portion of	f the street curb for lot of	drainage or any other po	urpose is strictly prohib	pited.
MAILBOXES	Sections 1-3. 5-9: E1	100B00 – Gibralter Dou	ble Mailbox; All other s	sections: standard cluste	r boxes installed by US	SPS
BASKETBALL OR GAMES REQUIRING POLES	Permanent goals may be permitted with the prior approval of the ACC. Poles may not violate side or rear building lines, and are not permitted on the rear of a lake lot. Goals may not be attached to side-load, swing-in or front-load garages. Backboards may be mounted on a detached garage only. Backboard must be commercially manufactured and neutral in color. Only a shooting square outline shall be visible. Mounted poles are to be metal. No wood poles are permitted. Portable basketball goals, such as Hydro Huffy Sports or similar are permitted. Portable goals located in the driveway of a home must be removed from public view or placed no further forward than the front façade of the home before retiring for the evening. The portable goal must be well maintained and kept in good repair at all time All basketball goals must have a net at all times. No chain nets are permitted.					

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	≤ 50°	55'/57'	65'/67'	75'/77'	803/823	CUSTOM						
ANTENNAE, SATELLI	ANTENNAE, SATELLITE DISHES, RADIO TOWERS											
	(4) 4 0 11 1 0	1	100 1 1 1 1	11 1 1 1 1	12 . 1 1	111.						

ANTENNAE, SATELLIT	ANTENNAE, SATELLITE DISHES, RADIO TOWERS									
• Equipment	(1) A "dish" antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including									
Permitted	direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.									
	(2) An antenna that is one meter or less in diameter or diagonal measurement and is designed									
	broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other	than via satellite.								
	(3) An antenna that is designed to receive local television broadcast signals.									
• Placement	Devices must be placed in rear yard. For corner lots, they must be placed within the 25%									
	shall any such devices extend or project above the highest point of the rear line of the re	- I								
	approval by the ACC is required if devices are to be placed outside the permitted areas des	1 7								
	federal, state or county law, regulation or order regarding such devices, including, but not lim									
Lake Front Lots	Reasonable landscape and/or screening shall be employed to keep devices not visible from	n lakes or common areas. Devices shall be								
	painted so that they blend into the background, as long as it will not interfere with reception.									
COMPOSITE	Not Permitted	A maximum of two (2) adjacent lots may be								
BUILDING SITE		consolidated into one single family								
		residence site. Setback lines shall be								
		measured from the resulting side property								
		lines rather that the lot lines shown on								
		recorded plot. Landscape requirements								
		shall be 2 X the guideline requirement. All								
		other requirements apply.								

3.0 LANDSCAPE CRITERIA

		≤50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM			
FRONT YARL) REQUIRI	EMENTS (MINIMUM)								
Shade Tre	ees	Sections 19, 20 and 30	wo @ 4" caliper Live Oaks located 11' from the right-of-way ections 19, 20 and 30 – One @ 4" caliper Holly ection 37: One @ 4" caliper Live Oak located 11' from the right of way							
Large Tree Shrubs or Ornament		Two @ 15 gal				One @ 30 gal and Th	ree @ 15 gal			
Medium S Shrubs	lize	Ten @ 5 gal				Thirty @ 5 gal				
• Irrigation		Not required but recon	nmended		Required					
Border Plan	ants	Twenty @ 1-gal.					Thirty @ 1-gal.			
At Founda	ation	Must be evergreen and	l freeze hardy							
• Lawn		Bermuda sod (St. Aug	ustine sod in Sections 1	-3, 5-9, 12,13, 18, 23 &	24)					
LAKE LOTS,	PARK, ANI	O COMMON AREA LO	TS							
• Lawn			ustine sod in Sections 1	-3, 5-9, 12 & 13)						
• Shade Tre	es	Two @ 2-2-1/2" cal.								
• Evergreen	Hedge	Must be installed along	g wrought iron fence @	3'-6" spacing. (Also re	fer to page 11)					
• Irrigation		Irrigation required in r	ear yard.							
• Utility Ped Transform		Screen with evergreen	and freeze hardy shrub	s. Shrubs must be minin	mum height of 36" at in	stallation.				
CORNER LOTS		plus an evergreen, freeze hardy hedge at each tree must be planted along the corner side property line beginning at a point 10' behind the front elevation of the house and extending to the rear property line. Sod remaining areas with Bermuda sod (St. Augustine sod in Sections 1-3, 5-9, 12, 13, 18, 23 & 24). See Appendix G.					ress trees in 30 gallon vergreen, freeze hardy ast be planted along the line beginning at a front elevation of the g to the rear property areas with Bermuda od in Sections 7, 8, 9			

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	≤50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM		
IRRIGATION STANDARDS	underground automa designed and installe	atic irrigation systems of ed by licensed contractor	of approved design was doing business in the	ith minimal overthrow of	onto paved areas usin posed mechanical equi	and evenly irrigated by g current standards and pment such as automatic where appropriate.		
LANDSCAPE MAINTENANCE		d shaping; weed control; introl; fertilization and wa		nter protection as require	ed; replacement of dead	l or diseased plants;		
LANDSCAPE PLAN SUBMITTAL TO ACC		lan is submitted by build intent and must be submi		hanges or additions to la	ndscaping done by hor	neowner must adhere		
PLANTING BEDS								
• Required	All planting beds mu	st be mulched with shred	lded hardwood bark; m	inimum planting bed wic	dth of 5' from front of	residence.		
• Permitted	Ryerson steel edging	(or similar), brick set in	mortar, natural stone.					
Not Permitted	Red mulch; loose gravel/rocks, white rocks (colors must be earth tone/natural), plastic edging, loose brick edging, concrete scallop edging; corrugated aluminum edging, wire wickets, railroad ties or timbers; chicken coop wire attached to stakes; small picket fencing; continuou concrete bands are prohibited. Shrubs or trees between the sidewalk and the street curb are strongly prohibited. Floating planting beds no adjacent to or connecting to the house or not containing a tree are not allowed.							
LANDSCAPE STANDARDS	injurious insects, inse disfigurement. Plant the American Standa Nurserymen. All pla	All plant material shall be sound, healthy specimens typical of their species, with well-formed tops and roots, and shall be free from all injurious insects, insect eggs or larvae, diseases, serious injuries to bark, root or foliage, broken branches, or any other types of disfigurement. Plant proportions shall be those recognized as normal for a well-grown plant of that species and size, as recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. All plants that fail to make new growth from a dormant condition, decline or die shall be replaced. A plant is considered dead if at least 50% of its growth is dead. All replacements shall conform to the original intent of the planting design.						
YARD ART / EXTERIOR OBJECTS	requests for approval object. Approval sha 80' and Custom lots) all exterior objects m indicate a religious o Only one piece of art such a set shall be co Two planters will be addition, they must of	shall include a drawing all not be granted for objet. Approval shall not be pust be earth tone; no red or political message. t and/or exterior object wontained within a 2 square allowed as symmetrical compliment the architecture.	of the proposed object ects more than 36" hig granted for any items of s, yellows, silver, bright fill be permitted, unless e foot area. entry elements; however are character of the hore	out the prior approval of t and shall specify the size an and 24" square at the be- containing moving parts of at colors or reflective mat as more than one object is er, they must adhere to the ne.	e, color, material and p ase (42" high and 42": or producing noise of a terials will be approved necessary to create a s ne size and color requir	roposed location of the square at the base for my kind. The color of d. No objects shall et and provided that rements above. In		
Water Fountains				ence to the architecture o		placement will not be		

3.1 APPROVED PLANT LIST

Common Name

The following is a list of plant materials that may be used at *Lakes of Bella Terra* without additional ACC consideration/approval. Other plant materials must be submitted to ACC for review and approval.

