AFTER RECORDING PLEASE RETURN TO:
Adam Pugh
CAGLE PUGH, LTD. LLP
4301 Westbank Dr., Bldg. A., Ste. 150
Austin, Texas 78746

CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS OF STONE CANYON OWNERS ASSOCIATION, INC. ADOPTING AMENDED AND RESTATED ARCHITECTURAL CONTROL COMMITTEE GUIDELINES AND CLARIFICATIONS

(*A Residential Subdivision Located in Williamson County, Texas*)

CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS OF STONE CANYON OWNERS ASSOCIATION, INC. ADOPTING AMENDED AND RESTATED ARCHITECTURAL CONTROL COMMITTEE RULES

This Certified Resolution is made by the Board of Directors of Stone Canyon Owners Association, Inc. (the "**Association**"), a Texas nonprofit organization, and is as follows:

RECITALS:

A. WHEREAS, the subdivision known as Stone Canyon (the "Subdivision") was established and is governed by that certain Stone Canyon Declaration of Covenants, Conditions, and, recorded at Vol. 2725, Page 0681 on the Official Public Records of Williamson County, Texas as amended from time to time (collectively, the "**Declaration**");

B. WHEREAS, pursuant to the Declaration, the Association is responsible for the enforcement of the Declaration, the Association's Bylaws, and the Association's policies and procedures, as amended and restated from time to time (collectively, the "**Association's Governing Documents**");

C. WHEREAS, Article 8 of the Declaration establishes sets forth the powers of the Association's Architectural Control Committee (the "**ACC**");

D. WHEREAS, pursuant to Article 8, Section 8.5 of the Declaration, the ACC may adopt such procedural and substantive rules, standards, policies and development guidelines, not in conflict with the Declaration, as it may deem necessary or proper for the performance of its duties and the orderly development of the Property and that such rules, standards, and policies, procedures and development guidelines shall be binding and enforceable against each Owner in the same manner as any other restriction set forth in the Declaration;

E. WHEREAS, the Association previously adopted guidelines and clarifications as set forth in that certain Stone Canyon Owners Association Architectural Control Committee Guidelines and Clarifications, recorded as Document No. 2024054803 in the Official Public Records of Williamson County, Texas;

F. WHEREAS, the Association desires to amend and restate the ACC guidelines and clarifications;

G. WHEREAS, the undersigned, RITA WIESNG as the duly elected, qualified and acting Secretary of the Association, hereby certifies the Board of Directors of the Association approved amending and restating the ACC guidelines and clarifications as set forth below and such amendment was adopted by at least a quorum of the Board of Directors at a meeting of the Board of Directors duly called and held on the 27 day of AUGUST, 2026;

BE IT RESOLVED, the Board of the Association hereby adopts this amended and restated Stone Canyon Architectural Control Committee Guidelines and Clarifications attached hereto as Exhibit "A" to communicate and ensure a uniform application of the Association's governing documents.

[Signature Page to Follows]

SECRETARY'S CERTIFICATE

The undersigned, Rita Diesing, as duly elected, qualified and acting Secretary of Stone Canyon Owners Association, Inc. certifies that this resolution was approved by a majority vote of such Association's board of Directors at a meeting conducted on the 1 day of September 2026.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 1 day of September, 2026.

STONE CANYON OWNERS ASSOCIATION, INC.

By: Rita Diesing
Title: Secretary
Name: Rita Diesing

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned notary public, on this day personally appeared Rita Diesing, Secretary of Stone Canyon Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 1st day of September, 2026.

[Notary Stamp]

Kristofer Hansell
Notary Public, State of Texas
My Comm. Exp. 07-17-2030
ID No. 135565245

Khansell
Notary Public, State of Texas

Exhibit "A"

STONE CANYON OWNERS ASSOCIATION
Architectural Control Committee

Deed Restrictions Guidelines and Clarifications
(Revised as of June 2026)

To better serve your neighborhood and assist you in enhancing the image and the property values of Stone Canyon, the Architectural Control Committee (ACC) has drawn together, and updates as necessary, some general guidelines addressing the most commonly asked questions regarding Deed Restrictions as they pertain to ACC issues. Often residents do not get a chance to read the Deed Restrictions thoroughly resulting in accidental violations which create noncompliant situations and can be expensive for both the Association and the individual lot owner to rectify. Therefore, we hope you find these guidelines helpful and we encourage you to take a few moments to familiarize yourselves with them. These guidelines are not intended to replace or supersede the Deed Restrictions and/or final written approval of the ACC. We welcome your questions and comments regarding the Deed Restrictions for Stone Canyon.

