Supplemental Recording of Dedicatory Instruments

Name of Property Owners Association: PALM CREST PROPERTY OWNERS ASSOCIATION, INC. (the "Association")

Pursuant to §202.006, TEXAS PROPERTY CODE, the Association files the attached dedicatory instruments.

EXECUTED this 8th day of October, 2026.

W. AUSTIN BARSALOU
Attorney in Fact

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this day by W. Austin Barsalou, Attorney in Fact for PALM CREST PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

Given under my hand and seal of office this 8th day of October, 2026.

KELLY LORAINE ELSPERMAN
Notary ID #133333926
My Commission Expires
September 15, 2029

NOTARY PUBLIC, STATE OF TEXAS

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PALM CREST
MINIMUM CONSTRUCTION STANDARDS

(ARCHITECTURAL GUIDELINES)

Official document of the Palm Crest Property Owners' Association amended September 21, 2026

ARCHITECTUAL CONTROL COMMITTEE MINIMUM CONSTRUCTION STANDARDS

The Architectural Control Committee (ACC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Covenants, Conditions and Restrictions (CC&R) provide that No building, or other improvements of any character shall be erected or placed or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof, or any addition or exterior alteration made thereto after original construction or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision until obtaining the necessary approval (as hereafter provided) by the Committee of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. In reviewing applications, the ACC will consider the following factors: compliance with this instrument and the CC&Rs; type and quality of materials; potential impact on drainage, slope, elevation, etc.; harmony with existing structures in terms of exterior design, style, color, building materials, etc.; and location or proposed improvements. All new home construction must face its assigned street address.

It is the general purpose of the ACC to approve or disapprove applications made to it for proposed new home constructions, alterations, additions, changes to be made to the exterior of the house and/or lot itself. Landscaping does not require ACC approval unless specifically referenced in the Deed Restrictions.

It should also be noted that ACC approval is required prior to all New Home Construction and existing Home Improvements and Modifications, all exterior changes and installation. If an improvement and/or change is made without prior ACC approval, the Board of Directors and the ACC can take legal action to enforce its removal and assess fines.

Procedure

A request for "New Home Architectural Review Application" and "Home Improvement/Modifications Architectural Control Application" (all exterior changes) must be completed in its entirety and submit electronically through Townsq. All pertinent information such as plans, specifications, building permits, Builder/Contractor Certificate of Liability Insurance, Windstorm/FEMA requirements, locations indicated on a copy of the survey, site plans etc. should be included with the application. Also, you must submit a copy of the signed and dated Architectural Construction Standards "Acknowledgement Form", which confirms you have read and understand the standards and building requirements stated in this Minimum Construction Standards document and the signed and dated applicable checklist.

These forms are available from our Property Management Company and are posted on the Palm Crest website and Townsq. The ACC cannot respond to verbal requests for approval – all applications must be made in writing.

The ACC has thirty days from the date of receipt of an application in which to respond. If additional information is required by the ACC, the application process will be extended accordingly. Plans for the implementation of the proposed new home construction or proposed improvement(s) should allow for the time required to complete the approval process.

If an application is denied, the ACC will state in their denial letter why such approval was denied and include proposed changes, if any, which would be required as a condition of approval. The ACC can request additional information/clarification for applications that are incomplete. The denial letter will inform the Owner that they may appeal the ACC's decision to the Association's Board of Directors if they request a hearing on or before the 30th day after the date the denial notice was mailed.

Definitions

1. **New Home Construction** shall mean a new home built on a previous vacant lot and/or to replace a demolished home.
2. **Home Improvements and Modifications** shall mean making **any** improvement or modification to an existing home, (even if behind a wooden or wrought iron privacy fence) other existing structure(s), or other items that were not previously found on the premises.

Guidelines

The following are Minimum Construction Standards adopted by the ACC to specify their standards, requirements and thought processes used in evaluating an application. These Standards will be amended from time to time as the circumstances, conditions or opinions of the ACC dictate. It should be noted that each application is considered on its own merit and that the ACC may grant a variance from these Standards and/or from certain provisions of the CC&Rs. In the event of any conflict between these Minimum Construction Standards and the CC&Rs or applicable law, the CC&Rs or applicable law shall control.

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1. INTRODUCTION

1.1. Palm Crest is a subdivision within Brazoria County, Texas. The tract of land known as "Palm Crest" being a subdivision of 156.0920 acres of land. The subdivision has 135 lots, ranging from .5 acre to 1.3 acres in size. Included in the subdivision is one lake, two front ponds, as well as two community parks.

1.2. The affairs of the Palm Crest Property Owners' Association, (Association) are managed by a Board of Directors (Board). This document describes all the Association's requirements for a property owner to design and construct a home and related improvements in the subdivision. The purpose of these guidelines is to ensure a sense of design continuity within the community, thus preserving land values and visually appealing living environment.

1.3. The fundamental principles underlying the requirements can be found in the "Declaration of Covenants, Conditions and Restrictions for Palm Crest referred to as "Deed Restrictions" or "CC&R's". Every Owner is encouraged to read these documents thoroughly, since they form the basis for virtually all aspects of lot development and long-term residence in the neighborhood. Following are key extractions from the Deed Restrictions.

1.4. Article III of the Palm Crest CC&R's states that "...the Lots in the subdivision shall be subject to the restrictions set forth in this Article III. Every grantee of any interest in a Lot by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of this Article". The restrictions regulating the construction and maintenance of improvements within Palm Crest are enforceable under Texas law.

1.5. As provided in the Palm Crest CC&R's, Article IV, the Palm Crest Property Owners' Association Board has established an Architectural Control Committee (ACC). The purpose of the ACC is to review and evaluate plans and specifications for all proposed construction, improvements, and alterations in the subdivision, in order to ensure consistent and harmonious architecture.

1.6. The ACC has adopted various building guidelines as required by the Deed Restrictions (e.g. Design Guidelines, Landscape Guidelines, etc.). Guidelines mentioned in the CC&R's have been incorporated herein and made part of this document by reference. Also incorporated into this document are specific design requirements that have been established by the ACC and ratified by the Board.

1.7. Also as required by the Deed Restrictions, the ACC has established an application for new home construction "New Home Architectural Review Application" and "Home Improvements/Modifications Architectural Control Application" for construction of improvements, changes and installation and review procedures for the Owner or builder plans and specifications, which will be provided to the Owner under separate cover.

1.8 The Officers and Directors of the Palm Crest Property Owners' Association (POA) and the members of the ACC ("covered party") shall not be liable to any owner, builder or other party for any and all claims, penalties, liabilities, losses, damage (including, without limitation, engineering and expert witness fees, attorneys' fees and cost of litigation), loss or prejudice suffered or claimed arising out of the performance, actions or review of any plans, specifications or materials by any covered party. Review and approval of any plan submission is made on the basis of aesthetic considerations only. Neither the ACC nor the Board of Directors assumes responsibility through the plan review process to ensure 1) the structural integrity or soundness of approved construction, 2) compliance with any building codes or standards, or government requirements (although certain codes are highlighted herein to assist the owner), or 3) that all dwellings are of comparable quality, value, size, design, or are aesthetically pleasing or otherwise acceptable to neighboring property owners.

1.9. In accordance with Article IV, Section 4.01 of the Palm Crest CC&R's, it is imperative that no development activity take place before plans and specifications for the lot have been reviewed and formal written approval has been obtained from the Architectural Control Committee. This includes installing culverts or any other major activity that would affect the ultimate overall appearance of the lot. If in doubt as to what is permissible, please contact a member of the ACC.