Botanical Name SHADE TREES	Common Name
Carya illinoisis	Pecan
Liquidambar styraciflua	Sweet Gum
Magnolia grandiflora	Southern Magnolia
Pistache chinensis	Chinese Pistache
Platanus mexicana Quercus macrocarpa	Mexican Plane Tree Burr Oak
Quercus nigra	Water Oak
Quercus shumardii	Shurmard Oak
Quercus virginiana	Live Oak
Ulmus parvifolia 'Drake'	Drake Elm
EVERGREEN TREES	
Ilex opaca	American Holly
Ilex opaca Savannah	Savannah Holly
	Italian Cypress
Pinus thunbergi	Japanese Black Pine
Pinus taeda	Loblolly Pine
ORNAMENTAL TREES	
Betula nigra	River Birch
Cercis canadensis 'Oklahoma'	Redbud
Chamcerops humilis	Mediterranean Palm
(or similar)	
Chionanthus virginica	Chinese Fringe Tree
Crateagus marshalli	Parsley Hawthorn
Cycas revoluta	Sago Palm
Lagerstroemia indica	Crepe Myrtle
(or similar)	
Magnolia liliiflora	Lily Magnolia
Magnolia soulangeana	Saucer magnolia
Magnolia stellata	Star Magnolia

Mexican Plum Prunus mexicana Pyrus calleryana Flowering Pears 'Aristocrat' or 'Capitol' **SHRUBS** Aspidistra eliator Aspidistra Aucuba japonica Japanese Aucuba Azalea species Azalea Buddleia davidii. Butterfly Bush Buxus species Boxwood Callistemon citrinus 'Austraflora', Dwarf Bottlebrush 'Firebrand', 'Little John', and 'Splendens Camellia sasanqua Camellia Chanomelis speciosa Flowering Quince Cleyera japonica Japanese Cleyera Elaeagnus macrophylla Elaeagnus Ebbeningei Eriobotrya japonica Coppertone Loquat Fatsia japonica Aralia Fiegoa sellowiana Pineapple Guava Gardenia Gardenia jasminoides Ilex cornuta 'Burfordii' Dwarf Burford Holly compacta Ilex vomioria 'Nana' Dwarf Yaupon Juniperus Juniper species Leucophyllum frutescens Texas Sage Ligustrum japonicum Wax Leaf Ligustrum Mahonia aquifolium Oregon Grape Mahonia bealei Leatherleaf Southern Wax Myrtle Myrica cerifera Myrica pussila Dwarf Wax Myrtle Nandina domestica Dwarf Nandina varieties Nerium oleander Oleander

Botanical Name

ORNAMENTAL TREES CONTINUED

Botanical Name	Common Name
Shrubs Continued	
Pittosporum tobira	Variegated Pittosporum
'Variegata'	
Pittosporum tobira	Dwarf Pittosporum
'Wheeleri'	•
Rhaphiolepsis indica	Indian Hawthorn
Rhododendron indicum	Formosa Azalea
'Formosa'	
Spirea bumalda or similar	Spirea
dwarf varieties	•

GROUND COVER AND VINES

Ajuga reptans Ajuga Ardisa Crenulata Asparagus sprengeri Sprengeri Fern Japanese Sedge Carex morrowii Cuphea hyssopifolia Mexican Heather Cyrtomium falcatum Holly Fern Wood Fern Dryopteris normalis Festuca ovina Fescue Festuca cinerea Fescue Climbing Fig Ficus pumila Gelsimium sempervirens Carolina Jasmine Hemerocallis species Daylily

Botanical Name Common Name Groundcover & Vines--Continued Hedera helix English Ivy Low growing junipers Juniperus horizontalis, conferta, and procumbens 'Nana' species Lantana camara 'Radiation' Lantana Liriope muscari Liriope Evergreen Wisteria Millettia reticulata Giant Liriope Monkey Grass Ophiopogon jaburan Ophiopogon japonicum Rosa banksiae Lady Bank's Rose Santolina incana Lavender Trachelosperum asiaticum Asian Jasmine Trachelosperum jasminoides Confederate Jasmine Veronica latifolia, scro-Veronica phulariaceae and spicata Wisteria chinensis, floribunda, Wisteria megasperma, sinensis

4.0 ARCHITECTURE

The intent of this section is to establish basic criteria for the construction of residences and other structures within *Lakes of Bella Terra*. Building construction must be of the highest quality and builders are required to comply with the regulations of the Home of Texas Warranty building standards.

Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the various communities. The footprint of the residence and the roof form should work together to provide variety and interest when viewed from the street or across the lakes and greenbelts. These guidelines allow for diversity in design and should produce a climate of individuality, while insuring the architectural integrity of the community as a whole.

Imaginative plan geometry and articulated plans which deviate from the rectangular box or "shoebox" form are required. Priority must be given to those sides of a residence that are visible from streets and common areas. Unarticulated or blank walls which face a street or common area or lake are strongly prohibited.

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM
FOUNDATIONS						
Requirements	signed and sealed by	a Texas Registered Prot ched prior to foundation	fessional Engineer. A f	d with the appropriate co form survey should be und soils tests should be und	dertaken to ensure that	building setback line
6 MASONRY REQUI	REMENT*					
Non Lakefront	masonry/stucco All lots with two stor thoroughfare or main	I corner lot side elevati y residences that back collector street must had level or the second line. **	onto a green space, ave 100% masonry	80%; Front elevation and all corner lot side elevations must have 100% masonry/stucco. All lots with two story residences that back onto a thoroughfare or main collector street must have 100% masonry or stucco on the second level or the second level must be contained in the roof line. **	90%; Front elevation and all corner lot side elevations must have 100% masonry/stucco. All lots with two story residences that back onto a thoroughfare, main collector street, or a custom section must have 100% masonry or stucco on the second level or the second level must be contained in the roof line.	100% masonry or stucco
Lakefront	80%; 100% masonry on all and 100% masonry or	front elevations n all elevations facing a	lake		90%; 100% masonry on all front elevations and 100% masonry on all elevations facing a lake	100%
Corner Lot	Residences on all con	ner lots require 100% m	nasonry on the elevation	exposed to the side stree		1

* Fiber cement or concrete siding is not considered masonry. <u>Dormers and trim are excluded from the percent masonry requirement</u>. Street facing dormers must be entirely stucco, unless the gap between a window and a corner can be covered with a nominal piece of trim. No siding allowed on front facing dormers.

** Minimum siding may be acceptable on a case-by-case basis. In no instance will the entire rear wall of a second-story be approved with 100% siding.

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM					
EXTERIOR MATERIAL	S										
General		uited to three materials per residence, excluding glass and trim. Additional materials requested will be reviewed by the ACC on a case-by- basis for Custom homes only.									
Brick	Must meet standard sp	pecifications established	by the Brick Institute of	f America.							
Stucco	Cementitious-based of standards.	or acrylic-based stucco	is permitted. Quality	and installation shall	meet cement and plas	ster institute minimum					
• Siding	garages.		Siding materials may r								
• Wood			y weathered wood is pro		*						
Permoflex	residence. The use of the area above a roofl	Permoflex is limited to ine). The use of Hardip	an exterior material in land dormers, gables and are anel is not a permitted s	eas that will not support ubstitute for Permoflex.	brick on the second sto	ory elevation (such as					
Natural and Manu- factured Stone	The use of any type of	f stone on the exterior o	f a residence must be ap	proved by the ACC.							
Concrete	approved by the ACC		onry by the following m ior material). The use o hibited.								
Metal	Exposed metals shall	be anodized aluminum,	bronze, copper or paint	ed galvanized steel.							
• Trim	Density Overlay) will	be allowed.	finish-grade stock, stair	ed or painted as appro-	ved by the ACC. The	use of MDO (Medium					
Mortar Joints	All mortar joints shall	be tooled; "slump" join	nts are not allowed.								
Not permitted	Metal and vinyl sidin "Old World" look is r	g; reflective aluminum	. The use of a combin	ation of stone, brick an	d/or stucco to create a	rustic or distressed or					
WINDOWS											
Permitted	Wood or metal windo the house. Glass bloc		n metal windows are use	d, the finish shall comp	lement the color and the	ne architectural style of					
Not Permitted			g, wrought iron orname ded – See Appendix Q,			nd doors, awnings, and					
Window Tinting	Encouraged for energ	y conservation purposes	S			·					
CHIMNEYS											
Exterior *	When visible from a s	treet, lake or common a	rea, must be brick, stuc	co or stone to match ma	terials used on residence	ce.					
Gas Fireplaces	Direct vent permitted	but not visible from the	street.								

