

**ADDITIONAL DEDICATORY INSTRUMENTS
OF
WYNFIELD ESTATES HOMEOWNERS ASSOCIATION**

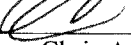
BEFORE ME, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

My name is Chis Archambault. I am over 21 years of age and of sound mind. I am capable of making, and authorized to make, this affidavit. I am personally acquainted with the facts herein stated. I am the agent and attorney-in-fact of the following (herein the "**Association**"): **WYNFIELD ESTATES HOMEOWNERS ASSOCIATION** Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of governing instruments of the Association:

1. Architectural Guidelines (Amended).

DATED this the 2nd day of April 2018.

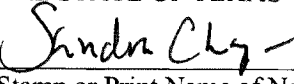
WYNFIELD ESTATES HOMEOWNERS ASSOCIATION

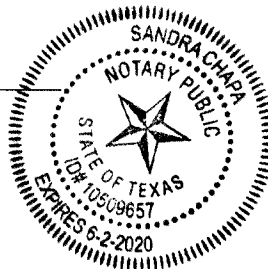
By: , attorney in fact & agent
Print Name: Chris Archambault

THE STATE OF TEXAS
COUNTY OF HARRIS

THIS affidavit was **acknowledged** before me on the 2nd day of April 2018 by Chris Archambault, who stated that he is the attorney-in-fact and agent for the above-named Association.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS


Stamp or Print Name of Notary



AFTER RECORDING RETURN TO :
Daughtry & Farine, P.C.- SC
17044 El Camino Real
Houston, Texas 77058
281-480-6888- Office

RP-2018-139465

WYNFIELD ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

AMMENDED MARCH 5, 2018

I. OVERVIEW

The Board of Directors ("board") of the Wynfield Estates Homeowners Association ("WEHOA") has established these Architectural Guidelines ("guidelines") in accordance with the authority granted to them by provisions of the Declaration of Covenants, Conditions and Restrictions ("DCCR"). The Guidelines are established to assure uniform and fair interpretation of the DCCR and are intended to provide all homeowners in the Wynfield Estates subdivision ("subdivision" or "WE") information about the type, color, quality, and grade of materials which may be used in construction of various kinds of improvements, the size and location of such improvements, and the procedures followed by WEHOA for reviewing applications for proposed improvements. These guidelines may be amended by the board from time to time as it deems necessary and appropriate. Texas Property Code Section 304.010(a)(18)(A-B) authorizes the association, acting through its board of directors, to "implement written architectural control guidelines for its own use or record the guidelines in the real property records of the applicable county; and modify the guidelines as the needs of the subdivision change."

II. BOARD OF DIRECTORS

In accordance with Article IX of the bylaws and Article VI of the DCCR, the board may appoint, as a standing committee, an Architectural Control Committee ("ACC") to assist in the reviewing and evaluating applications for improvements to homes, structures, and lots within the subdivision in accordance with the DCCR and these guidelines. The ACC may make recommendations to the board regarding changes to the guidelines and recommend approval of variances. Only the board may approve variances from the guidelines.

III. ARCHITECTURAL CONTROL COMMITTEE

To achieve the purposes for which the ACC has been established, the following operating rules apply:

1. **Composition:** The ACC will be comprised of no less than two (2) and no more than eight (8) members, each of whom is a current resident of Wynfield Estates and at least one (1) shall be a board member. In the event that no homeowner volunteers for the ACC, the ACC will be comprised of all acting board members.
 - a. The chair will act as head of the ACC. He or she will be elected by the ACC and will be a voting member of the ACC.
2. **Terms of Office:** Each member of the ACC will serve for a term of two (2) years and may serve as many terms as the member is able or willing to serve. If the member is no longer able or willing to serve, or in the event of a completed term, a replacement member will be selected by the board to serve the unexpired term. Terms will commence in January and members' terms will be staggered.
3. **Meetings:** The ACC will meet as needed to review applications for improvements; however it is preferred that the meetings are held at the same time as the quarterly board member meetings. At a minimum, two (2) members must be present to convene a meeting at which voting will occur. The ACC may hold meetings and vote via electronic mail.
4. **Attendance:** Any voting member of the ACC who is absent from three (3) consecutive meetings without valid cause will be considered to have resigned and will be replaced in accordance with the established procedures. A letter advising the individual of this action will be sent by the management company at the

direction of the board or the ACC chairperson. Under certain circumstances, this attendance requirement may be waived by the board of directors at the request of the ACC chairperson.