1.10. If new home construction (exterior), construction of improvements or modifications are not completed within twelve (12) month after plans have been approved, an extension must be requested by ACC. The following conditions apply:

(a) Provided no changes have been made to the original design, an approval of an extension will be given.

(b) If changes have been made to the original design, then the "New Home Architectural Review Application" and/or "Home Improvement/Modifications Architectural Control Application" must be resubmitted for ACC approval.

(c) If new home construction, construction of improvements or modifications or change(s) to the original approval are not completed (exterior) by the end of twelve (12) months and no extension request is submitted to ACC for approval, then legal action will be taken to compel completion and the Association's legal fees will be sought from the owner.

1.11. Surveys are required for New Home and any structural improvements, and frequent inspections will occur. Surveys should include all easements, right of ways, and building setback lines. Review more specific survey requirements on the ACC Applications. No encroachments will be allowed. Below are the appropriate and necessary steps:

1.1.2. For new home construction and miscellaneous structural improvements, it is mandatory to provide three surveys 1.) Initial Survey of Lot, 2) Slab "Form" Survey and 3) Final Survey.

1.1.3. Initial survey is required for New Home and any structural improvements that add an exterior structure for ACC approval. Other permits or approvals may be required from County or other Governmental entities. It is the responsibility of the builder and owner to obtain all required approvals.

1.1.4. Form Survey - Once the initial survey is approved by the ACC, then the builder must complete the slab "forms" and must obtain a "FORMS" survey from a certified surveyor prior to the slab pour. The certified form survey then must be submitted by the builder for ACC approval which must include placement of house and any proposed structures prior to a concrete/slab pour or construction of the structure. ACC will conduct an on-site form survey inspection and will determine if encroachments or discrepancies are evident, including eaves of the structure. All discrepancies must be corrected and approved before any construction or slab pour is allowed. Once the Form Survey has been approved by ACC, construction can proceed.

1.1.5. Final Survey – When the new home construction or miscellaneous structural improvements are completed, the builder must obtain a Final Survey from a certified surveyor and submit to ACC for the Final Inspection. The completion of construction must include permanent driveway, required lot grading, planting of grass and landscaping. If ACC denies the final inspection, then ACC will notify owner of the denial and what violations were identified during the final inspection. The owner will have ample time to correct the violations prior to closing or move in. If the owner ignores the final inspection denial and closes or moves in, then the POA may employ an attorney to enforce these requirements and the Association's legal fees will be sought from owner.

1.1.6 Inspections – ACC Members will perform inspections as needed. Failure to comply with inspections can result in legal action brought to require compliance. A driveway and rebar inspection is required prior to the driveway concrete pour by Brazoria County. If any non-compliance issue exists, the Association may employ an attorney to enforce these requirements. You have the right to a hearing to appeal the ACC's decision before the Association's Board of Directors.

1.12. All approved New Home Construction must be in place at the time of the move-in inspection with the submitted final inspection survey. If final inspection survey is not submitted and/or Owners has sold or moved in without ACC final inspection approval, then legal action will be brought to require compliance and the Association shall seek its legal fees from the owner. Any improvements after move-in must be submitted (or resubmitted as the case may be) to the ACC for review and approval. Depending on the improvement or addition, a final survey could be required, and final inspection approved by ACC. If final inspection is denied by ACC, then Owner must make the necessary correction(s) to pass the final inspection or legal action will be taken and the Association shall seek its legal fees from the owner. If any improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

1.13. Grandfathered Construction – the Developer approved a number of exterior designs prior to the establishment of the Board of Directors and the Architectural Control Committee. If owner requests to make a change to the grandfathered design or if the grandfathered design is destroyed in a fire or weather event, the replacement must meet all the new building requirements set forth in the Minimum Construction Standards (materials and design).

2. CONSTRUCTION PRACTICES

2.1. Building Codes

2.1.1. The Owner and Builder must comply with any and all ordinances that are in effect from Brazoria County and/or any other governmental agency (e.g. HUD, EPA) having applicable jurisdiction. In all cases where conflicts exist between these guidelines and other agency ordinances, the more rigorous requirement shall apply.

2.1.2. All Windstorm/FEMA requirements must be met for all new or modified structures which include; Storage Sheds, Patio Covers, Arbors, Gazebos, Pergolas, Garages, Barns, Guest Houses, Pool Houses, Workshops, Green Houses and Room Additions, etc., are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) Agent to report this new or modified structure for the T.W.I.A coverage and inspection. Review at – http://www.tdi.texas.gov/wind/index.html

2.2. Builder and Contractor Signage

2.2.1. The following requirements for signage are intended to present an image of quality in the neighborhood and to squelch the propensity of competing builders to outdo each other in attracting home buyers.

2.2.2. No signs shall be placed until actual construction begins and must be removed within 30 days of completion of construction.

2.2.3. One sign per single family lot is allowed.

2.2.4. Signs shall be no larger than 48"x 48" and may show the builder's name, logo or trademark and contact details only. The preferred size is 24"x 24".

2.2.5. It is the builder's responsibility to maintain the proper appearance, condition, and location of the sign.

2.3. Construction Site

2.3.1. The Owner shall be responsible for maintaining a neat construction site during the homebuilding period. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.2. Concrete washout is not allowed to be dumped anywhere in the subdivision, except on the property where it originated. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.3. Trash shall not be allowed to accumulate in piles. A trash dumpster 30-40 yards (Roll Off Box Dumpster) must be available throughout the construction period to collect trash as it occurs. Dumpsters must be placed on the lot within the lot boundaries. All trash and debris shall be removed from the site before each weekend. Trash shall not be allowed to blow onto neighborhood lots, POA ditches and POA common areas. Street cleaning and trash pickup on adjoining lots should be done same day it occurred. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.4. Burning of construction debris is prohibited by Texas law. Burning of brush, trees or construction materials during clearing or construction is prohibited by the POA and CC&R and will be subject to legal action and the Association shall seek its legal fees from the owner.

2.3.5. A water source must be always available during construction. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.6. A Portable toilet must be added prior to construction within lot boundaries, located 10 - 20 ft. from street (not on easement), door not facing street and must be staked to prevent turning over by high winds. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.7. Construction fencing must be erected on three (3) sides of the property (on both sides & rear lot lines) during the entire construction time. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.8. All County building permits, and Green Palm Crest ACC Permit must be posted on the front of the lot from start of construction until the construction has been completed.

2.3.9. Construction work hours are Monday – Friday 7:00 AM – 7:00 PM and Saturday 8:00 AM – 7:00 PM. No construction or workers on site on Sundays or Holidays. Workers cannot be on site prior to 7:00 AM M – F and 8:00 AM Saturday must be off the work site by 7:00 PM. Non-compliance will result an ACC Fine, legal action and the Association shall seek its legal fees from the owner.

2.3.10. Excessive mud and other debris tracked from a job site to any road in the subdivision must

be cleaned up within 24 hours.

2.3.11. Any damage to the frontage (easement) or ditch during construction must be repaired to its original contour and shape. Right of way must be corrected immediately to its original state with fill dirt, stabilized materials and vegetation to prevent drainage problems or erosion.

2.3.12. Parking of all construction vehicles is limited to the job site under construction or on the street. No vehicles are allowed to park on any portion of another lot (this includes the strip of land (easement) adjacent to the street).