^{*} A minimum pitch for dormer roofs of 3:12 will be accepted.
* An exterior chimney is one located on an outside wall.

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM					
ROOF FORMS											
• General	Roof pitches must be	toof pitches must be 4:12 or greater.									
Not permitted	Flat roofs, mansard roo	Flat roofs, mansard roofs; pitch less than 4:12; shed roofs.									
ROOFING MATERIALS											
Composition Shingles	25-year warranty such as Prestique II or equal. 30-year warranty such as P Prestique Plus or equal.				40-year warranty such as Prestique I, Prestique Plus, Elk Capstone or equal. S.10 tile roofs on lake lots.						
Acceptable Alternatives	None				Clay, Slate, tile, st	anding metal seam					
Unacceptable Materials	Wood shingles										
Bay Windows and Porches				"V-clip" is permitted on tal is not permitted as a r		ches. The roofing must					
• Colors	Acceptable colors are Weathered Wood, Sablewood (or similar), Hickory, Barkwood or other equal colors which must be submitted to the ACC for approval.			Sablewood (or sim	equal colors which to the ACC for						
Exposed Roof Metal	roofing material. Roo	f metal must be kept to	a minimum.	all buildings away from	public rights of way	and painted to match the					
• Breezeways	Breezeway roofing ma	iterial must be the same	e as the residence.								
Skylights and Solar Collectors		Skylight framing must	t match the color of th			ht glazing should be clear, mitted but are not allowed					
EXTERIOR PAINT	Maximum of three (3) colors per residence; 100% durable acrylic required. Pastel and primary colors are prohibited. A wood stain wil count as a color. Paint colors must harmonize or complement the masonry material(s). Use of more than 3 paint colors will be reviewed b ACC and approved on a case-by-case basis for Custom Homes only.										
RAILING	Railing may only be wrought iron to match the standard fence, approved stylized wrought iron to match the architecture of the residence or painted decorative wood railing. Pressure treated deck railing is not permitted.										
PORTE COCHERE	Must be an integral co	mponent of the buildir	ng architecture. The sie	de yard setback is the san	ne as a residence.						

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM			
GARAGES									
Storage Capacity	Maximum five-foot e for additional storage and a maximum ten-f allowed on a Two-car	on a Tandem garage, oot extension is	8 · · ·						
Detached Garages	greenbelt or park, all garage must be mason must have a window. detached garage and t required: 1. The attac between 1 2. One of th 3. The rear 4. All lands required (7'-8' ht)	retached garages are not permitted on lake lots. Detached garages are permitted on all other lots. When located on a common area, reenbelt or park, all elevations exposed to the public must be masonry same as the residence. At a minimum, the front of a detached arage must be masonry same as the residence. For a detached garage located on a common area, greenbelt or park, the rear of the garage must have a window. A detached garage is permitted on the side of a lot opposite the lake when a lot sides onto a lake. However, the etached garage and the associated breezeway shall attempt to resemble an extension of the existing residence. The following will be equired: 1. The attached porch on the side of the garage shall be wide enough to accommodate chairs and rockers. A minimum 7' width between the wall of the garage and the columns is required. 2. One of the three windows on the side of the garage shall be a door. 3. The rear wall of the garage shall have three windows and the rear roof line of the garage shall have two dormers.							
Swing-In or Side- Loaded Garage	into a section, the div	ding line would be the door should never face anot be permitted.	Two-car permitted; the but will be allowed wi conditions: pony wall landscaping alongside	street. Refer to the Dri- common area. Swing- ree-car discouraged th the following and additional	veway Location Plan fo	r driveway locations.			

		≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM	
•	Front Loaded Garages	All front-loaded garag from front elevation of	e doors must be setback f the house**	three feet (3') min	Two-car garages must have two single doors separated by a column. * All front loaded garage doors must be setback three feet (3') min from front elevation of the house** and contained within a min. four foot (4') shadow box.	Two-car garages must have two single doors separated by a column* and contained within 4' deep shadow box. Three-car garages are permitted as long	Garages must be setback a minimum of sixteen feet from front elevation of the residence.** Four-car front loaded garages are not	
		No three-car front loaded garages will be permitted unless one of the spaces is stacked			No three-car front loaded garages will be permitted in Sections 5 & 6 unless one of the spaces is stacked. Three-car garages are permitted as long as they are set back a min. of 16' from the front elevation of the residence.	as 3rd car garage is set back a min. of sixteen feet from the front elevation of the residence.	permitted. ¹	
					4' shadow box requirement shall be reduced to 2' for Sections 8, 9, 11, 15. 22 & 25. Shadow box requirement may be waived in these Sections on up to 40% of all lots in each Section.			
		3' minimum setback from front elevation** may not be required in the following conditions: 3'+ garage setback @ 25' build line (20' in Sections 8, 9, 11 & 25) or 0'-3' garage setback @ 28' build line (25' in Sections 8, 9, 11, 25, 36, 37 & 38) or Garage in front of porch or living space – garage shall not extend beyond 6' (2' for Sections 8, 9, 11, 15, 22 & 25) & garage shall be @ 28' build line (25' in Sections 8, 9, 11, 25, 36, 37 & 38). These conditions do not apply to cul-de-sac lots – garage setbacks less than 3' from the living space or porch, and not exceeding 6' (2' in Sections 8, 9, 11, 15, 22 & 25) in front of living space or porch, are required to be on a 20' building line (see Page 4). Upgraded garage doors are required in all cases.						

¹ Four car garages may be permitted for large, over-sized lots on a case-by-case basis with conditions, and the 4th car must be a "stacked" space. No four car front loaded garages will be permitted.

^{*}Single doors will only be permitted on garages setback min. of 16' from front elevation or on garages contained within a shadow box 4' or greater unless doors are decorative doors, carriage style as manufactured by Amarr Door Company or equal. Proposals to change door sizes will require submittal of manufacturer, brick and proposed paint color for the garage door. These documents must be submitted in PDF format per these Architectural Guidelines. All variations and changes are subject to ACC approval.

^{**}The front elevation is defined as "that portion of a house nearest to the front building line that parallels the street and is located at grade."

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	≤ 50'	55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM	
Roof Form	The roof pitch of a g	arage may not exceed t	he roof pitch of the resid	dence. The roof may not	exceed the height of th	e residence.	
Garage Doors	Metal, paneled const approval required on		e" doors are encouraged	on all garages. Limited i	n height to eight feet (8') only. ACC	
THREE CAR DETACHED GARAGE ORIENTATION	Not applicable Rule-of-Thumb: The double door should be placed on the breezeway side and the single door should be placed on the side of the garage nearest the property line (see Appendix J). The ACC will only permit the opposite allowing the single door to be "bricked or stuccoed in" if the homeowner of this side for a use other than vehicle storage.						
SECOND STORY LIVING QUARTERS	Not permitted			Permitted on detached garages; Full 8-9 foot plates not allowed; Must contain living area within roof of garage; structure may not exceed height of main residence. Windows must not face adjacent lots. Exterior stairs not permitted. Second story living quarters are not permitted on lots with a one-story residence. Plans and elevations for garages with second story living quarters must be submitted to the ACC for approval and must be constructed according to these Architectural Guidelines and to the standards identified in Appendix H.			