5. **Voting:** The chairperson and the two (2) to eight (8) members each have one (1) vote. If the application or action concerns a property owned or occupied by one of the members of the ACC, that person's voting rights will be temporarily suspended to avoid any conflict of interest. In the event of a voting tie, the board president will be the deciding vote.
6. **Records:** Copies of all applications, decisions, recommendations, appeals and meeting agendas will be kept by the management company.
7. **Removal:** Any ACC member may be removed from the ACC, with or without cause, by a majority vote of the board. In the event of removal, a successor may be selected by the board and serve for the unexpired term.
8. **Compensation:** No member shall receive compensation for any service rendered to the ACC.

IV. ARCHITECTURAL REVIEW PROCEDURES

Plans and specifications for improvements are to be approved in advance. No special consideration will be given in those instances when post-construction approval is requested.

1. **General:** An item can come before the ACC as follows:
 - a. A homeowner (or his/her representative) shall submit any application for improvement to the management company.
 - b. An improvement that was not approved may come to the attention of the board, ACC, or the management company. The management company will send a written notification to the owner requesting an application be submitted. If no application is received within thirty (30) days, the management company will report this to the board for appropriate action.
2. **Applications:** All applications for approval to make any exterior changes, additions or improvements must be submitted to the management company in writing by completing the application form currently used in the ACC. The management company may coordinate application processing on behalf of the ACC. Plans and specifications for any exterior change, addition or improvement should be attached to the application. For room additions and sunrooms, applications must be accompanied by a detailed scale drawing or blueprint showing the three-dimensional relationship of the room addition or sunroom to the existing structure. Applications must also include a plot plan showing the location of the improvement in relation to all lot boundary lines, the residence, the easements, and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer, if applicable. Applications may be rejected for failure to provide any of these required items. The ACC reserves the right to require certified architectural and/or engineering drawings. All applications, additional information, or requests for appeal shall be mailed or delivered to the office of the management company, not to members of the board or ACC. The ACC reserves the right to request additional information it deems necessary to properly evaluate any application. In the event that the ACC requests additional information, the application may be considered incomplete until such information is submitted to the ACC and the thirty (30) day requirement for approval of the application, as described in the DCCR, shall not begin until such information is received. In the event that the ACC requests additional information and the information is not received within thirty (30) days from the date of the request, the application may be denied. However, the applicant may thereafter submit a new application with the requested information to the ACC for its review.
3. **ACC Decisions:** ACC committee members may consider each application for compliance with the DCCR and these guidelines. The decision of a majority of the members to approve or disapprove an application may be considered the decision of the ACC. All ACC decisions shall be conveyed in writing, within thirty (30) days of submission, by the management company to the applicant. The letter may include a

statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application. Unless otherwise stated in the ACC's written response, all approved exterior changes, additions or improvements shall be completed within forty-five (45) days of the date construction, installation, or erection is commenced. If requested by the applicant, the management company has discretion to allow periods of longer than 45 days for completion.

4. **Board of Director Appeals:** In the event the ACC disapproved an application, the applicant may submit a written appeal to the management company for review by the board. The board may review the appeal at its next meeting following the date upon which the request for appeal is received, and notify the applicant of the board's decision. All decisions of the board shall be final.
5. **Status of Application During Appeal:** During the appeal period, the decision of the ACC on the original application shall remain in effect.

V. ARCHITECTURAL GUIDELINES

The guidelines are intended to further insure consistency in decisions and assist in expediting the decision process. The guidelines are intended to augment the WEHOA's DCCRs and not replace or override them. All are based on the specific rules established by the appropriate governing documents. These guidelines may be amended by addition, deletion, or alteration at any such time the board deems appropriate. Generally speaking, any exterior change that is noticeable from any street, easement or park area requires ACC approval.