2.3.13. Access to property is limited to the temporary driveway during construction and permanent driveway at home completion. No driving on or across adjacent vacant lots, ditches, POA property or lawns. Non-compliance will result in legal action and the Association shall seek its legal fees from the owner.

2.3.14. Maintenance of lot and frontage must be kept clean and mowed during construction.

2.3.15. If any non-compliance issue exists, the owner will be notified and given notice of non-compliance issues and deadline to resolve. If non-compliance issues are still not resolved by the specified deadline, then owner will be notified and the POA may employ an attorney to enforce these requirements. You have the right to appeal the ACC's decision before the Association's Board of Directors. However, notwithstanding the foregoing, the Association and the ACC reserves the right to seek immediate relief from a Court/Judge as needed.

3. LOCATION AND SITING REQUIREMENTS

3.1. Building Setbacks and Easements

3.1.1. Nothing can be constructed in the building setbacks or easements.

3.1.2. With the exception of approved security measures and landscaping improvements no building or permanent improvement of any kind shall be erected, placed, or located closer to the front property line than the main residential structure.

3.1.3. No building of any kind shall be located on any lot nearer to any side or rear property line, or nearer to any public road and no nearer to the Lake as may be indicated on the Plat; provided, however, as to any Lot the ACC may waive or alter any such setback line if the ACC, in the exercise of the ACC's sole discretion, deems such waiver or alteration is necessary to permit effective utilization of Lot. Any such waiver or alteration must be in writing and recorded in the Deed of Records of Brazoria County, Texas.

3.1.4. More stringent setbacks may be required in the recorded plat. In case of a conflict between these guidelines and the setbacks called for in the recorded plat, the recorded plat shall govern.

3.1.5. Any Owner of one or more adjoining Lots may, with the prior written approval of the ACC, consolidate such Lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side set-back lines shall be measured from the resulting side property lines rather than from the center adjacent lot lines as indicated on the Plat. The main structure and or garage must cross the center lot line between the two lots.

3.1.6. Prior to house plan submittal to the ACC, the Owner should review the recorded final plat for the specific lot to verify all setback and easement requirements. Prior to pouring of any concrete, Owners are encouraged to obtain written confirmation from their builder that all setback and easement requirements have been met.

3.2. Culverts

3.2.1. Placement of the culvert(s) requires ACC prior approval. In most cases, this cannot be determined until the house has been approved, since it depends on the location of the driveway. Culverts must be 24"diameter or greater and constructed of reinforced concrete. The culvert must be installed prior to construction but not prior to ACC Approval of the home construction.

3.2.2. Brazoria County requires a Driveway/Culvert permit for New Home Construction

driveways, contact Brazoria County Engineering and submit the permit with your New Home application. Culverts MUST be installed prior to construction but NOT before ACC approval. 24" diameter concrete culverts are required and no other material will be approved. Contact Brazoria County for the installation of the culvert(s). A driveway and rebar inspection is required prior to the driveway concrete pour by Brazoria County.

3.2.3. If owner is adding an additional culvert or replacing an existing culvert you must contact Brazoria County Engineering for a driveway/culvert permit and submit with your Home Improvement/Modification Application. A new culvert or additional culvert must be installed prior to construction but NOT before ACC approval. 24" diameter concrete culverts are required and no other material will be approved. Contact Brazoria County for the installation of the culvert(s). A driveway and rebar inspection is required prior to the driveway concrete pour by Brazoria County.

3.2.4. Brazoria County Road and Bridge Department installs the culvert(s) for Palm Crest property owners. Contact Brazoria County Road and Bridge Dept. to submit your work order for the culvert installation. You can find this information on the Brazoria County Road and Bridge Dept. website on your Brazoria County Residential Building Permit. The culvert installation only occurs after you receive ACC Approval.

3.3. Driveways, Driveway Extension and Entry Features

3.3.1. Brazoria County requires a Driveway/Culvert permit for a New Home driveway, contact Brazoria County Engineering for the permit. Submit the driveway/culvert permit with your New Home application.

3.3.2. A Brazoria County Driveway/Culvert permit is required if adding additional culvert(s) or widening the existing driveway on the Brazoria County side of the easement. Contact Brazoria County Engineering for the permit. Submit the driveway/culvert permit with the Home Improvement/Modification application.

3.3.3. A new Driveway tie-in to existing roadways is to be in accordance with Brazoria County codes. Contact Brazoria County per your Brazoria County Residential Building permit or culvert/driveway permit for the required driveway form and rebar inspection prior to the driveway concrete pour.

3.3.4. All driveways must be constructed of concrete and include reinforcement prior to the pour or a concrete with reinforced steel or fiber mesh concrete.

3.3.5. All driveways shall be a minimum width of 10 feet from the street apron into the garage area or courtyard.

3.3.6. The use of stamped concrete is permitted and interlocking pavers, and brick pavers are allowed to border the driveway.

3.3.7. Colored concrete or painted concrete is allowed if prior approval ACC is obtained.

3.3.8. Turnaround or circular drives are allowed. Under no circumstances may an entire front yard be paved as a driveway.

3.3.9. No entry features, such as fences, columns, gates, etc. may be placed within the easements described in Section 3.1 above.

3.3.10. The ground adjacent to the street, driveways and other concrete flatwork must be even with the top of the surface and tapered away for good drainage.

3.3.11. A temporary driveway of crushed stone or gravel must be put down from the culvert to the construction site before construction starts but not prior to ACC approval. Preferably the temporary driveway should follow the approved driveway path and become the base of the finished driveway. The purpose is to avoid excessive mudding of the streets. If during the construction process, the crush stone is washed out, you must replace it again with crushed stone to eliminate a muddy path entering or existing the temporary driveway.

3.3.12. Driveway gate applications must be submitted with drawings for approval.

3.4. House Footprint

3.4.1. The front façade of the house must be aligned parallel with the street, except for houses on corner lots.

3.4.2. For corner lots, orientation of the house with respect to the street will be reviewed on a case-by-case basis.

3.5. Rooftop Elements

3.5.1. All stack vents and attic ventilators shall be located on the rear slopes of roofs and painted to match the roof color.

3.5.2. Satellite dishes and Internet Antenna's are to be placed as inconspicuously as possible; on back, top, side of house roof or garage. Satellite dishes and Internet Antennae's installed on a pole in the ground are only allowed if screened by privacy fence or screened by shrubs.

3.5.3. Skylights and solar collectors shall only be placed on the rear slopes of the roof.

3.5.4. External radio or television antennae and towers are not allowed.

3.6. Garage Placement

3.6.1. Rear garage doors are only allowed on the outer rim of the Palm Crest subdivision.

3.6.2. Both attached and detached garages must be set back a minimum of five feet from the main front façade of the residence. (Attached garages are defined as garages that are integral with the house by sharing one or more walls. Detached garages are garages that are not integral with the house). The front façade of a porch qualifies as the "main front façade" only if the porch is substantial enough to be the major focus of the front of the house.

3.6.3. Detached garages must be connected to the house with a covered walk, or breezeway, no longer than twenty-five feet in length.