5.0 BUILDER ACTIVITY

	≤ 50'		55'/57'	65'/67'	75'/77'	80'/82'	CUSTOM	
DIW DED	0	1						
BUILDER		One sign per lot until occupancy.						
SIGNAGE		Information displayed is limited to name and logo, model name (if applicable), phone number.						
		Maximum size is limited to 4.5sf (i.e., 18" x 36"). Larger signs may be permitted per ACC approval.						
		Lighting limited to up-lighting only (in ground or screened).						
		Signage for temporary builder promotions may be approved on a case by case basis, and must be submitted to the ACC no less than						
		two weeks prior to the promotion date. Written request for promotional signage must include a map with proposed locations, dimensions and images. If signage is approved, it will be limited to weekends only and installation can take place no earlier than						
		Friday evening after 5 p.m. and must be removed no later than 5 p.m. Sunday afternoon of the same weekend. Use of promotional signage will be limited, and approval of signage and duration is at the sole discretion of the ACC.						
MODEL HOMES/		No free standing sales offices are permitted on site—sales must be contained within model homes.						
SALES OFFICES		All model homes and their lots must meet the standards of the Design Guidelines.						
SALLS OF FICES		Sidewalks connecting model units may be located within the front yard and removed after sale of a home (s).						
		36" to 42" wrought iron trap fencing to match the community standard is permitted.						
		Landscaping for all model homes must exceed the minimum standards as identified in these guidelines. Extensive landscaping is						
	required.							
	1	for model h	omes are not permit	ted without ACC approv	al.			
BUILDER		Parking lots for model homes are not permitted without ACC approval. There are no dumpsites on <i>Lakes of Bella Terra</i> . All material shall be removed from the premises during construction and						
CONSTRUCTION		completion of construction. Each Friday, all construction sites are to be cleaned so as to facilitate a pleasing environment to visitors						
ACTIVITY		and homeowners of the community.						
	 Constructio 	Construction materials shall be kept out of the street rights-of-way at all times.						
	 All streets a 	All streets are to be free from dirt, debris, and spilled concrete. Each builder shall be responsible for street cleaning.						
		"Wash-out" for concrete trucks must be conducted at the locations designated by the developer from time to time and must be						
	constructed	constructed as identified in Appendix M.						
	 Constructio 	Construction entry/exits will be constructed at front of lots as identified in Appendix N						
		Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc. damaged during construction.						
	, , ,	Any change on variations in these builder construction activities must be approved in writing by the ACC.						
				d orange fencing along t				
TREE	 The builder 	shall follow	tree preservation pr	ocedures outlined in Ap	pendix O to preserve tre	es onsite.		
PRESERVATION								
SEDIMENT	 As soon as 	earthwork c	ommences, sedime	nt control methods shall	be installed in such a	way so as to filter all	storm water run-off	
CONTROL				sediment control system	n must remain in place	and in good repair	until construction is	
		complete, landscaping is installed and lawns are established.						
				encies' rules, regulating				
		not limited to, EPA-NPDES and Pollution Prevention Plan. Builders shall be responsible for filing and securing all necessary						
	permits.							

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CONSTRUCTION	The use of temporary structures, trailers or portable buildings is permitted at designated and pre-approved locations.		
OFFICES	Activities are limited to construction offices, security offices, storage of tools and equipment, and toilets.		
	 The location, design and general appearance of all temporary buildings must be approved by the ACC. 		
	 All temporary buildings must be placed a minimum of twenty-five feet (25') from the street ROW. 		
FLAGS AND	Advertising flags, banners, and pennants are permitted but must be approved by the ACC.		
FLAGPOLES	 Flags and flagpoles are permitted 		
	 See appendix R for details. 		

6.0 ARCHITECTURAL REVIEW

The official submittal of plans and specifications to the ACC is to provide a review process for conformance to guidelines and standards, adopted by the ACC. The end result is to impart a visual character and a sense of community through controlled architecture, landscaping, and other design elements identified in these guidelines.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the ACC prior to commencement of any on-site building or construction activity. The approval process can be facilitated if complete and high quality submittal documentation is provided to the ACC. The ACC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of builders.

The site plan, architecture and landscape plan must be approved in writing by the ACC before construction can begin. The ACC is committed to a high level of design quality within our communities by reviewing design and plotting submissions and working with our builders to achieve this goal.

Compliance with these guidelines is paramount, but the ACC will review requests from builders for modifications from these guidelines on a case-by-case basis. See **Deviations** in this section. Submittals shall be delivered/sent to the attention of the ACC, care of:

refuGe Design Studio P.O. Box 1234-7410 Cypress, Texas 77410 Phone: (281) 705-9379 m.garcia@refugedesignstudio.com

The Builder is required to submit complete and accurate design and construction documents to be examined by the ACC. Minimum submittal requirements are as follows (additional information is encouraged):

SUBMITTAL REQUIREMENTS FOR 50'-80' NON-CUSTOM LOTS:

- 1. Site Plan including (all exhibits 11" x 17" PDF email format):
 - a. Survey indicating existing tree locations
 - Distances (with dimension lines) of residence and garage from front and rear property lines
 - Building setbacks, easements, and R.O.W. identification (survey)
 - d. Utility service locations
 - e. Siting of improvements
 - f. Overall drainage plan (use arrows to indicate the intended flow of storm water run-off to the street).
 - g. Location of air conditioning unit(s)
- Architectural Plans including (all exhibits 11" x 17" PDF email format);
 - a. Floor Plans noted and dimensioned
 - b. Exterior elevations noted and dimensioned
 - Outline specifications describing all materials to be used on the project including masonry selection. Material samples to be submitted with Master Plan – should be referenced in plot plan.
 - d. Please insure that all submitted documents are to scale.

SUBMITTAL REQUIREMENTS FOR ALL CUSTOM LOTS:

In order to assure proper compliance with the Builder Guidelines, to eliminate exact duplications in exterior color on neighboring homes, and to assure that homes are landscaped according to the guidelines, no homes will be approved until the following requirements are met:

PHASE 1: Submit Preliminary sketches or schematic plans and elevations for preliminary review by ACC. Submit Lot Plan with residence indicated on site. For interior lots, only a front elevation will be required. For corner lots, a front elevation and a corner side elevation will be required. For lakefront lots, a front elevation

and a rear elevation will be required. ACC will provide preliminary approval or disapproval. Comments on architectural and plot plan will be provided.

PHASE 2: Submit Completed Architectural Drawings. Submit completed Plot Plan.

PHASE 3: Submit samples or sample board of all exterior materials including brick, stone, stucco, cultured stone, and trim color. Include sample of 40-year warranty or better roofing material. In lieu of a sample board, the builder may submit "brochures" or photographs of the materials as long as the brochures or photographs accurately depict the materials.

PHASE 4: Submit a landscape plan (as required in the Deed Restrictions) to insure the site is adequately landscaped. The landscaping required in the Builder Guidelines is a minimum standard.

NOTE: PHASES 2-4 MAY BE SUBMITTED AT THE SAME TIME IF DESIRED.

Each submittal shall consist of 11" X 17" PDF email format and supplementary specifications with site plan. Only complete submittals will be reviewed. The Builder will have complete responsibility for compliance with all governing codes and ordinances.

TIMING

The ACC shall review and approve in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder guidelines. The ACC requires a maximum of twenty-five days for review and approval of submitted plans. If an applicant has not received a response after twenty-five days, please contact the ACC. More timely responses will require a verbal or written request at the time of submittal.

ONGOING REVIEW

Construction shall proceed only after approval of the final set of drawings and specifications. Changes that occur during actual construction that

differ from approved drawings will require alterations at the Builder/Owner's expense to restore compliance with approved drawings. No drawings or changes at the time of construction are considered approved unless they are approved in writing by the ACC. Construction may not commence without written permission by the ACC.

DEVIATIONS

Reasonable deviations may be granted upon written request as long as the deviation shall be in conformance with the overall intent of the master plan for the improvement and development of the property as well as the preservation of existing natural and man-made features. Deviations may be granted with conditions for approval which would alleviate the impact that granting the request may have. All applicants must comply with the conditions for approval that may be imposed on a deviation. Each builder must address the deviation requested in writing and the reason(s) why the request should be granted.