All improvements as defined in Article 1, Section 1.11 of the Stone Canyon Declaration of Covenants, Conditions and Restrictions (Deed Restrictions) must be approved by the Architectural Control Committee (ACC) before construction begins.

1. **Storage Sheds:** Storage sheds are considered permanent structures. They must be constructed on a concrete slab or prefabricated cement pad and of materials equivalent to those used in the construction of the home. For example:
    a. The siding (wood or cement-based) must be of similar style and quality as that used on the home.
    b. The color of both siding and trim must match that of paint on the home.
    c. The roofing materials must be either the same as on the home and adhere to pitch requirements.
    d. The building need not be constructed of brick.
    e. Sheds may not exceed eight (8) feet in height from ground to peak of roof.
    f. Maximum area of the shed will not exceed 100 square feet.
    g. No building may be located nearer than five (5) feet of the lot lines.
    h. The style and design must be appropriate to the site.
    i. Example of materials that will not be approved: metal, plastic, fiberglass, etc.

2. **Outbuildings:** Outbuildings will be defined as single-story structures.
    a. An outbuilding will not exceed fourteen (14) feet in height from ground to peak of roof.
    b. Maximum area of the outbuilding will not exceed 350 square feet.
    c. All materials used must match those of the home, including siding, brick, windows, paint color, shingles, etc.
    d. No building may be located nearer than five (5) feet of rear and/or side lot/fence lines.
    e. The size, style and design must be appropriate to the site.

3. **Detached Garages:**
    a. Detached garages will not exceed fourteen (14) feet in height from ground to peak of roof.
    b. Maximum area of the detached garage will not exceed 180 square feet.
    c. The total number of garages on the property will not exceed three (3) as stated in DCCRs.

d. All materials used must match those of the home, including siding, brick, windows, paint, etc.
e. No detached garage may be located nearer than five (5) feet of rear and/or side lot/fence, unless otherwise stated in the DCCRs.
f. The size, style and design of the garage must be appropriate to the site.

4. **Room Additions:** Additions to the home may be considered if they meet the following criteria:
   a. The garage cannot be converted into a room.
   b. All materials used must match those of the home, including siding, brick, windows, paint color, shingles, etc.
   c. Sunrooms are permitted and all current industry standard materials will be considered for approval.

5. **Arbors/Patio Covers/Pergolas:** Arbors and patio covers must meet the following criteria:
   a. Be of cedar or a wood that is painted to match the home or stained with a natural or neutral color. Or
   b. Be of a Composite Wood Embossed Aluminum Patio material in a neutral or natural color that matches or complements the existing home.. Examples of this type of product are the Weatherwood Patio Cover from Duralum or Elitewood from Four Seasons Builder Products.
   c. Patio roofs must be shingled to match the home.
   d. Any arbors, pergolas, or lattices in a garden must remain below the height of the fencing (6').

6. **Decks:** Backyard deck additions must meet the following criteria:
   a. Be of cedar, a wood product, or composite material that complements the existing home.
   b. The deck must be painted, stained, or prefabricated in a natural or neutral color that matches or complements the existing home.

7. **Roofs:** Roofs must meet the following conditions:
   a. Roof pitch must be at least 6 to 12. If the roof is covering a patio/pergola/arbor, window box (e.g., bay window), or other exterior portion attached but not part of the main dwelling, the roof pitch may be less than 6 to 12. Roof pitches with a rise less than 2 should not be shingled.
   b. **Dimensional fiberglass asphalt or composition shingles.**
      i. Be of an architectural design or class.
      ii. Shingle color must be from the ACC pre-approved list of shingles, or a color based in gray with brown secondary tones. Submit an ACC request to request use of a shingle brand or color that is not on the Pre-approved list.
      iii. If you are using a shingle from the Pre-approved list an ACC Request is not required, but is recommended.
   c. **Stone Coated Steel Shingles are the only metal roof type that will be approved.** Only two manufacturers are approved at this time.
      i. Westlake Royal Roofing Systems - Unified Steel, Granite-Ridge Style, Timberwood or Ironwood colors.
      ii. DECRA Metal Roofing,, DECRA Shingle XD Style, Natural Slate or Classic Cobblestone colors.
      iii. Both of these manufacturers provide complete roofing systems (shingles, mount & fasteners, underlayment, hip & ridge, flashing, etc). Roofing professionals we have

consulted strongly recommended that you install these roofs using the Manufacturer's roofing components.

iv. Metal Roofs are not pre-approved. An ACC request must be submitted and approved before starting an installation.

v.