3.7. Carports and Porte Cochere

3.7.1. A freestanding or lean-to type carport(s) are not allowed.

3.7.2. Porte Cochere's are allowed with prior ACC approval.

3.8. Pools, Spas, Outdoor Kitchens, and Decks

3.8.1. In-ground pools and spas must be located behind the primary dwelling structure.

3.8.2. Portable or permanent above-ground swimming pools are allowed if screened by a 6 ft. wood privacy fence, not visible from any other property and each will receive special consideration. Above-ground pools must not be over 4' in height and decking around the pools cannot be over 18" above ground level to ensure privacy of neighbors. If there is a walkway around pool, it cannot be wider than 3 feet nor higher than the wall of the pool. Railing for walkway cannot be visible above the 6-foot fence. It must also be three feet to five feet (3'-5') from the side and rear fences.

3.8.3. Swimming pool appurtenances such as rock waterfalls and sliding boards must not be over six feet in height if visible from public view

3.8.4. Professionally constructed wood decks are allowed. Decks cannot be higher than 18" unless the deck is hidden from public view by a privacy fence. The paint or stain should match the house color. Only exterior grade materials may be used.

3.8.5. Spas or hot tubs may be permanently installed above grade depending on the design and location. No portable spas are permitted.

3.8.6. Pumps and filter equipment must be screened from public view.

3.8.7. No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to ACC approvals.

3.8.8. Any pool, spa or deck should be located at least five feet (5') from a side and rear lot line to maintain proper drainage on lot.

3.8.9. Swimming Pool Enclosures, as defined by Texas Property Code 202.022, must: (1) consist of transparent mesh or clear panels set in metal frames, (2) not exceed six feet in height, (3) not be climbable, and (4) receives ACC approval.
Please note: A fence may be required by your Homeowners Insurance Company. Contact your agent or Insurance carrier to determine if a fence is required and submit the fence design and material for ACC approval prior to installing.

3.8.10. Outdoor kitchens are allowed behind the main dwelling. Detailed drawings and/or site plans must be submitted to and approved by the ACC before beginning construction.

3.9. Utilities

3.9.1. General

3.9.1.1. All Homeowners are reminded that there is no public water distribution system (fire main and hydrants) in Palm Crest. You are encouraged, although not required, to give thought to the added safety that a residential sprinkler system would provide to your home, your family and your personal property.

3.9.2. Water Well and Grinder Pump (septic system)

3.9.2.1. Individual Grinder Pump (Septic systems) appliances must be approved by Architectural Control Committee. A minimum 2 hp Grinder Pump is required with a 220V electrical for original and replacement grinder pumps.

3.9.2.2. Contact ACC for the approved Grinder Pump appliances and equipment.

3.9.2.3. No outside, open or pit type toilet will be permitted in Palm Crest. All dwellings constructed in Palm Crest shall be equipped with and served by a central sewer system installed, operated and continuously maintained in accordance with applicable utility company and governmental requirements.

3.9.2.4. No Water Wells are allowed, nor any type of private sceptic systems.

3.9.2.5. All Grinder Pump equipment must be screened from view from the street and from neighbors, using appropriately sized (minimum of three gallons) evergreen shrubs. Drum lids can also be painted green to make them less conspicuous.

3.9.3. Propane tank (buried only)

3.9.3.1. Propane tanks must be buried regardless if located behind a privacy fence and located to the rear or the side of the house.

3.9.3.2. Typically, refill trucks require the tank to be within 100 feet of the driveway, in order that their hoses can reach the tank.

3.9.3.3. All replacement or supplemental propane tanks must be buried regardless if the previously approved propane tank was positioned above or below the ground or behind a privacy fence.

3.9.4. Electrical connection

3.9.4.1. Routing of electrical power cable from the power transformer box to the house shall be underground. Similarly, all power cables to outbuildings must be underground.

3.9.4.2. The meter box location must not be located at the front of the house.

3.9.4.3. Variances for meter box location can be granted for those residences with fences, where the Owner does not wish to allow the meter reader to enter their property. In this case the meter box can be along the fence line at an inconspicuous location, typically being incorporated into a column and concealed.

3.9.5. Air conditioners

3.9.5.1. Central Air conditioners are typically located to the rear or the side of the house.

3.9.5.2. All air conditioning equipment should be screened from view from the street and from neighbors, using appropriately sized (minimum of three gallons) shrubs.

3.9.5.3. NO window air conditioning units are allowed on the house, garage(s), barn, room additions, sheds, guest houses, pool house or workshops.

3.9.6. Exterior Whole House Water System

3.9.6.1. Exterior Whole House Water Systems must be approved by the Architectural Control Committee regardless if outside or inside a privacy fence.

3.9.6.2. Should be placed on a concrete slab.

3.10. Storage Sheds and Barns

3.10.1. All storage sheds and barns must be located behind the residence and screened completely out of public view with a solid cedar fence. Minimum solid cedar fence height is 6 ft. and maximum solid cedar fence height being 8 ft.

3.10.2. Storage Sheds and barns cannot be built on a property until and unless a residence is built.

3.10.3. Lean-To Sheds are prohibited.

3.10.4. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – http://www.tdi.texas.gov/wind/index.html

3.11. Fences, Keypads and Pet Enclosures

3.11.1. Fence or gated entrance may be located in front of the home if wrought iron. Perimeter Security Fencing for Front Yard (See the Governing Documents - Guidelines and Policies – posted on the Palm Crest website as PALM RCD 11-22-21 GUIDELINES INSTALLATION CERTAIN SECURITY MEAS APP-ADPT (pdf)).

3.11.2. Entrance gate key-pad pedestals may be installed in the front easements with ACC approval. Electrical connections must be underground.

3.11.3. Pet enclosures must be located behind the house and screened completely out of public view with a solid cedar fence. Minimum solid cedar fence height is 6 ft. and maximum solid cedar fence height being 8 ft.

3.12. Mailboxes

3.12.1. Mailboxes must be located near the driveway and less than 12" from the street.

3.12.2. All mailboxes must include a plaque or numbers showing the house numbers.

3.12.3. Mailboxes should not exceed five feet in height nor 30 inches in cross section.

3.12.4. Care should be taken to avoid placing the mailbox opposite existing driveways on the other side of the street.

3.12.5. All mailboxes (Stone, Brick, wooden, metal and plastic) must be submitted to the ACC for prior approval with proposed design drawings, pictures or brochures.

4. ARCHITECTURAL REQUIREMENTS

4.1. General

4.1.1. The intent of this section is to establish basic design criteria for the construction of residences and other structures within Palm Crest. These requirements and guidelines allow for diversity in design and should produce a climate of individuality, while ensuring the architectural integrity of the community as a whole. Emphasis is on quality material, design and construction in order to promote well-crafted residences within the community.

4.2. House Design

4.2.1. The Deed Restrictions require that all dwelling must have a minimum of 2,000 square feet of living area (measured from inside walls), excluding porches.

4.2.2. Guest or servant house may be built provided said guest/servants house must contain a minimum of 500 square feet and be built after or while the main dwelling is being built.

4.3. Foundations

4.3.1. Minimum slab elevations should be determined in accordance with Brazoria County requirements.
The finished slab elevation must be at least 2 feet above the street level.

4.3.2. All foundation plans must be signed and sealed by a Texas Registered Professional Engineer.

4.3.3. A certified forms survey must be obtained from a Texas registered professional land surveyor and a copy provided to the ACC when the foundation forms have been installed, but before pouring the foundation. The forms survey must show (1) the location of the forms on the lot, (2) the finished slab elevation of no less than 2 feet above the street level. No foundation can be poured without specific, written authorization from the ACC.

4.3.4. Owner/Builder should consider having a soil test conducted prior to building and a pier and beam slab on a two-story home.