DISCLAIMER

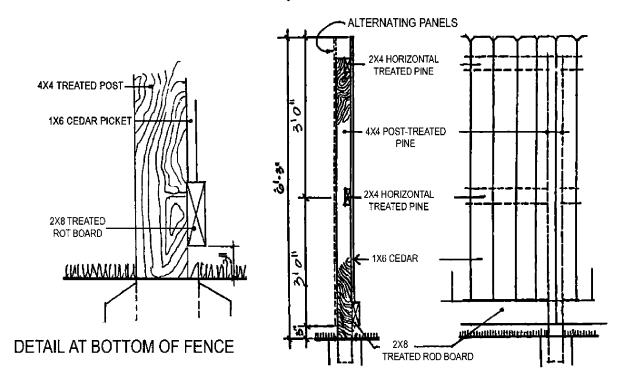
Neither Lakes of Bella Terra, the members of the Architectural Control Committee nor its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence on nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the Committee for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Lakes of Bella Terra, the members of the ACC, or its representatives, to recover any damages.

APPENDIX

a. Mailbox Pad and Sidewalk Tie-In



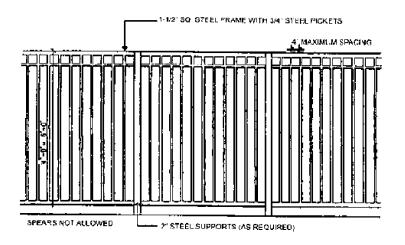
b. STANDARD WOOD FENCE DETAIL (ALSO KNOWN AS GOOD NEIGHBOR FENCE)

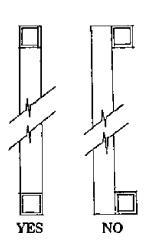


c. UPGRADED WOOD FENCE DETAIL* (ALSO KNOWN AS CAP RAIL FENCE FOR LOTS VISIBLE TO THE PUBLIC)

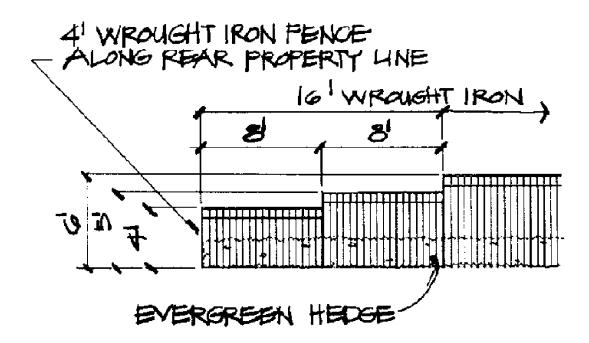
2X6 CAP 2X4 HORIZONTAL 4X4 TREATED POST TREATED PINE 1X4 FASCIA = 1X6 CEDAR PICKET ە<u>.</u> ق 2X4 HORIZONTAL 2X8 TREATED 4X4 POST ROT BOARD 1X6 CEDAR **DETAIL AT BOTTOM OF FENCE** OSCHOLING HORSERED TREATED ROT BOARD

d. WROUGHT IRON FENCE DETAIL

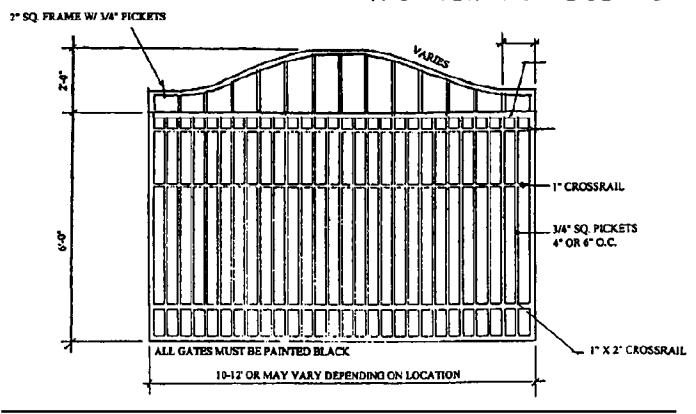




e. WROUGHT IRON FENCE "TRANSITION" REQUIREMENT

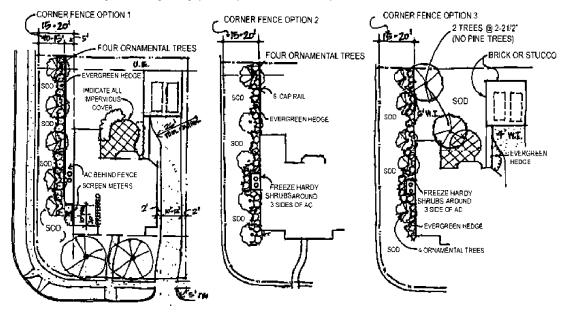


f. DRIVEWAY GATE DETAIL

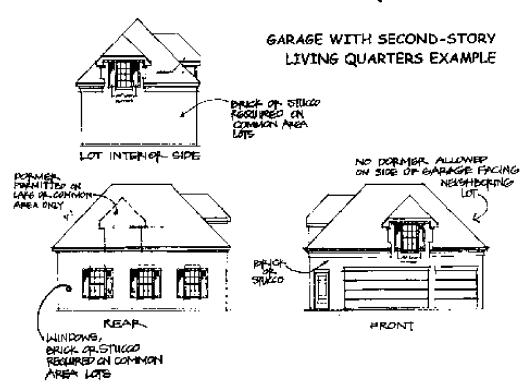


g. CORNER SIDE LOT FENCING AND YARD REQUIREMENTS

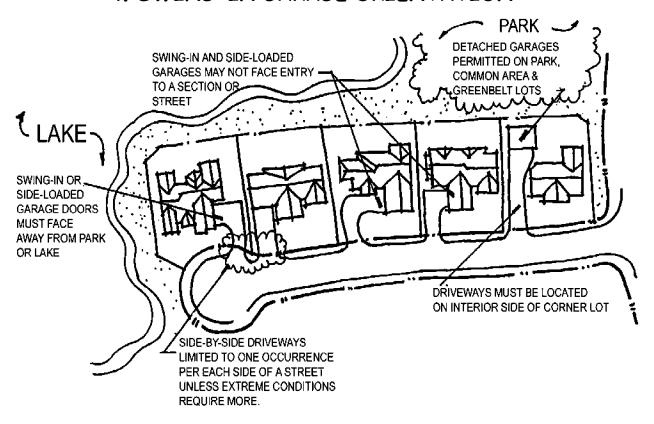
In an effort to reduce the amount of wood fencing throughout Lakes of Bella Terra, to allow greater use of wrought iron in rear yards, and to permit the architecture of the residence to be viewed rather than more wood fencing, the following fencing options are permitted for corner side yards.



h. GARAGE WITH SECOND-STORY LIVING QUARTERS EXAMPLES



i. SWING-IN GARAGE ORIENTATION



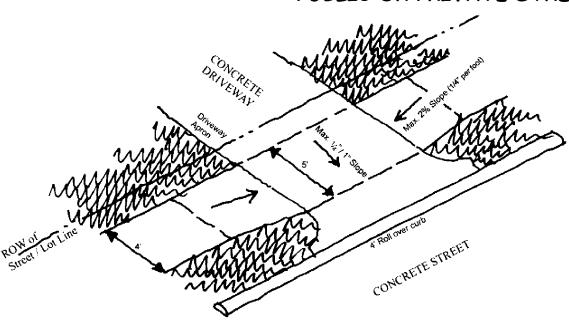
j. 3-CAR DETACHED GARAGE DOOR REQUIRED ORIENTATION





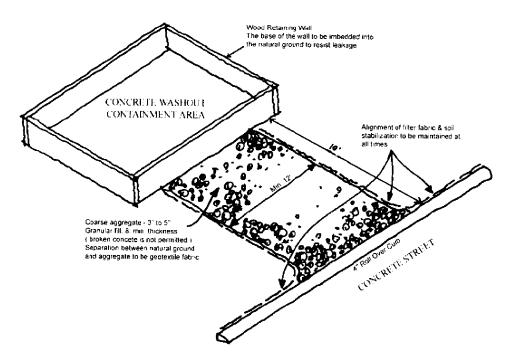
This page has been intentionally deleted. Curb cuts are not allowed per Ft. Bend County Regulations.