1. **Antennae/Satellite Dishes:** Generally, on conventional antenna or satellite dish will be approved, upon proper application, so long as it is erected in such a manner that it is not visible from the street. The dish should be no larger than one (1) meter and the antennae mass should be no higher than twelve (12) feet.
2. **Basketball Goals:** Any planned permanent or portable basketball goal which will be placed in view of the street or side yards must be reviewed and approved by the ACC to assure compliance with these guidelines prior to location on the property. Should they be permitted, basketball goals shall be mounted on a metal pole, not affixed to any house or structure. Goals shall be commercially manufactured and made of fiberglass or similar weather-resistant material. Goals must be maintained in good condition, painted when necessary, and nets must be replaced when frayed or missing. Posts, backboards, bases, weights, nets and hoops will be of an appearance, size, shape and color that are not offensive to the decor and landscaping of the neighborhood. Bright fluorescent colors are not acceptable.
 - a. Permanently Mounted Goals: Permanently mounted goals are permitted only at the midpoint of the driveway (outside edge) and must be at least three feet from interior lot lines.
 - b. Portable Goals: With prior ACC approval, portable goals may be located at any residence. When not in use, portable goals must be located out of public view.
3. **Children's Play Structure:** For the purpose of these guidelines, a "children's play structure" shall mean any type of play set, climbing structure, play fort, slide or swing set. Play structures shall not exceed eight (8) feet in height and shall be restricted to the back yard and a minimum of six (6) feet from all property lines. No play structure shall be located on an easement, impede the drainage on the lot, or cause water to flow to an adjacent lot. Play structure tarps are not permitted if they are visible from the street.
4. **Construction Materials:** Certain building materials are considered unacceptable for exterior use in WE. Other materials may be used for specific applications only. No metal buildings of any type shall be placed or constructed on any lot.
5. **Decks:** All decks must be approved by the ACC with respect to location and the standard type, color, and quality of materials used in construction. No deck shall impede drainage on the lot to cause water to flow on an adjacent lot. No free standing deck shall be constructed more than three (3) feet above the ground.
6. **Display of Certain Religious Items:** The display of a religious item(s) on the entry to an individually owned dwelling is permitted so long as:
 - a. It does not threaten public health or safety.
 - b. It does not violate any City ordinance or law.

- c. It does not contain language, graphics, or any display that is patently offensive to a passerby;
 - d. It may not be in a location other than the entry door or door frame or extend past the outer edge of the door frame of the owner or resident's dwelling.
 - e. Individually or in combination with each other, religious items displayed or affixed on the entry door or door frame may not be more than 25 square inches in total size.
 - f. It does not alter or use a material or color for an entry door or door frame of the dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing the subdivision.
7. **Easement Encroachment:** It is the responsibility of the homeowner to ensure compliance with all easements and to seek approval or waiver from the appropriate municipality, utility or pipeline for encroachment. It is not the responsibility of either the ACC or the board to police encroachment into municipality, utility or pipeline easement areas.
 8. **Emergency and Disaster Reaction:** Disasters such as fire and weather may require significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than six (6) months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the ACC. Approval for changes to the former structure will be made as expeditiously as possible so as to have no adverse impact on the homeowner. The board and the ACC will take whatever action is reasonable to facilitate the process. The intent will be to reestablish the subdivision to its former quality as quickly as possible. It is recognized that a homeowner has the right to take temporary protective action in the event of certain weather conditions, such as hurricane warnings, and no prior approval for such temporary measures will be required. However, all such installations must be completely removed that the property restored to its original condition within seven (7) days of the passing of the specific emergency. This rule specifically applies to, but is not limited to, the boarding and/or taping of windows and doors during a hurricane threat.
 9. **Fencing:** Uniform fences are mandatory on each lot and must be maintained in the color, location, and materials identical to the original fencing. One exception, however is that replacement fences may be erected with the addition of a six (6) inch rot board at the base. For clarification purposes, fences should be erected in the "Good Neighbor" style and constructed with cedar or pine pickets that are six (6) feet in height. The subdivision perimeter fence along X Street and 13th Street must be capped. All gates, particularly those gates that can be seen from any street within the subdivision, must be constructed and maintained in such a way that they are non-differentiable to the fences, thereby preserving uniform fencing. By way of example, the top of any gate must be horizontally level and shall not be permitted to sag. Gate hardware must be attached to the interior side of a property's fence/gate. It is not the responsibility of the WEHOA to maintain any of subdivisions wooden fencing, it is however, the responsibility of WEHOA to maintain the brick columns and monuments located on the exterior perimeter of the subdivision.
 10. **Flagpoles:** A flag staff may be mounted on the house, garage, tree or other improvement structure so long as the length of the staff does not exceed six feet and the top-most part of the staff does not extend to a point higher than the highest point of the specific structure (tree, house, garage, etc.) on which it is mounted. Mounted flagpoles must be constructed of permanent, long-lasting material with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling. Freestanding flag poles should be installed in rear yards only. Free standing flag poles may not exceed 20 feet in height and are subject to the applicable zoning ordinances, easement and setbacks of the recorded plat. There shall be no more than one (1) free standing flag pole per property. All approved flags MUST be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flag pole must be repaired replaced or removed. The only approved flags to be flown are:

- a. The flag of the United States of America (must be displayed in accordance with 4 U.S.C Section 5-10);
 - b. The flag of the State of Texas (must be displayed in accordance with Chapter 3100, Government Code); or
 - c. An official or replica flag of any branch of the United States armed forces.
 - d.
11. **Free-standing structures:** For the purpose of these guidelines, free-standing structures shall be defined as open-framed structures (typically constructed for shade) whose purpose shall not be for any type of storage. All free-standing structures must have permanent roofs that match the main residence in quality and trim color. Louvered or trellis-style roofs may be allowed as long as the quality of material is approved.
 12. **Holiday Decorations:** Holiday decorations are permitted and will not require approval. Decorations may be installed no sooner than thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the holiday for which they are intended.
 13. **Landscaping:** In general, prior approval is only required for landscaping which changes the original layout (i.e. size or shape) of the beds on the lot.
 14. **Doors:** In general, storm doors must be full glass with no break in panes. Front entry way doors must contain at least half glass fixtures.
 15. **Windows:** All glass surface must be whole and undamaged, window panes are acceptable.
 16. **Maintenance Requirements:** These exterior maintenance guidelines are a reinforcement of the maintenance requirement contained in the DCCRs. Their essence is that all properties must be maintained in a state of good repair and shall not be allowed to deteriorate. They are summarized below:
 - a. All painted surfaces must be clean and smooth with no bare areas, peeling, paint or mildew.
 - b. All rotted or damaged wood must be replaced and any damaged brickwork repaired.
 - c. Gutters must be kept in good repair and not allowed to sag.
 - d. Roofs must be maintained in good repair with no missing or curling shingles.
 - e. All glass surfaces must be whole.
 - f. Garage doors must be undamaged and in good repair.
 - g. Fences and gates must be kept in good repair.
 - h. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
 - i. Lawns must be kept mowed, edged and weed-free, flowerbeds must be kept free of weeds and shrubs and trees must be kept trimmed.
 - j. There shall be no storage of debris, trash or trash cans in public view.
 - k. No boats, RVs, or trailers may be in a homeowner's driveway for more than three (3) consecutive days.
 17. **Outbuildings:** No trailer, basement, tent, shack, garage, barn, mobile home or any other outbuilding shall be maintained or used on any lot as a residence for any other purpose, whether temporarily or permanently.
 18. **Painting:** The original exterior color of the main body or trim of a house, garage, or other improvement shall not be changed without prior approval of the ACC. Applications to paint an area that has not been previously painted or to change the color, must include at least two (2) color samples or paint chips. If in the opinion of the ACC, the new color is compatible with both the individual home and the neighborhood, the color change shall be granted. Colors for accents including trim, shutters, door, windows and gutters of homes and garages will be limited. Brick painting is not permitted
 - a. Exterior paints for each residence shall be selected to complement that residence and also harmonize with the color palette of the subdivision.

- b. Whites, beiges, tans, certain browns or greys and other approved neutrals are the colors required, but not limited to, trim, gutters, storage sheds and garages. The management company shall maintain a collection of paint colors that will generally be approved.