4.4. Exterior Elevations

4.4.1. All houses must include some variation of the ridgeline.
4.4.2. Priority must be given to those sides of the house that are visible from streets. However, it should be assumed that the houses will be seen from all angles and therefore, a continuity of materials and details on all elevations must be considered,
4.4.3. No similar house elevation can be built on the same block. This includes the front and back elevations. Brick and trim color should be different within the same block too. Block includes both sides of the street on the same block. The location of house designs should be carefully reviewed to avoid excessive repetition in the street scene. The intent is to avoid the negative "look alike" effect of frequent repetition, but still allow sufficient latitude in satisfying market demand.
4.4.4. The ACC reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Additionally, identical use in brick type and color and siding color is generally prohibited on homes that are adjacent to one another. Custom homes may not be repeated within any given section.

4.5. Exterior Materials and Colors
4.5.1. Brick, stone and stucco are the only approved materials for the main body of the house. Bricks shall meet standard specifications established by The Brick Institute of America.
4.5.2. All mortar joints shall be tooled. Slump joints will not be allowed.
4.5.3. Mortar color shall be selected to complement stone or brick color.
4.5.4. The use of plywood, stucco board, stucco impression board, imitation stucco, hardboard with a pre-finish, vinyl or aluminum siding, Stone board, Stone Veneer and Imitation Stone products are prohibited. 'Hardiboard' may be used in soffits.
4.5.5. The exterior surface of each elevation must be of masonry construction. Masonry is considered to be only brick, stone or stucco.
4.5.6. Hardi-board is not considered as a masonry product. It may be used in moderation where mechanically or architecturally appropriate. Hardi-board is not allowed on front elevations.
4.5.7. Gable ends of a uniform material tend to be more architecturally pleasing than those which change at the eave line.
4.5.8. Exterior colors must be soft and subdued colors which meet the harmony and aesthetics of the neighborhood paint colors. Bold, primary or unusual colors are prohibited. While a specific color palette has not been specified, colors which do not, in the reasonable discretion of the ACC, enhance the community will not be permitted. The color of neighboring homes will be taken into consideration along with the applicant's house brick and stone features. Exterior paint shall be only a flat latex type of paint (no semi-gloss or gloss-type paints) are permitted. New Home paint colors must be submitted and receive prior approval from the ACC before painting the house. If an owner proceeds without approval, or with a denied color scheme, the Association may pursue enforcement action in accordance with the governing documents and applicable law including seeking recovery of attorney's fees and costs if permitted. Any Home Improvement/Modification change in paint and trim color from the original construction approval will require prior ACC approval prior to implementation. Failure to obtain approval may result in enforcement action as described above.
4.5.9. High contrast trim or material variations should be avoided in favor of those which are chosen to blend all elements into single themes.

4.6. Entrances and Windows
4.6.1. Care should be given to the size, type and organization of windows. Scattered windows tend to create awkward, face-like shapes and should be avoided. Appropriate trim, quoins, muntins, shutters and other window features should be carefully considered.

4.6.2. Window coverings facing a street must complement the color of the house.

4.6.3. Main entrances to the house must not be flush with the front façade. They must either be recessed or have an overhang. This not only provides protection from the elements for visitors but adds character to the house.

4.7. Roof Design (See the Guidelines and Policies – Roofing Guidelines posted on the Palm Crest website), which outlines the approved shingle color **(dark brown or black/dark gray tones)** and composition shingles.

4.8. Chimneys

4.8.1. Chimneys must be built out of brick, stone, hardi-board or stucco.

4.8.2. The minimum plan dimensions for an exposed mass is 24" x 24" and a larger size preferred.

4.8.3. In the event of gas fireplaces, direct vents in place of chimneys are allowed.

4.8.4. Take care to ensure the height of the chimney above roof lines is appropriate. The height of the chimney must adhere to fire codes.

4.9. Rooftop Elements and Shingles (See the Guidelines and Policies – Roofing Guidelines posted on the Palm Crest website). Shingle color must be dark brown or dark gray tones and composition shingles.

4.10. Garages (attached and detached) and additional garages after original home/garage construction

4.10.1. Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.

4.10.2. Efforts should be made to reduce the visual emphasis of the garage.

4.10.3. Garages, at a minimum must be able to accommodate the storage of two full size automobiles at the same time and not more than four full size automobiles.
An extension to the length of a garage that permits additional storage space is allowed.

4.10.4. No reflective film or foil is permitted on windows.

4.10.5. No window air conditioning units are allowed.

4.10.6. All garage doors must be of a design and color that compliments the adjacent wall.

4.10.7. Windows or other architectural features must be used to break up massive garage facades facing the street or neighbors.

4.10.8. Garage doors must be broken into acceptable compartments. Generally, not more than two car spaces are covered by one garage door.

4.10.9. All garage doors must be the same height.

4.10.10. No garage or accessory building may be higher than the principle dwelling on the property.

4.10.11. Garages and accessory buildings must correspond with the style and architecture of the principal dwelling. The garage front and side elevations materials must match main dwelling with at least 5 ft. of matching material from grade (concrete slab).

4.10.12. Rear garage doors are only allowed on the outer rim of the Palm Crest subdivision.

4.10.13. Garage conversions are not permitted.

4.10.14. Detached Garages are allowed with or without a Porte Cochere.

4.10.15. Bathrooms are allowed in detached garages with prior ACC approval.

4.10.16. No Garage (attached or detached) can be used for residential purposes. No lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, or for any commercial or manufacturing purposes.

4.10.17. Driveways can never be removed from the front yard even if alternate garage is built.

4.10.18. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – http://www.tdi.texas.gov/wind/index.html

4.11. Barns

4.11.1. Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.

4.11.2. Barns shall be a minimum of 500 square feet. Weathervanes, cupolas, or other character-adding features are encouraged.

4.11.3. All barns must have a poured concrete slab and constructed of concrete and include reinforcement prior to the pour or a concrete with reinforced steel or fiber mesh concrete.

4.11.4. The exterior must be of durable material such as, hardi-board, brick or stone. No wood siding may be used unless it is cedar or redwood with two coats of paint.

4.11.5. The exterior color of the barn should be a color scheme that is similar or complimentary to the existing residence.

4.11.6. The roof must be sloped, with a minimum 3 in. 12 pitch and shingles must match main dwelling.

4.11.7. Windows or other architectural features must be included to break up large plain areas, particularly if those areas face a street or neighbors.

4.11.8. If electrical service is to be included, power supply cables must be buried.

4.11.9. Exterior lighting must comply with existing association rules and regulations and no light overflow is permitted onto any adjoining properties.

4.11.10. No window air conditioning units are allowed.

4.11.11. Barns cannot be used as for residential purposes. No lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, or for any commercial or manufacturing purposes.

4.11.12. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – http://www.tdi.texas.gov/wind/index.html

4.12. Storage Sheds

4.12.1. Detailed Certified Structural Approved drawings and site plan must be submitted to an approved by the ACC.

4.12.2. Storage Sheds must have a poured concrete slab and constructed of concrete and include reinforcement prior to the pour or a concrete with reinforced steel or fiber mesh concrete.

4.12.3. Storage Sheds must be screened from public view behind a 6 ft. wood privacy fence and behind the house or garage.

4.12.4. The exterior must be of durable material such as, hardi-board, brick or stone and to match the main dwelling exterior material.