8. **Solar panels and roofs:** Solar panels are permitted by law, but the ACC has the duty to approve the following conditions:
   a. Where on the roof the panels are placed (when possible).
   b. Color of the panels or solar roof shingles (when possible).
   c. The location of solar devices like batteries and wires by height and visibility from the street.

9. **Fences:** Fence construction is a function of the homebuilder, who is responsible for installing the fence to screen the air-conditioning unit from view of the public thoroughfare in all new Sections of Stone Canyon built after 1998. However, if you are considering an adjustment and/or repair to the fence, it will need to meet the following criteria:
   a. Materials need to be:
      i. #1 or #2 grade cedar slats six (6) feet in height. Slats can be 4" wide by 5/8" thick or 6" wide by 5/8" as found throughout the community; other sizes will be considered based on supply and current material standards.
      ii. Posts can be either 2-inch galvanized pipe, steel z-bar, or 4 x 4 wood (pressure treated or cedar) fence posts.
      iii. For homes that back to a greenbelt area, black wrought iron fencing (6 feet tall) can be used.
   b. Placement:
      i. A fence may only incorporate side and rear yards. Side fences may not extend past the front of the home.
      ii. Fencing shared between neighbors must alternate facing of the panels (i.e., Good Neighbor fencing). Fencing facing the street shall have the slats facing the street. Fencing facing a greenbelt area may have the slats facing the home.

10. **Garbage Container Screening:** The Deed Restrictions state that your container must be appropriately screened from view except on trash pick-up day. There are several ways to accomplish this. Summarized below are four acceptable alternatives:
    a. Fence: Placing your container behind the existing privacy fence is an easy and inexpensive alternative.
    b. Landscaping: Some residents in the neighborhood have already created foliage screens that add greenery to their yard and inexpensively screen their garbage container. The ACC has determined that landscape screening does not require prior written approval providing it does not alter the drainage plan of the lot or cause a sight impediment to neighboring lots. This screening must hide over 90% of the container.
    c. Garage: After garbage day, return the container inside your garage. This, again, is an inexpensive solution that does not require ACC approval or notification.
    d. The ACC has pre-approved structures constructed as follows:
       i. "An area surrounded by a six (6) foot high, wood privacy fence, where the area is against the side or rear wall of the residence (with no roof) and is no larger than four (4) feet deep and six (8) feet wide, The enclosure will have a gate."

ii. If you meet these specifications, you do not need to submit plans for approval to the ACC. Otherwise, you need to request ACC approval.

11. **Recreational Vehicles and Equipment:** Section 3.15 (Unsightly Articles; Vehicles) states that no article of personal property deemed to be unsightly by the Architectural Control Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, sports equipment (such as volleyball nets, or soccer goals) and garden maintenance equipment shall at all times, except when in actual use, be kept in enclosed structures or unseen from street view, and no repair or maintenance work shall be done on any of the foregoing or on any automobile (other than minor emergency repairs) except in enclosed garages or other structures. (Adopted at Annual Owners Association Meeting, April, 1999.)
NOTE: The covenants and restrictions require each homeowner to have a garage that provides parking of 2 to 3 vehicles. More than 2 vehicles visible from any other portion of the Property for more than 72 hours, including driveway and street parking, is considered a violation. Boats and other recreational vehicles may not be parked overnight on the property (including driveway and street) for more than 48 hours. In the event of short-term visitors with motor homes or the need for more than 2 visible vehicles, please coordinate with property management.

12. **Basketball Goals:** As per the amended Declaration of Covenants, Conditions and Restrictions, Section 3.15 (Unsightly Articles; Vehicles), basketball goals are allowed with the prior written approval of the ACC.
    a. Permanent goals must meet the following criteria:
        i. The metal pole must be permanently mounted into the ground beside the driveway in a full upright position at least 25' back from the face of the curb.
        ii. The basketball goal must be properly maintained and painted, with the net and backboard maintained in good repair at all times. Poles may not be installed in front of the garage or facing towards the street.
    b. Portable goals will not be allowed except in actual use, unless a written variance has been granted by the ACC and the placement meets the criteria for permanent goals.

13. **Landscaping:** All landscaping improvements need ACC approval. Other general guidelines regarding landscape material are:
    a. Trees and other foliage over 3' tall need ACC approval.
    b. Trees must be planted a minimum of 5' from the property line.
    c. Masonry retaining walls need ACC approval.
    d. Ground cover is defined as a planting of low plants (such as ivy) that covers the ground in place of turf. Rock or stone are acceptable for use as a ground cover with ACC approval.
    e. All dead trees, those with untreatable diseases, or trees stressed beyond repair must be removed promptly without ACC approval. Removal of trees (dead or healthy) that reduces the total number of trees in the front yard to less than 1 (or 2 for corner lots) must be reviewed for approval or requirement of replacement trees.