19. **Patio Covers:** Patio covers must be permanently attached to the home along one full side of the new structure. The standard, type quality and color of materials of the patio cover must be harmonious with the standard, type quality and color of materials used in the construction of the main residence. Roofs of the patio cover must match that of the residence, corrugated roofs shall not be permitted under any circumstances.
20. **Precedents:** While the ACC will make every effort to be fair and consistent, the ACC will not necessarily be bound by past decision. The ACC reserves the right to disapprove applications for improvements that require a variance from the DCCR if it believes that such changes are not in the best interest of the future of the subdivision. The ACC reserves the right to recognize such a situation, document such situation in the minutes of a meeting, and no longer permit its use as a precedent. The same right applies if the ACC makes an error in allowing a change or addition to these guidelines. The same right applies if an improvement is made without the consent or knowledge of the ACC.
21. **Quality of Repairs:** Repairs are required to be of equal or better quality than original construction and of the same type. For the purpose of these guidelines, "in kind" repairs are defined as repairs to any facet of the exterior of the property which differ in no way whatsoever from the original facet of the exterior of the property. There is no specific requirement for the homeowner to receive prior approval by the ACC for in kind repairs. However, the ACC will require that all repairs be done in such a way as to not detract from the appearance of the neighborhood.
22. **Rain Harvesting, Rain Barrels, Composting Devices, and Irrigation Devices:** Generally, subject to written approval from Board or Committee, an owner or resident may implement measures promoting solid-waste composting of vegetation, including grass clippings, leaves, or brush, or leaving grass clippings uncollected on grass; install rain barrels or a rain water harvesting system; or implement efficient irrigation systems, including underground drip or other drip systems. If an owner or resident is planting new turf, the Committee must approve such turf in writing in order to encourage or require water conserving turf.
 - a. Composting devices shall be regulated by the ACC; the ACC may regulate the size, type, shielding, and materials for the location of a composting device so long as it does not prohibit the economic installation of the device on the owner's lot where there is reasonably sufficient area to install the device. Devices will not be permitted if request is to place device on property owned by the Association, owned in common by members of the Association or in an area other than the fence yard or patio of an individual property owner
 - b. Irrigation systems may be regulated by the ACC; the ACC may regulate the installation of efficient irrigation system, including establishing visibility limitations for aesthetic purposes. The ACC may regulate the installation or use of gravel, rocks or cacti.
 - c. Rain barrels and rainwater harvesting is prohibited in or on the property if the property is owned by WEHOA, the property is owned in common by the members of the association, and or is located between the front of the property owner's home and an adjoining or adjacent system. The barrel or system may be prohibited if the barrel or system is of a color other than a color consistent with the color scheme of the property owners' home; and/or displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
 - d. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all component of the rainwater recovery system, such as tanks, carrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may accomplished by placement behind a solid fence, a

structure or vegetation; or by burying the tanks or barrels; or by placing equipment in an outbuilding otherwise approved by the ACC.

- e. A rain barrel may be placed in a location invisible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions; the barrel must not exceed 55 gallons; the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
 - f. Overflow lines from the rainwater recovery systems must not be directed onto or adversely affect adjacent properties or common areas.
 - g. Inlets, ports, vent and other opening must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed; however, where space allows and where appropriate, the Board/Committee approved ponds may be used for water storage.
 - h. Harvested water must be used and not allowed to become stagnant or a threat to health.
 - i. The Committee shall regulate the size, type, and shielding of, and the materials used in construction of a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or any other location that is visible from a street, another lot, or a common area so long as it does not prohibit the economic installation of the device or appurtenance on the property owner's property; and there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.
23. **Roofs:** Generally, the ACC will approve "Five Tab" architectural shingles (sometimes referred to as a "30-year roof"). The color "Weatheredwood" is the only acceptable shingle color. Energy efficient shingles will be permitted and allowed as long as it meets the following requirements:
- a. Designed primarily to be wind and hail resistant; or provide heating and cooling efficiencies greater than those provided by customary composite shingles; or provide solar generation capabilities.
 - b. When installed shingles must resemble the shingles used or otherwise authorized for use on property in the subdivision; are more durable than and are of equal or superior quality to the shingles required; and/or match the aesthetics of the property surrounding the owner's property.
24. **Signs and Billboards:** No signs (except not more than one nine (9) square foot "For Rent" or "For Sale" sign per lot) shall be permitted without prior approval of the ACC, that a property owner does not need to seek ACC approval to display one or more signs advertising a political candidate or ballot item for an election. The following types of signs are generally acceptable, with the exception of community activity signs, none of these require approval of the ACC:
- a. For Sale Signs. One sign for each lot of not more than 28 inches by 38 inches advertising the property for sale or rent. Signs must be commercial made (no handmade/homemade signs permitted).
 - b. Builder's Signs. One sign for each lot of not more than six square feet advertising the builder of repairs/improvements to the property. Sign may be displayed for the duration of the construction project only.
 - c. Political Signs. Political signs advocating the election of one or more political candidates or the sponsorship a political party, issue or proposal, provided that such signs are not erected more than 90 days in advance of the election to which they pertain and are removed within 10 days after such election. Signs may not be erected on Association property such as parks, common