4.12.5. The exterior color of the Storage Shed should match the main existing residence.

4.12.6. The roof must be sloped, and material must match the existing residence (shingles). The roof peak should not be higher than eight feet (8) from the ground to the highest point, and a maximum of 10'x12' floor space. Structure must be kept a minimum of eight feet (8') off rear property line, unless granted variance due to configuration of individual lot And distance from side fence will be determined based on visibility from the street in front of the lot. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot.

4.12.7. No storage shed can be built up against any side or rear wall of home unless its maximum height is less than 6 feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location. Lean-To Sheds are prohibited.

4.12.8. No window air conditioning units are allowed.

4.12.9. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm

Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – [illegible]

4.13. Gazebos, Pergolas, Arbors and Palapas

4.13.1. Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.

4.13.2. Gazebos are freestanding and must be at least six feet (6') away from house. ACC approval will be on a case-by-case review with a maximum height at peak of eleven feet (11') and must be three feet (3') offside property lines and eight feet (8') off back fence. Must be secured to eliminate damage to property or neighbor's property during high winds.

4.13.3. Pergolas can be freestanding or attached to the house and will be reviewed on a case-by-case basis. Must be secured properly to eliminate damage to property or neighbor's property during high winds.

4.13.4. Arbors will be reviewed on a case-by-case basis.

4.13.5. **Palapas are not permitted**.

4.13.6. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – [illegible]

4.14. Patio Covers

4.14.1 Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.

4.14.2. Should be constructed of same materials used on house.

4.14.3. Prefab covers made of metal/aluminum are not allowed.

4.14.4. Patio covers must be attached to house and must be integrated into the existing roof line and shingles must match roof. Supports, columns and posts must be trimmed out to match house (100% - brick, stone or stucco). Post clad siding is not allowed.

4.14.5. Aluminum, fiberglass, metal, lattice, plywood and canvas are not acceptable materials.

4.14.6. Patio covers may not encroach into any utility easement.

4.14.7. Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the ACC will require that it be guttered with downspouts.

4.14.8. The Patio Cover roof line cannot be taller than main dwelling.

4.14.9. Lean-To Patio Covers are prohibited.

4.14.10. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – [illegible]

4.15. Storm Window/Window Replacement/Sky Light/Storm Door/Hurricane Shutters/Solar Screens/Screened in Patios and Gutters

4.15.1. Provided the frames of these are of a color compatible with the exterior house colors, storm windows, storm or screen doors, solar screens do not need ACC approval.

4.15.2 Provided the gutter and downspouts are color compatible with the exterior house colors, no ACC approval is required.

4.15.3. Screened in Patios must be framed using materials and colors compatible with the existing residential structure or dwelling. Detailed drawings and site plan must be submitted to and approved by the ACC.

4.15.4. Permanent hurricane shutters are allowed. The rollup box should be a compatible color with the house so the color of the rollup box blends with the structure. Provide

manufacture brochure with details of permanent hurricane shutters, window place on the house, and color samples.

4.15.5. Temporary hurricane shutters are allowed prior to a storm and should be removed promptly after.

4.16. Room Additions

4.16.1. Exterior materials and colors must match the house as much as possible.

4.16.2. Detailed Certified Structural Approved drawings (elevation drawings and roofing plans) and site plan must be submitted to and approved by the ACC.

4.16.3. Room additions may not encroach into any utility easement.

4.16.4. The following will be considered on an individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bonafide room addition and will not be permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition. Roof of addition must integrate with existing roof lien so as to appear to have been part of the original home. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e. structural integrity, architectural suitability, etc., even if it does use one-third of the remaining yard.

4.16.5. Building permits are the responsibility of the homeowner.

4.17.6. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – http://www.tdi.texas.gov/wind/windin.html

4.17. Guest House/Servant Quarter/Pool House/Workshop

4.17.1. Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.

4.17.2. Guest House/Servant Quarter/Pool House/Workshop shall be a minimum of 500 square feet.

4.17.3. All Guest House/Servant Quarter/Pool House/Workshop must have a poured slab constructed of concrete and include reinforcement prior to the pour or a concrete with reinforced steel or fiber mesh concrete.

4.17.4. The exterior must be of durable material such as, hardi-board, brick or stone and match the main dwelling exterior material.

4.17.5. The exterior color of the Guest House/Servant Quarter/Pool House should be a color scheme that is similar or complimentary to the existing residence.

4.17.6. The roof must be sloped, and material must match the existing residence.

4.17.7. No window air conditioning units are allowed.

4.17.8. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Certified Windstorm Certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – http://www.tdi.texas.gov/wind/windin.html

4.18. Property Fences

4.18.1. All fences require prior ACC Approval. Should there be any conflict between this section 4.18 and Texas Property Code section 202.023, Texas Property Code 202.023 shall control.

4.18.2. All fences must be kept in good repair at all times. If fence is repaired to the original design, then no ACC approval is needed. If original approved fence is altered in any way, then a new ACC approval is required.

4.18.3. Any front yard fencing is permitted to the extent required by Texas Property Code 202.023. Owners are still required to submit an application to and receive approval from the ACC. Must be in harmony with the exterior of the residence and neighboring properties. Wood, vinyl, wire and chain link fencing are strictly prohibited in front

of the front building line of the lot. Wrought iron-style fencing no higher than six feet (6') is acceptable. However, the design and layout of the fencing shall first be approved by the ACC prior to installation. See the Guidelines and Policies – Security Measures posted on the Palm Crest website.

4.18.4. No fencing shall be built on a property until a residence is built or is under construction.

4.18.5. If fencing is constructed on any easement (drainage, maintenance, utility), it may be removed if access is required by the drainage, maintenance or utility provider. Any fencing installed within an easement is done at the Owner's sole risk.

4.18.6. Cedar and wrought iron fencing are the only acceptable fencing materials unless otherwise approved by the ACC.
The minimum height for a solid cedar fence is 6 ft and the maximum height for a solid cedar fence is 8 ft. Owners must consider the height of a solid cedar fence if they intend to screen any objects from public view at all times. Posts and runners must be pressure treated lumber and cannot be visible from public view. Cedar fences are required to have a bottom rot board and bottom rot board must be pressure treated lumber or with lumber made of the same material as the fence.
Pickets must run vertical, face outside and posts and runners must face inside on all sides of the fence. Staining or sealing wood is preferred for appearance purposes. Stain or paint color must be approved by ACC prior to applying stain or paint to the fence. Fence extension requests will be reviewed and approved on a case by case basis.

4.18.7. Crossbuck, or "Virginia Crossboard", or "three rail", fencing is not permitted

4.18.8. Ornamental iron or "wrought iron" fencing is permitted. Such fences must be constructed of powder-coated galvanized steel, aluminum, or plastic/vinyl. Ordinary primed and painted steel is not permitted. Ornamental iron fences must be a minimum of 4 feet high and a maximum of 8 feet high with at least 2X2 posts.
Pickets can be no more than ½ or ¾ inches wide on 4-inch centers.

4.18.9. There are too many designs on the market to describe them all. It is recommended that owners consult with the ACC before making any commitments.

4.18.10. All gates must be constructed of the same materials and match the fence design, any deviation must be approved prior to installing. Ornamental iron fences must be painted black.

4.18.11. Masonry columns or entry features of appropriate design that match the house in materials and color are permitted.