14. **Lawn Furniture:** Lawn furniture made from wood in good repair is allowed on front porches and may be placed in the front or side yards overnight without permission by the ACC. Furniture made of composite materials, high quality resin, or metal is permitted, but low-quality plastic is not. Any furniture, toys, and

swings (permanently placed or not) deemed unsightly by property management will be asked to be removed, but the owner can submit an application for approval by the ACC.

15. **Yard/Garden Decorations:** A birdbath is acceptable without prior written approval from the ACC. Notwithstanding exterior holiday decorations, plastic lawn decorations are not acceptable in the front yard of the lot.

16. **Yard/Garden Maintenance:** Section 3.19 (Landscaping Requirements) requires that "Landscaping which has been installed on any Lot, including temporary landscaping, shall be properly maintained at all times. In-an attempt to clarify and define proper maintenance, please use the following specifications:
    a. Grass should be mowed to a height no higher than 6".
    b. Turfgrass should be chosen for the regional temperance of drought and other climate conditions, in addition to the placement of sod like in the shade or sun.
    c. Grass will be trimmed away from sidewalks, home, planted areas and other obstacles. It is suggested that line trimmers, mechanical edgers and chemicals are employed to keep a neat, tidy appearance.
    d. No grass is allowed to grow in concrete cracks of sidewalks, driveways or curbs.
    e. All landscape beds (flower, shrub, etc.) must be free of grass invasion.
    f. Four-inch caliper trees and shrubs should be pruned to avoid blocking clear view of signs, illuminated by light fixtures, the flow of air vents and air conditioner compressors as well as pedestrian and vehicular traffic including to 8 ft. above the public sidewalks.
    g. Garden Maintenance Equipment (i.e., lawn mowers, edgers, wheelbarrows, etc.) may not be left out in view of other lots except when in use.
    h. Bagged and Bulk Material: Bags containing potting soil, mulch or other lawn materials will be visible only during landscaping work; bagged material must be placed out of sight when not in use and overnight (either in the garage or behind fence). Bulk material (loose soil/dirt/pallets of grass/stone/building materials for any ACC-approved project) must not be placed or stored on the street. All bulk material must be removed from view within ten (10) days.
    i. Vegetable gardens. Gardens should be planted to minimize view from neighboring homes and the front view from the street.
    j. Compost piles. All piles must be no larger than 5' by 5' by 5'. They must be placed as to minimize viewing from neighboring homes and the front view from the street.

17. **Rainwater Harvesting:** By resolution, rain water harvesting devices are allowed with the following conditions:
    a. All devices are within the fenced area of the property and are not placed higher than 6 feet from the ground or above the height of the fence.
    b. Color of the devices are consistent with the color of the home or of a neutral color.
    c. All rainwater harvesting devices and plans must be approved by the ACC prior to installation.

18. **Window Coverings:** The ACC, under the authority vested in it in Section 3.15, has declared the following modifications unsightly:
    a. Foil in any window of the home. This is not permitted at any time.
    b. Non-permanent window coverings such as butcher paper, sheets, blankets, newspaper, etc, may not be used. Temporary coverings may, however, be allowed for a period not to exceed 90 days following the date of closing.

19. **Motor Vehicles:** The ACC considers vehicles with broken windshield or flat tires left on any portion of the Property in excess of 48 hours to be unsightly. These vehicles must be removed or parked in the garage. Parked Automobiles on Roadways: No automobiles or other vehicles may be parked overnight on any roadway within the Property for more than two (2) consecutive nights.

20. **Exterior Holiday Decorations:** Lights or decorations may be erected on the exterior of residential units in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the home without prior written approval of the ACC and shall be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15th of any year.

21. **Pools:** **Above ground pools are strictly prohibited within the property.** Kiddie pools, pet pools, and other small temporary pools are permitted as long as they are placed in the backyard out of sight from street and neighbor view and are **put away overnight.** Prefabricated jacuzzis, hot tubs, and swim spas placed on a concrete slab are permitted with approval by the ACC. Inground pools must be approved by the ACC prior to construction. (ACC approval does not waive a municipality's permit requirement ~ Owner is responsible for contacting the water supplier for the Municipal Utility District with a copy of the proposed pool plans.)
    a. Pool enclosures:
        i. Enclosures around an inground, permanent pool will be permitted within the requirements of state or local safety regulations.
        ii. The ACC will review the enclosure and reserves the right to approve or deny based on color or style.
        iii. Pool enclosures do not have to be permanent.
        iv. Transparent mesh metal-framed black swimming pool enclosures are permitted.