areas, esplanades, or the concrete fences. Political Signs must be ground mounted; are limited to one sign for each candidate or ballot item; may not contain balloons, lights, music, streamers or is otherwise distracting to motorists; may not contain language, graphics or any display that would be offensive to the ordinary person; may not violate any City ordinance or law; may not be attached in any way to plant material, traffic control device, alight, trailer, vehicle or other existing structure or object; the ACC shall have the right to remove a sign displayed in violation of this restriction.

d. Security Signs. One sign for each lot not more than twelve inches by twelve inches advertising the commercial security or alarm company which is providing service to the dwelling.

e. Garage Sale Signs. Garage Sales are NOT permitted. No direct sales, garage sales, estate sales, yard sales, patio sales, flea markets, bazaars, sample sales, promotional dinner parties or similar activities shall be conducted on any portion of Wynfield Estates.

25. **Solar Screens/Solar Film:** Solar screens and/or film must be compatible with the window and home exterior. Acceptable screen colors are charcoal, dark-bronze, and silver-gray. The screen must cover all parts of the window, not just the arch or block. Solar screen/film is not required on all sides of the house; however if one window on a side of a house is covered then all windows on that side of the house must be covered with the same material. Solar film may not have a highly reflective sheen so as to give a mirror effect.

26. **Solar Energy Devices:** Solar Panels require ACC approval. Residents who desire to reduce energy costs by the use of solar panels must place panel or array of panels behind the main resident structure below the fence line so as not to be seen from fronting streets, adjacent lots or areas. (Or possibly on the back side of roof below the ridge line and also coinciding with the slope of the original roof line. The Association will prohibit the use of solar energy devices that as adjudicated by a court; threatens the public health or safety; violates a law; is located on property not individually owned; and/or is in violation of any City ordinance. The association will consider and allow solar energy devices that comply with the following:

- a. Is on the roof of the home or other structure or; if mounted on the roof of the home:
 - i. Cannot extend higher than or beyond the roofline.
 - ii. Must be placed to the rear of the home (excluding water front properties and subject to Committee approval. Shall be reviewed on case by case scenario for water front homes) unless alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by Committee.
 - iii. Must conform to the slope of the roof and have a top edge that is parallel to the roofline.
 - iv. Frame, support bracket or visible piping or wiring must be silver, bronze or black tones commonly available in marketplace.
- b. Is in a fenced yard or patio owned and maintained by the property owner; if located in a fenced yard or patio it cannot exceed the fence line.
- c. Installation cannot void any material warranties.
- d. Solar panels are NOT permitted on a roof directly facing the street, side roofs that extend beyond the main house, nor are they permitted to be installed on walls of the structure.
- e. Prior approval is required at all times. The committee may withhold approval for installation of solar energy devices if the Committee should determine, in writing, that placement of the device as proposed by the owner constitutes a condition that substantially interferes with the use and enjoyment of land causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. For purposes of making a determination under this clause, written approval of the

proposed placement of the device by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

27. **Standby Electric Generators:** In this section, "standby electric generator" means a device that converts mechanical energy to energy and is powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesels fuel or hydrogen; fully enclosed in an integral manufacturer- supplied sound attenuating enclosure; connected to the main electrical panel of a resident by a manual or automatic transfer switch; and rate for a generating capacity of not less than seven kilowatts. Generator placement upon individual property owner's lot must be pre-approved by Committee but is generally considered acceptable as long as screened and not visible to public view from street, association owned property or an adjoining lot. Prior approval is required at all times. Generators will be considered if they are installed and maintained in compliance with:

- a. The manufacturer's specifications; and
- b. Applicable government all health, safety, electrical, and building codes.
- c. All electrical, plumbing, and fuel line connections are installed by licensed contractors only.
- d. All natural gas, diesel fuel, biodiesel fuel or hydrogen line connections must be installed in accordance with applicable governmental health, safety, electrical and building codes.
- e. All liquefied petroleum gas fuel line connection must be installed in accordance with rules and standard promulgated and adopted by the Railroad Commission Texas and other application governmental health, safety, electrical and building codes.
- f. Non-integral standby generator fuel tanks must be installed and maintained to comply with applicable municipal zoning ordinance and governmental health, safety, electrical and building codes.
- g. The generator's electrical lines and fuel lines must be maintained in good condition.
- h. Any deteriorated or unsafe component of the generator, including electrical or fuel lines must be repaired, replaced or removed immediately.
- i. All generators shall require screening when the generator is visible from the street faced by the dwelling; and/or located in an unfenced side or rear yard of a resident and is visible from an adjoining residence or from adjoining property owned by the association, and/or is located in a side or rear yard fenced by wrought iron or residential aluminum fence and is visible through the fence either from adjoining residence or from adjoining property owner by the association.
- j. Reasonable and pre-approved times, consistent with the manufacturer's recommendations, will be set for periodic testing of any standby electric generator.
- k. Generators may not provide all or substantially all of the electrical power to a residence, except when utility-generated electrical power to the residence is not available or is intermitted due to caused other than non-payment for utility services to the residence.
- l. Generator may not be placed on property owned by Association.

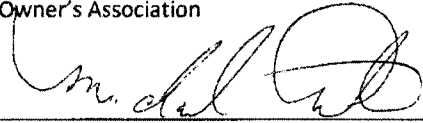
28. **Storage Buildings/Sheds/Structures:** The City of Deer Park requires a building permit for construction of any building, shed or structure of any type. All applicable city codes must be complied with. Generally, the ACC will approve applications for storage buildings/sheds/structures that are to be constructed of suitable materials and painted and roofed to match that of the main residence. Whites, beiges, tans, certain browns or greys and other approved neutrals are the colors required, but not limited to, trim, gutters, storage sheds and garages. The management company shall maintain a collection of paint colors that will generally be approved.

29. **Swimming Pools:** An application for the construction or reconstruction/replastering of a swimming pool, spa or Jacuzzi, collectively referred to as "pool", must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures and existing or proposed fences. The application shall also indicate the direction for construction access. No swimming pool shall

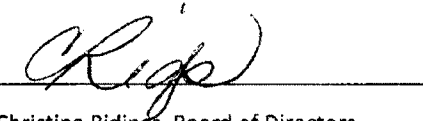
be constructed in a manner to impede drainage on a lot or to cause water flow on an adjacent lot. Above ground swimming pools must have prior approval by the ACC.

30. Windmills: Windmills, whether for pumping water or generating electricity, are not permitted.

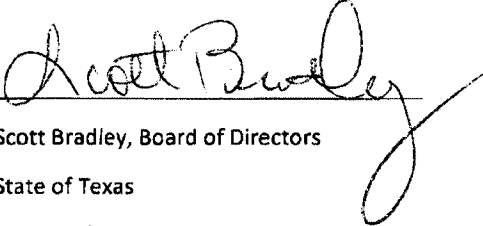
Adopted and approved the 5th day of March, 2018, by action of the Board of Directors for the Wynfield Estates Home Owner's Association



Michael Audish, Board of Directors



Christina Ridings, Board of Directors



Scott Bradley, Board of Directors

State of Texas

County of Harris

Sworn to and subscribed before me on the 5th day of March, 2018 by Michael Audish, Christina Ridings, and Scott Bradley.

(SEAL)



Notary Public, State of Texas

RP-2018-139465
Pages 12
04/03/2018 10:06 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$56.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2018-139465