4.18.12. Cinder Block, brick, stucco fences will be reviewed on an individual basis.

4.18.13. No wire, electric, barbed wire, lattice or temporary fencing is allowed.

4.18.14. Chain link fences are not allowed.

4.18.15. Key-pad pedestals for front gates must be of a single pole design. The single pole pedestal supporting the keypad must be 3 or 4 inch hollow galvanized steel tubing with black powder-coat.

4.18.16. Temporary /construction fencing is required during construction and must be installed on sides, back of property and partial front.

4.18.17. Fencing on Lake Lots -Solid Cedar fencing cannot be built within 50 feet of the rear "Property Line". Only wrought iron fencing can be built within 50 feet of the rear property line for conformity and harmony with all lake lots.

4.18.18. No double fencing is allowed

4.18.19. For Pool Fencing enclosures, review the Pool section 3.8.9

4.19. Utility Equipment Fences

4.19.1. No utility equipment fencing is allowed.

4.20. Pet Enclosures

4.20.1. Pet enclosures must be screened from public view behind a solid privacy fence. The minimum height for a solid cedar fence is 6 ft and the maximum height for a solid cedar fence is 8 ft. Owners must consider the height of a solid cedar fence if they intend

to screen any objects from public view at all times.

4.20.2. No pet enclosures shall be built on a property until and unless a residence is built or under construction.

4.20.3. Only one pet enclosure shall be allowed on any lot.

4.20.4. Pet enclosures shall be for either domestic dogs or domestic cats

4.20.5. Enclosures must be behind the rear most wall of the residence and must comply with setback and easement requirements.

4.20.6. Following are specifications and acceptable materials for pet enclosures:

- The maximum height shall not exceed six feet
- Chain link – painted black or green.
- Wrought iron – painted black.

4.21. Outdoor Art, Fountains and other Landscape Ornaments

4.21.1. Statues, outdoor art, fountains and similar landscape ornaments are not permitted unless specifically approved by the ACC.

4.21.2. Such features must observe the usual setbacks appropriate for the lot size. A variance to the front setback of up to 40 feet may be granted depending on the guidelines in 4.21.4 below.

4.21.3. Such features may not exceed 6 feet in height including any pedestal, stand or base.

4.21.4. Landscape ornaments, fountains and outdoor art must:

- match or complement the house materials and colors
- not overwhelm the house or lot
- be in keeping with the natural setting of Palm Crest
- integrate with the overall landscaping plan for the house and property
- avoid harsh colors or strong lighting
- be inoffensive and appropriate for Palm Crest

4.22. Flag Poles (See the Governing Documents - Guidelines and Policies – Guide Flag posted on the Palm Crest website).

4.23. Play structures

4.23.1. Playhouse/fort type play structures require prior ACC approval and must be no higher than twelve feet (12"). If fort has a platform, then platform can be no higher than four feet (4') off ground and centered in backyard to protect neighbor's privacy.

4.23.2. If play structure has an awning, canvas is allowed, however color is limited to dark green or tan. Also, the canvas must be kept in quality condition or its removal will be requested by the POA.

4.23.3. Structure should be secured during high winds.

4.23.4. Swing sets do not need prior ACC approval; however, they need to be kept in good condition.

4.24. Burglar Bars

4.24.1. Exterior burglar bars will be reviewed on a case by case basis and require ACC approval prior to installation. They must not detract from the aesthetics of the home.

4.24.2. Interior burglar bars (inside of the window) are acceptable.

4.25. Basketball Goals

4.25.1. Permanent basketball goals (installed in the ground or attached to the garage) require prior ACC approval.

4.25.2. Any court lighting requires prior ACC approval.

4.25.3. The basketball goal backboard and net must be maintained in excellent condition at all times.

4.25.4. Portable Basketball goals must be in an upright position and placed down during severe weather and high wind conditions.

4.26. Solar Energy Devices (See the Governing Document - Guidelines and Policies – Guide Solar posted on the Palm Crest website).

4.27. Greenhouses

4.27.1 Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.

4.27.2. All greenhouses are subject to ACC approval and can be constructed of clear glass or plexiglass panels. No fiberglass will be allowed.
4.27.3. Greenhouse must be behind a 6 ft. wood privacy fence and top of greenhouse roof must be below the top of fence.
4.27.4. All new structures are required to meet the Texas Windstorm Building Code Standards and must obtain a Structural Certified Windstorm certificate from a Windstorm Inspector/Engineer. You will need to contact your T.W.I.A. (Texas Windstorm Insurance Association) agent to report this new structure for T.W.I.A. coverage and inspection. Review at – http://www.twia.texas.gov/windstorm/

4.28. Rainwater Harvesting (See the Governing Documents – Guidelines and Policies - Guide Rainwater posted on the Palm Crest website)
4.29. Religious Display (See the Governing Documents - Guidelines and Policies – PALM RCD 11-22-21 GUIDELINES DISPLAY CERTAIN REL ITEMS APP-ADPT 8-24-21 (pdf) posted on the Palm Crest website).
4.30. Standby Generators
4.30.1. Detailed Certified Structural Approved drawings and site plan must be submitted to and approved by the ACC.
4.30.2. Placed on a concrete slab.
4.30.3. Must be installed and maintained in compliance with manufacturer's specifications and applicable governmental health, safety, and electrical codes.
4.30.4.All electrical, plumbing and fuel line connections shall be installed only by licensed contractors and all electrical connections must be installed in accordance with applicable governmental health, and electrical codes.
4.30.5. All-natural gas, diesel fuel, biodiesel fuel or hydrogen fuel line connections shall be installed in accordance with applicable governmental health, safety, and electrical codes.
4.30.6. All liquid petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated by the Railroad Commission of Texas and other governmental health and safety, and electrical codes.
4.30.7. The electrical and fuel lines shall be maintained in good condition.
4.31. Exterior Home Video Surveillance Cameras. (See the Governing Documents - Guidelines and Policies – PALM RCD 11-22-21 GUIDELINES INSTALLATION-USE CERTAIN SECURITY MEAS APP-ADPT (Pdf) posted on the Palm Crest website.)

5. LANDSCAPE REQUIREMENTS
5.1. General
5.1.1. The Owner should consider professional assistance when planning, installing and maintaining the landscaping. A poor design can severely detract from the beauty of the neighborhood. The cost of professional help is well worth the investment in order to finalize and enhance the overall appearance of the residence and lot as a whole.
5.1.2. Drawn landscape plans are required when home plans are submitted to ACC for prior approval before installation.
5.1.3. Grading of property, installation of landscaping and sod (grass) must occur prior to occupation of the house.
5.1.4. No planting (except grass) is allowed on the easements (County, easement, utility, lakes, etc.) except for around culverts or the mailbox. (see 5.2.10 below for specific requirements for plantings in these two areas).
5.1.5. Homeowner is responsible for upkeep of mowing, edging, weed eating of the easement and to all property lines.
5.2. Landscaping & Sod Guidelines and Requirements
5.2.1. Home sites on the lake must have the front yard and side yard sodded with grass to the property line and the backyard sodded with grass to the water's edge to prevent erosion. A vacant lot does not have grass, it is considered weeds.
5.2.2. Home sites not on the lake must have the front yard, side yard and back yard sodded with

grass to the property line. If a wood privacy fence is installed around the back yard, then no sod (grass) is required in the back yard, but the front yard and side yard must be sodded with grass to the property line.

5.2.3. Except as required by Texas Property Code 202.007, which prohibits a restrictive covenant that prevents owners from using certain "drought-resistant landscaping".