I. CONCRETE SIDEWALKS WITHIN PUBLIC OR PRIVATE STREETS



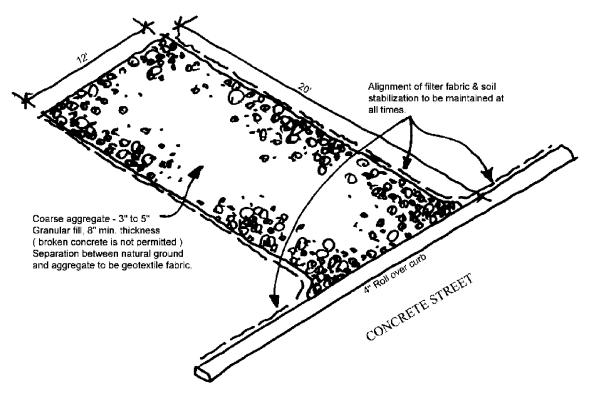
- Sidewalks are to be 4 feet wide, yet 5 feet wide within driveways.
- Maximum cross slope on sidewalks to be 1/4" per foot.
- Maximum longitudinal slope to be 2% (1" in 20").
- 2. 3. 4. Sidewalks to have picture frame edging in panels 4' X 4'.
- 5. Expansion joints to be placed at max. 20' intervals with min. 3 smooth steel bars (1/2" diameter) connecting the panels.
- All construction joints to have 3/8" rebar at 12" centers connection the panels. Sidewalks to be steel reinforced with min. 6" X 6" / #6 x #6 WWM or 3/8" rebar on 12" X 12" centers.
- Concrete strength to be min. 3,000 PSI at 28 day test.
- Base to be compacted or sand leveled.

m. CONCRETE WASHOUT



- The washout area is to be cleaned out at sufficient intervals to allow enough storage for the ongoing usage of concrete trucks to washout and not overfill the capacity of the containment area.
- 2. The coarse aggregate drive to be maintained to not build up dirt or debris.
- Damage to the concrete street, curb and nearby inlets will be the responsibility of the builder.

n. CONSTRUCTION ENTRY-EXIT AT FRONT OF LOTS



- 1. The coarse aggregate drive to be maintained to not build up dirt or debris.
- 2. Damage to the concrete street, curb and nearby inlets will be the responsibility of the builder.

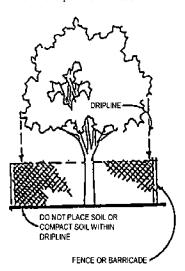
o. TREE PRESERVATION

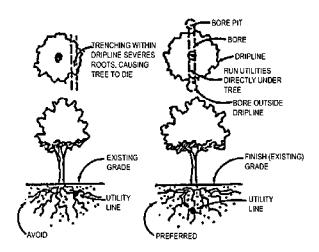
The following procedures are recommended to insure the survival and good health of trees existing on site. The builder shall use the following guidelines to preserve trees on site:

Protection of trees on Construction Site:

A. Tree protection fencing must be placed around drip line of trees to prevent storing of machinery or equipment which can cause soil compaction and mechanical damage. No materials or equipment of any sort may enter or be stored within the fenced protection area, or drip line of the tree; potentially toxic materials such as solvents, paints, gasoline, oil, etc. must not be poured on the ground near the drip line of the trees.

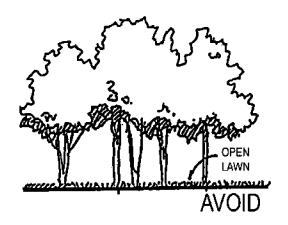
- B. Excessive pedestrian traffic must not occur within drip line of trees. Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches and foliage.
- Soil must not be excavated, spread, spoiled or otherwise disposed of within drip line of trees.
- D. Trash fires will not be permitted.
- E. Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by hand trenching.



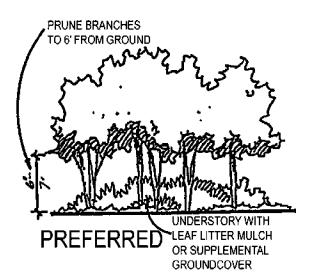


- F. Placement of utilities within the drip line (outward extent of tree canopy) is detrimental to chances of survival on developed lot. In an effort to protect specimen trees, starting a bore outside of the drip line and tunneling under a tree preserves more of the root system.
- G. Where keeping utility lines from within tree canopies is not possible, care should be taken to protect root system as much as possible.

In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood, 2" X 4" X 5', around the trunk and lay plywood on ground in drip line of tree to prevent compaction of soil by trucks or machinery, etc. is evident. No nails, bolts, ropes or guy wires shall be attached to any trees.



- Prune trees using horizontally accepted methods to compensate for any loss of root system.
- I. Removal of any tree with a caliper of 8" or more measured 12" from the base of the tree shall require approval of the ACC.
- J. Where tree clusters are preserved, builder shall also preserve understory if possible. This helps maintain conditions around existing root systems.



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Installation of an in-ground gunite swimming pool will be approved with the following conditions:

- The pool shall meet the requirements of the Utility district.
- b. State law requires that a self-latching, self-locking spring enclosure gate be installed. If it is necessary to have water in the pool during construction, then a construction fence sufficient to prohibit entry by children shall be provided at all times that work is not in progress.
- Any above ground lights shall not be directed toward neighbor's property, public streets, common areas or thoroughfares.
- d. Backwash must drain to sanitary sewers. No pools or decks may drain onto neighboring properties or common areas. Drainage must occur from rear of lot to the street. No curbs may be destroyed, cut or broken for purposes of draining pool decks or landscape beds.
- e. No pool appurtenances such as slides and waterfalls will be allowed to be taller than four feet (4'). All waterfalls, hot tubs, etc. must have finished exteriors on all sides.

p. SWIMMING POOLS

- f. Locate pool equipment in least obtrusive area of the rear or side yard. Screen all pool equipment with evergreen shrubs or 3-4' height cap rail fence. Equipment should not be visible from second floor living areas of neighboring residences
- No construction materials or equipment shall be left on the street overnight.
- h. The contractor shall remove excavated material from the area. Any unauthorized dumping or damage done to adjoining properties will be the responsibility of the owner. All lots with existing trees on Lakes of Bella Terra are tree preservation areas. Leaving excavated material on site would be harmful to the future of existing trees and must be removed.
- Compliance with the National Electrical Code. This specifically includes the installation of a ground fault circuit interrupter as required.
- j. Access limited to the lot being considered for review only. Any surface damage done to community property or neighbor's property shall be restored to Lakes of Bella Terra Architectural Control Committee or neighbor's satisfaction.
- If consent to encroach utility easements is necessary for any improvements, the responsibility for obtaining such falls upon the contractor. The Association does not

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hereby authorize any encroachment over easements on the property and will not approve any plans that depict such encroachment.

 All pool equipment must be located in the least obtrusive location of the rear yard and should not be visible from the street, neighboring lots or common areas. If necessary, pool equipment must be screened with an evergreen hedge.

By approving a request for construction of a swimming pool, the ACC is not endorsing the specific named pool contractor as we do not attempt to screen nor qualify the various firms contracting with individuals. We do encourage applicants to investigate the contractor's background and financial responsibility before executing a contract with the pool company.

Please be aware that the Architectural Control Committee will consider applications within the context of the governing documents for your property. The applicant is responsible for ensuring the adequacy, fitness of design, and construction. The Committee does not warrant compliance with laws, ordinances, or regulations not promulgated by the Association. The Committee does not inspect, guarantee, or warrant the workmanship of your improvements, including the design construction and fitness for intended use. The Architectural Control Committee is not authorized and does not hereby approve any encroachments relating to easements, building or property lines which may affect the property.

The approval will be based on the information provided in your application, subject to the conditions set forth herein and with the agreement that it be adequately maintained.

In-Ground Pool Construction Requirements

- If an adjacent lot or land is to be used to access the pool construction site, the property owner must contact VanMor Properties (832.593.7300) to schedule a preand post-construction inspection. This includes any vacant lot/land, common area, reserve, easement, etc. not owned by a resident.
- If an adjacent lot or land is used to access the pool
 construction site, the lot/land must be restored to its
 original condition once construction is complete. This
 may require damaged turf to be re-seeded and/or a strip
 of sod added along the curb or sidewalk to prevent
 washout, if the turf is disturbed.
- 3. Contractor is responsible to clean any dirt that is trailed to the street.
- 4. Pop-up drains are required.
- 5. Pool equipment must be screened from public view in the least obtrusive area of the rear or side yard using evergreen hedge.
- No construction materials or equipment shall be left on the street overnight.
- 7. Encroachment of utility easements and building lines are strictly prohibited.