22. **Satellite Dishes:** Although 36" and under satellite dishes are automatically approved for usage in Stone Canyon based on current FCC guidelines, you must submit a written application stating the location of where the dish will be placed on the property. Satellite dishes should be located on the rear roofline of the house in a location not visible from anywhere along the home's front-facing thoroughfare. (The satellite dish installation guidelines listed above are the responsibility of the homeowner to enforce; it is recommended that the installer of each satellite dish be made aware of these requirements in advance of installation in order to avoid the-necessity of an additional service call and possible fee to relocate the dish.)

23. **Playscapes:** Playscapes must be built a minimum of five feet from rear and side lot lines with no direct impact on neighboring properties (cutting of trees or otherwise). Playscapes must be made of wood (stained wood or wood painted to match trim on the home) or a metal frame painted to match trim on the home.

24. **Yard Signs and Flags:** The ACC, under the authority vested in it in Section 3.15, has declared that approval is not needed if these modifications are followed (or otherwise stated):
    a. Signs advertising homes for sale or lease or home improvement signs (during pool construction, painting, etc.) are permitted.
    b. Real estate signs and/or legal notice signs/posts are permitted.

c. By law, political signs relating only to general voting (those elections requiring voter registration) may be placed in yards with the following restrictions: each sign no larger than 4 feet by 6 feet, one sign per race, amendment or proposition; sign(s) may be placed in yard no earlier than three months prior to related election and must be removed the day following election.
d. K-12 school and university and school team sport signs are permitted.
e. United States of America, State of Texas or state governmental agency, and United States armed forces flags are permitted as long as the flag is no larger than 8 feet in length by 5 feet in width, in good condition, and on a flagpole no longer than 20 feet in height. Freestanding flag poles must be approved by the ACC. No more than one flagpole is permitted per property.
f. Religious symbols in any form are permitted and do not need to be approved by the ACC with the following conditions:
    i. Must be displayed on the owner's property or dwelling.
    ii. Not placed in any easement (e.g., within the 5 foot no build zone).
    iii. Is of a size no larger than 3 feet in length by 2 feet in width and in good condition.
    iv. Symbols that are flags or signs must follow the sign and flag guidelines, including size requirements.
    v. May not threaten public safety, violate existing laws and regulations, be offensive other than due to religious content, be installed in a common/community area (e.g., community swimming pool area), or violate any applicable building line, right-of-way, setback, or easement.

25. <u>Security Measures:</u>

a. Security cameras are permitted by law. The ACC must approve the location and zone of surveillance. In general, cameras should be:
    i. Attached to the main dwelling or detached garage.
    ii. Viewing/recording the owner's property.
    iii. Not primarily viewing/recording a neighbor's property.
b. Security lights may be used with the following conditions:
    i. The lights are primarily illuminating the owner's property.
    ii. Lights are not directly illuminating a neighbor's dwelling, as in pointed at their window.
    iii. Spot or flood lights should be within the range 700 to 1300 lumens or typical commercial devices.
    iv. Lights are attached to the main dwelling or detached garage.
c. Security fencing in the front yard must be:
    i. Continuous including a gate for the walkway and driveway.
    ii. Must be higher than 4 feet but not more than 6 feet and made of black wrought iron. Other styles will be considered, but must be submitted to the ACC. No chain link fences will be approved.
    iii. Connect with the backyard fencing.
    iv. Safe to the general public (e.g., no electric fences or barbed wire).
    v. Approved by the ACC for color and style.
d. Security bars for windows must be:
    i. Of black wrought iron. Other styles will be considered, but must be submitted to the ACC.
    ii. Approved by the ACC for color and style.
e. All other types of security measures must be reviewed and approved by the ACC.

These guidelines are not intended to replace or supersede the Deed Restrictions and/or final written approval of the ACC. In all cases the ACC will have final approval, as per Section 6.5 of the Deed Restrictions and the Deed Restrictions will be the final authority.

Site plans and descriptions of proposed improvements can be submitted, along with the Approval Request Form, to the Stone Canyon Architectural Review Committee to the HOA's property management company.

Architectural Control Committee

Stone Canyon Owners Association

Ron Kellam 8/26/26

Ron Kellam, Committee Chair

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

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Thank You for Your Business

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