5.2.4. Grading of entire property is required for proper drainage (to all property lines).

5.2.5. A minimum of two (2) trees must be planted in the front yard. Newly planted trees shall be a minimum of 45 gallons (at least 6 ft tall) if placed in the front yard as a major feature. New trees should be tied to stakes to secure them from high winds while they take root in the new soil.

5.2.6. The front yard around the foundation will have plants and/or shrubs landscaping to hide the foundation from the street. Plants/shrubs must be a large enough size to hide the foundation, at least 3-gallon size shrub containers are required.

5.2.7. Beds located against the house that are visible from the street should extend a minimum of three feet out from the slab. They may be shaped in a straight line or sculpted in curves, depending on the architectural design of the structure and the taste of the Owners. It is important to raise the beds above the elevation of the ground, both for necessary drainage and appearance from the street. The top of the beds should be below the top of the slab by at least four inches.

5.2.8. The plantings in the front beds at the house should be tiered from the back to the front, with the larger (taller) plants near the slab and the smaller plants in the front. It is recommended that a minimum of two tiers be used. The larger plants are required to be evergreen and a minimum size of three gallons. They should be spaced to achieve screening within three seasons and to ensure concealment of the slab. The beds must be mulched and meticulously maintained of weeds.

5.2.9. Care should be taken in the selection of plants to ensure that nothing is chosen that may stress the slab or create other problems as the plants mature.

5.2.10. Screening of utility equipment, such as air conditioning units, grinder pump control boxes, propane tank heads, pool equipment, etc. is highly recommended.

5.2.11. Plantings around the mailbox and culverts are allowed, provided they meet the requirements outlined below and have specific ACC approval. Since these plantings will be a major focal point for each home as well as the neighborhood, they will receive the utmost scrutiny, both in the design and installation phase by the ACC, as well as the ongoing maintenance phase by the Deed Restriction Inspections. Detailed and scaled plans showing dimensions of the bed to be created, driveway, culverts, mailbox, size and type of plantings, etc. must be submitted to the ACC for approval prior to any plantings. Following approval and installation of the plantings, a specific inspection will be made to ensure full and complete compliance with the approved plans. The intent of these planting is to beautify the neighborhood without interfering with the flow of water in the ditches. Following are requirements for plantings around a culvert or mailbox.

5.2.11.1. All plantings around a culvert must be in a bed and not standalone. The distance to the outer edge of the beds from the culvert itself is dependent upon the steepness of the banks, but in any case, should be kept to a minimum.

5.2.11.2. All plantings around the mailbox must be in a bed and not standalone. The bed cannot extend more than 42 inches from the mailbox in any direction.

5.2.11.3. All plantings around the mailbox and culvert must be evergreen, low lying (maximum of 42" tall) and not overwhelm the entry after they are mature. Sago palms, for example, are not allowed since they can grow to be very big. No trees are allowed.

5.2.11.4. As with the house foundation beds, a tiered arrangement is preferred, rather than a mass of a single groundcover. Small rocks and annuals may be placed in the beds to accent the area.

5.2.12. Other areas of landscaping on the property are a welcome addition to the neighborhood. Plans for these beds must be submitted to the ACC.

5.2.13. The Owner is required to mow and maintain his property all the way out to the street, including the ditch, front and back easement and to the lake edge.

5.2.14. If owner is refreshing their flower beds especially after the winter months, no need to get prior approval. If owner is completely removing all the shrubs and starting over, then you will need to submit your landscape plan for prior approval. Replacing one or both prior approved front trees will need prior approval with tree type; at least 6 ft tall and 45 gallon container. If the beds are not covered with landscaping rock, then they must be mulched and meticulously maintained of weeds

5.3. Lighting

5.3.1. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features is encouraged. Landscape and house lighting shall be installed and maintained in a manner to not cause distraction, nuisance or to be unsightly. Light sources should not conflict with the sight lines of pedestrians or motorists in a manner that endangers their safety and welfare. Any type of lighting must not "spill over" into neighboring lots.

5.3.2. Individual security lighting is allowed, provided that it does not spill over into adjoining lots or public rights of way. No pole mounted lighting is permitted.

5.3.3. All lighting fixtures must be of high-quality materials and workmanship and be in scale and style with the residence. Free standing decorative fixtures, lampposts, are acceptable but must be approved by the ACC.

5.3.4. Colored lenses on low voltage lights, colored light bulbs, fluorescent tubes and neon lighting are not permissible except during the holiday season. Incandescent, metal halide, quartz , LED and natural gas lights are acceptable. All wiring for exterior lighting must be underground. Pathway lighting and landscape lighting is encouraged. Such lighting must be inconspicuous.

5.4. Drainage

5.4.1. Swales (small ditches) are to be graded shallow, but wide enough to slow runoff. Avoid steep cuts for a natural look.

5.4.2. Caution should be used in establishing the foundation elevation so that adequate drainage from the back yard around to the front is not impaired by driveways or slabs.

5.4.3. Gutters are permitted and highly suggested.

5.5. Irrigation

5.5.1. Installation of an irrigation system is encouraged but is not mandatory. Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, and to effect 100% overlap insuring effective and even coverage.

5.6. Maintenance

5.6.1. All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

- Mowing (including mowing of roadway easement adjacent to lot).
- Pruning and shaping
- Weed control in lawns and planting beds
- Adequate irrigation
- Appropriate fertilization
- Insect and disease control
- Seasonal mulching of planting beds
- Replacement and/or removal of diseased or dead plant materials
- Edging of beds, driveways and street

5.6.2. Each lot shall be maintained in a neat, clean and orderly condition by the Owner prior to, during and after construction of the residence.

5.6.3. The public right of way as well as the drainage easements, utility easements and located on private property must be mowed and maintained by the property owner.

6. ARCHITECTURAL APPLICATION FEES

6.1. New Home Application Fee

6.1.1. The New Home Application Fee is $1,500 ($1,350 is refundable, minus (-) any ACC fines assessed). Review Fee is $150 and is Non-Refundable. The Fee must be submitted and made payable to the Palm Crest POA.

7. ARCHITECTURAL ENFORCMENT AND ACC FINES

7.1. All enforcement actions relating to violations of these Minimum Construction Standards shall be governed by the Association's governing documents, the Association's adopted policies (including its *Fine and Enforcement Policy*), and applicable provisions of the Texas Property Code and other law. Violations may result in enforcement measures, including without limitations, notices of violation, fines, suspension of use rights, and/or legal action.

Start of construction prior to ACC approval	$500
Change in approved Construction without approval	$500
Dirty work site, builder trash, Saturday site not cleaned	$100
No Port-A-Can	$50/day
No Trash bin/Container (Dumpster)	$50/day
Trash bin full and trash overflowing	$50/day
No Construction fence	$50/day
Construction fence down	$50/day
Failure to provide "forms" survey	$100
Failure to provide "final" survey	$100
Construction Preformed on Sunday	$100

The above Minimum Construction Standards were amended by the Palm Crest Architectural Control Committee on the 21st day of September 2026 by a vote of 2/3.

Robin L. Crisp, Architectural Committee Chair

B. Neil Bowman, Architectural Committee Member

FILED and RECORDED

Instrument Number: 2026050293

Filing and Recording Date: 10/09/2026 02:00:34 PM Pages: 25 Recording Fee: $117.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



Joyce Hudman, County Clerk
Brazoria County, Texas

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