A 16' setback from rear property line is required on lake and greenbelt lots.

q. SOLAR SCREENS, WINDOW FILM, STORM DOORS and WINDOWS

Solar screens, Window film, Storm doors and windows will be approved with the following conditions:

- Solar screens may be installed on windows on the side or back of the house if the house is not a corner lot. For a corner lot house, house that backs up to a major street or boulevard, and for the front of a house, no screens may be installed on the side visible from the street unless 20 x 30 mesh or a maximum 60% UV rated screens are used, unless the respective window pattern is emulated, in which case a maximum 80% UV rated screen may be used. Acceptable material for solar screening is a heavy gauge vinyl mesh that is available in brown or dark gray - black is not permitted. The mesh must be enclosed and framed in aluminum that is compatible with the overall color scheme of the contiguous surface of the window on which it is installed. The mounting of the solar screen should not detract from the overall appearance of the house, and clip-on screens which are attached to the masonry or window trim are recommended so as not to damage the insulative qualities of the window.
- b. Window film may be installed on the front, side, or back of the home. No reflective window film will be allowed. The only acceptable colors for the window film are gray, charcoal, or crystal/light silver clear film. Absolutely no mirrored, reflective bronze or any other colored film is allowed on any windows.

- c. Storm doors may be installed on the side or back of the house if it is not a corner lot and the door is not visible from public view. For a corner lot house, only full-view storm doors will be allowed on the side visible from public view. For the front of homes only full view storm doors may be installed. Door visibility should not be screened except for the frame. The suggested material for storm doors is aluminum. The frame must match the door trim on which it is installed. The mounting of the storm doors should not detract from the overall appearance of the house. Window film placed on storm doors must follow the above stated window film guidelines.
- d. Storm windows must have divided light characteristics and be architecturally consistent with the architecture of the house. All storm window frames must match the window trim of the house. Rolling shutters are <u>not</u> acceptable.
- All solar screens, window film, storm doors, and storm windows must be maintained in such a fashion that they do not detract from the neighborhood.
- f. Temporary window screens are allowed for no longer than 90 days and must be submitted for approval with the ACC.

r. SOLAR ENERGY DEVICES, RAINWATER HARVESTING SYSTEM, FLAGPOLES, ENERGY- EFFICIENT SHINGLES, DROUGHT-RESISTANT LANDSCAPING AND WATER-CONSERVING NATURAL TURF

Solar Energy Devices:

- Devices mounted on the home or structure must be located to the rear half of the lot, and any related support structure must be flush with the roof line and cannot extend above the roofline of the house. The device cannot be visible from frontage or adjoining streets. The device location must be submitted for ACC review and approval.
- Devices not mounted on the home may not extend above the fence line. The device and any related support structure may only be located in a fenced yard or patio owned and maintained by the owner.
- For additional conditions and guidelines, see the Certificate of Adoption for Solar Energy Devices Guidelines of Lakes of Bella Terra Community Association, Inc., recorded in the Official Public Records of Fort Bend County, Texas, udner Clerk's File No. 2014012371, as it may be supplemented and amended from time to time.

Rainwater Harvesting System:

- Rainwater harvesting systems are not permitted on any property owned by the Association, or between the front of the owner's home and an adjoining or adjacent street. The color of the rainwater harvest system must be consistent with the color scheme of the owner's home, and where the rainwater harvest system will be visible from the street, the size, type, shielding of and the materials used must be submitted and approved by the ACC. No form of advertisements are permitted on the rainwater harvesting systems.
- For additional conditions and guidelines, see Certificate of Adoption of Rainwater Harvesting System Guidelines of Lakes of Bella Terra Community Association, Inc., recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File No. 2014012372, as it may be supplemented and amended.

Flagpoles:

- Flagpoles may be mounted on the house or garage at a maximum of 6' in height with materials harmonious with the materials of the owner's home. The flagpole must be removed if a flag is not displayed, and the flag may not exceed 3' in height by 5' in width.

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- Flagpoles may be mounted in the front yard and in-ground on appropriate footing. If footing is visible, it must be screened with adequate landscaping. Flagpoles must be mounted at a minimum of 6' in height and a maximum of 20' feet from the ground. The size of the flag must be appropriate for the height of the flagpole, but may not exceed 4' in height by 6' in width. Material of the flagpole must be harmonious with the materials of the owner's home and must be in compliance with building line, setbacks and ordinances.
- For additional conditions and guidelines, see Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines of Lakes of Bella Terra Community Association, Inc., recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File No. 2014012374, as it may be supplemented and amended from time to time.

Energy efficient shingles:

- Are permitted. A sample of the shingle and color must be reviewed and approved by the ACC.
- For additional conditions and guidelines, see Certificate of Adoption of Shingle Criteria of Lakes of Bella Terra Community Association, Inc., recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File No. 2014012373, as it may be supplemented and amended.

Drought-resistant landscaping and water-conserving natural turf:

- Owner must submit a detailed description or plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the ACC to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the community. Artificial turf and landscaping is not permitted.
- The Lakes of Bella Terra Community Association, Inc. reserves the right to adopt further guidelines pertaining to landscape design permitting or excluding certain drought-resistant landscaping or water-conserving natural turf based on the aesthetic compatibility with other landscaping in the community, and any use of drought-resistant landscaping or water-conserving natural turf, to the extent practicable shall be in compliance therewith.
- For additional conditions and guidelines, see Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines of Lakes of Bella Terra Community Association, Inc., recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File No. 2014012375, as it may be supplemented and amended from time to time.

Appendix S

Townhome Design Guidelines*

SITE PLANNING CRITERIA

SETBACKS				
• Front 25'				
Interior Side	5'			
• Corner Side**	15'			
Rear	7' or Utility Easement (if applicable)			
LOT COVERAGE***	75%			
MINIMUM UNIT SIZE	1700 SF			
MAXIMUM UNIT	1900 SF			
SIZE	Max. s.f. may be exceeded by not more than 200 s.f. This increase is limited to bonus/optional space and is not granted on master plans.			

FLOOR PLAN AND ELEVATION REPETITION			
Same plan, same elevation, on the	Four full lots must be skipped (a side street does not count as a lot).		
same side of the street	Two Duplexes must be skipped.		
Same plan, same elevation on the	Two full lots/One Duplex must be skipped (a side street does not count as a lot).		
opposite side of the street			
Same plan, same elevation on	Permitted with different elevation color schemes.		
nearby intersecting street			
Same plan, same elevation on	Permitted.		
back-to-back lots			
Same plan, different elevation	Two full lots/ One Duplex must be skipped.		
on the same side of the street			
Same plan, different elevation	Permitted.		
on opposite sides of the street			
Same or similar brick, stone or	Not permitted.		
stucco on neigh-boring lots			

^{*}Townhomes are subject to all guidelines that are consistent for each product. Reference previous pages for any guidelines not found under the Townhome

Section.

**Lots whose side property line abuts a green space reserve such as the landscape reserve located between a lot and the entry road into a section shall not be considered a corner lot.

^{***}Lot Coverage: Impervious cover excluding pool.

LOT LAYOUT	Homes and detached garages should be sited so as to maximize rear yard space and yet conform to the requirements of the Driveway			
	Location Plan.			

DRIVEWAYS			
Driveway Widths	Two-car attached front loaded: 16' at face of garage; 14' at curb		
• Setbacks Driveways shall be located no closer than 2' from side property line and must be setback a minimum of 2' from the			
	house. The driveway must also be setback 5' from the side property line at the curb to allow room for the 5' driveway turning radius.		

LANDSCAPE CRITERIA

FRONT YARD REQUIR	PEMENTS (MINIMUM)			
Shade Trees	One @ 65 gal located at alternating depths (exception: townhomes on pie-shaped lots will be required to have only one shade tree per two lots).			
• Large Tree Form	One @ 30 gal Crepe Myrtle			
Shrubs or				
Ornamental Trees				
 Medium Size 	Seven @ 5 gal in shared median			
Shrubs				
 Irrigation 	Required			
Border Plants	Ten @ 1 gal and Six @ 5 gal per lot; 5 @ 1 gal in shared bed			
• At Foundation	Must be evergreen and freeze hardy			
• Lawn	Bermuda sod			

K	REAR YARD REQUIREMENTS (MINIMUM)			
•	Shade Trees*	One @ 65 gal only if indicated on exhibit on page 54.		
•	Utility Pedestals and	Screen with evergreen and freeze hardy shrubs. Shrubs must be minimum height of 36" and 3' on center at installation.		
	Transformer Roxes			

^{*}See Exhibits on pages 54-55 for tree type and placement.

ARCHITECTURE

% MASONRY REQUIREMENT*					
Corner Lot	Corner Lot Standard Townhome side elevation may be applied				
EVERTOR MATERIAL	g.				
EXTERIOR MATERIAL					
• General Limited to four materials per residence, excluding glass and trim.					
• Siding	Wood, concrete, or fiber cement siding only.				
ROOFING MATERIALS					
Composition Shingles	25-year warranty such as Pretisque II or equal.				
Acceptable Alternatives	None				
EXTERIOR PAINT	Maximum of three (3) colors per residence; 100% durable acrylic required. Pastel and primary colors are prohibited. A wood stain will count as a color. Paint colors must harmonize or complement the masonry material(s).				
Railing may only be wrought iron to match the standard fence, approved stylized wrought iron to match the architecture of the residue or painted decorative wood railing. Pressure treated deck railing is not permitted.					
GARAGES					
Storage Capacity	No extensions permitted.				
Detached Garages	Not permitted.				
Swing-In or Side- Loaded Garage	Not permitted.				
• Front Loaded Garages	All front loaded garage doors must be setback three feet (3') min from front elevation of the house** No three-car front loaded garages will be permitted 3' minimum setback from front elevation** may not be required in the following conditions: 3'+ garage setback @ 25' build line 0'-3' garage setback @ 28' build line Upgraded garage doors are required in all cases.				
Second-story living quarters	Not Permitted.				

^{*} Fiber cement or concrete siding is not considered masonry. <u>Dormers and trim are excluded from the percent masonry requirement</u>. Street facing dormers must be entirely stucco, unless the gap between a window and a corner can be covered with a nominal piece of trim. No siding allowed on front facing dormers.

2020060629 Page 60 of 62 Appendix T LAKES OF BELLA TERRA

Architectural Control Committee Comment and Approval Form

Builder	Plan#		
Legal	Address		
Brick, Stone and Stucco Selection (include	color):		
Roof, Trim and Garage Color Selection:			<u> </u>
Design approved as submitted			
Design approved conditionally pen construction:	ding changes to accom	modate the following comme	nts prior to
Design disapproved as submitted and applicable standards before re-submit		see below) are required to med	et
Note: Please address all questions and co refuGe Design Studio P.O. Box 1234 / Cypress			 uil.com or
Architectural Control Committee	Signature	Date	

Request is made by submittal of this form for review and approval of these plans and specifications to build the plan named on the designated property using specified materials and colors by the Architectural Control Committee for Lakes of Bella Terra. It is understood by this submittal that receipt of such approval constitutes compliance with subdivision guidelines and standards and protective covenants and deed restrictions; however, this does not relieve applicant from conformance with state and local codes, any other regulations, current engineering standards and practices, as well as other design considerations that are neither reviewed nor approved by the Architectural Control Committee. The Architectural Control Committee further is understood to assume no responsibility for structural integrity nor for adequacy of code compliance of mechanical and electrical design by approval of these submitted plans.

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Appendix U Architectural Review Application – ACC Request for Home Improvement

I understand the Architectural Control Committee (ACC) will act on this request as quickly as possible and will advise me in writing whether this application is approved or denied. I agree not to begin the proposed project until the Committee notifies me of their approval and/or conditions of approval. If construction has already begun, I will cease construction until approval has been granted.

	Lakes of Be	ella Terra
Print Name		Home Phone Number
Address	Work	c or Cell Phone Number
City, State, Zip		Email Address
	Type of Improv	ement/Change
☐ Basketball Goal ☐ Deck ☐ Door: Front / Storm / Garage ☐ Driveway Extension ☐ Fence ☐ Flag / Flagpole ☐ Gazebo ☐ Major Landscape Height:(from ground to high Materials:		Sidewalk Siding Solar Panel Solar Screens Spa Storage Building Other Length: Width: Roof Color:
Signature of Property Owner		Date
	DO NOT WRITE B	ELOW THIS LINE
☐ Application Approved	Conditions:	
☐ Application Denied	Reaso	on for Denial:
Signature of ACC Chairman and a Maria	who w/Doto	
Signature of ACC Chairperson or Men	noen Date	

Approvals are valid for 90 days. Any approved projects must be completed within the 90-day period.

Failure to begin or complete the project will result in the need to re-apply.

Complete Application and Mail to:

VanMor Properties, Inc. 8711 Highway 6 North, Ste. 270 Houston, Texas 77095

Phone: (832) 593-7300 <u>www.vanmor.com</u> Fax: (832) 593-7301

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GENERAL INSTRUCTIONS FOR APPLICATION FOR HOME IMPROVEMENTS/MODIFICATIONS

(Check your community's deed restrictions for specifics.)

A LOT SURVEY OR TO-SCALE DRAWING SHOWING THE PROPERTY LINES, BUILDING/UTILITY EASEMENTS, FENCES, ETC. <u>IS REQUIRED</u> FOR ALL ADDITIONS TO THE PROPERTY OR HOME (I.E., BASKETBALL GOAL, DECK, DRIVEWAY, OUTBUILDING, PATIO, PLAY STRUCTURE, POOL/SPA, ETC.) IN ADDITION, AN ELEVATION DRAWING <u>MUST</u> ACCOMPANY ALL APPLICATIONS FOR A STRUCTURE WITH WALLS OR A ROOF.

	Improvement	Description	Submit	Size, Height, Color, Materials	Show on Survey
1	Concrete Work /Pavers	Sidewalks, driveway extension, etc.	Photo, brochure, web link	✓	✓
2	Decking/Patio		Drawing	✓	✓
3	Door Front/Storm/Garage		Photo, brochure, web link	✓	
4	Fence			✓	✓
5	Landscaping/ Tree Removal/ Replacement		Tree size, height & type Landscape drawings	✓	✓
6	Painting/Siding		Sample of color or web link	✓	
7	Play Structure/ Equipment	Play structure, swing set, trampoline, basketball goal, etc.	Photo, brochure, drawing or web link	✓	√
8	Pool/Spa		Detailed drawings. Must show access to rear of property and location of equipment.	✓	Pool and equipment
9	Rain Barrel		Must be shielded from view	√	✓
10	Roof/Shingles		Manufacturer's name and color name (brochure, small sample or web link)	✓	
11	Structure	Patio cover, arbor, gazebo, storage shed, room addition, etc.	Elevation drawing or photo showing how the structure will look.	✓	✓
12	Solar Panels		Photo, brochure, web link and drawing showing location	✓	✓
13	Solar Screen/ Window Tint		Samples, photo or web link	✓	
14	Wrought Iron Gates		Drawing, picture, brochure, web link	✓	✓
15	Yard Decorations	Flags, birdbaths, benches, statues, signs, lighting, etc.	Photo, brochure or web link	✓	✓

FAILURE TO SUBMIT ALL REQUIRED INFORMATION WILL RESULT IN THE APPLICATION BEING RETURNED DENIED UNTIL ALL INFORMATION CAN BE PROVIDED. MOST ARCHITECTURAL COMMITTEES ARE ALLOWED 30 DAYS TO RESPOND TO AN APPLICATION.