

Grand Oaks Subdivision

Architectural Guidelines

August 31, 2005

RP-2020-424856

Richfield Investment Corporation
10001 Westheimer Rd., Suite 2888 Houston, Texas 77042
713-975-6288 713-975-1002 Fax

TABLE OF CONTENTS

ARTICLE	PAGE
1.0 GENERAL	2
1.1 References.....	2
1.2 Purpose and Intent.....	2
1.3 Definitions.....	3
1.4 Architectural Control Committee.....	4
1.5 Purpose of the Architectural Control Committee.....	4
1.6 Scope of Authority.....	4
1.7 Frequency of Review.....	4
1.8 Authority of Architectural Control Committee.....	4
1.9 Amendment of Design Guidelines.....	5
1.10 Inconsistency Between Design Guidelines and Declaration.....	5
1.11 Limitation of Liability.....	5
2.0 DESIGN REVIEW PROCESS	5
2.1 Purpose and Intent.....	5
2.2 Submittal Process.....	5
A. Architectural Submittal Requirements.....	6
B. Landscape Submittal Requirements.....	7
2.3 Approval Process.....	8
2.4 Construction Commencement.....	9
3.0 SITE DEVELOPMENT AND LANDSCAPE GUIDELINES	9
3.1 Purpose and Intent.....	9
3.2 Site Planning.....	9
3.3 Accessory Buildings.....	9
A. Setbacks Requirements.....	10
B. Other Requirements or Restrictions.....	10
3.4 Attached Garages.....	11
3.5 Miscellaneous Structures, Enclosures and Equipment.....	11
A. Mechanical Equipment.....	11
B. Miscellaneous Landscape Structures and Furniture.....	11
C. Satellite Dishes and Antennas.....	11
3.6 Driveways and Auto Courts.....	13
A. Driveways.....	13
B. Materials.....	13
C. Circular Drives and Auto Courts.....	13
3.7 Sidewalks and Steps.....	13
A. Sidewalks.....	13
B. Front Walks.....	14
C. Steps and Terraces.....	14
D. Address Numbers.....	14

RP-2020-424856

3.8	Grading and Drainage	14
	A. Lot Drainage	14
	B. Area Drain Inlets	14
	C. Penetration of Curbs	14
	D. Drain Lines	15
	E. Grade Changes	15
3.9	Fences, Walls and Gates	15
	A. Builder Installed Fences	15
	B. Construction Fences	16
	C. Automobile Gates	16
	D. Pedestrian Gates	16
	E. Painting and Staining	16
3.10	Recreational Equipment	16
	A. Basketball Goals and Backboards	16
	B. Miscellaneous Equipment	17
	C. Equipment Not Permitted	17
3.11	Flagpoles, Flags and Banners	18
	A. Flagpoles	18
	B. Building Mounted Displays	18
	C. Model Homes	18
3.12	Swimming Pool and Spas	18
	A. Location	18
	B. Plan Requirements	18
	C. Pool Back-Washing	18
	D. Pool Decking	18
	E. Pool Equipment	18
3.13	Fountains and Water Features	18
	A. Maximum Height	19
	B. Fountain Jet Sprays	19
	C. Location	19
	D. Lighting	19
	E. Color and Materials	19
3.14	Mailboxes	19
3.15	Signage on Common Areas or Lots	19
3.16	Screening	20
	A. Mechanical Equipment	20
	B. Rear Yard Equipment	20
	C. Driveway and Parking Areas	20
	D. Bathroom Screening	20
3.17	Landscape Lighting	21
	A. Floodlighting	21
	B. Exterior Lighting Fixtures	21
	C. Walkway Lighting	21
3.18	Landscaping	21
	A. Trees and Planting	21
	B. Irrigation	23
4.0	ARCHITECTURAL GUIDELINES	24

4.1	Purpose and Intent	24
4.2	Site Planning and Landscaping.....	24
4.3	Exterior Design.....	24
	A. Housing Style and Design	24
	B. Foundations.....	25
	C. Roofs	25
	D. Exterior Materials and Finishes.....	27
	E. Windows	28
	F. Doorways and Entrances	28
	G. Garages and Garage Doors.....	29
	H. Exterior Stairs	29
	I. Home Sizes	29
	J. Maximum Height	29
	K. Floor Plan Design.....	29
5.0	CONSTRUCTION REQUIREMENTS.....	29
5.1	Code and Regulations Conformance.....	29
5.2	Insurance, Taxes and Building Permits	29
5.3	Electrical Services	29
5.4	Portable Restroom Facilities	30
5.5	Construction Vehicles.....	30
5.6	Excavation	30
5.7	Debris and Trash Containment	30
5.8	General Construction Requirements.....	30
	A. Material Storage	30
	B. Maintenance.....	30
	C. Notification of Subcontractors of Guidelines	31
	D. Completion of Construction	31
	E. NPDES-National Pollution Discharge Requirement.....	31
	F. Fireworks and Firearms.....	31
6.0	MODEL.....	31
6.1	Minimum Requirements	31
6.2	Model Home Sidewalks.....	31
6.3	Model Maintenance	31
6.4	Model Sales Area	31
	EXECUTION	32

GENERAL

1.0 REFERENCES

Reference is made for all purposes to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rolling Creek, Section One (commonly known as Grand Oaks Subdivision)" recorded under Clerk's File No. S758445 in the Official Public Records of Real Property of Harris County, Texas (said Declaration and any amendments or Supplemental Declarations thereto being herein collectively called the "Declaration"). Except as otherwise defined in these Architectural Guidelines, all terms which are defined in the Declaration shall, when used herein, have the same meaning as that set forth in the Declaration.

1.2 PURPOSE AND INTENT

The Grand Oaks Subdivision, composed of:

- Rolling Creek, Section One according to the map or plat thereof in Volume 327, Page 76 of the Map Records of Harris County, Texas;
- Lots 1 through 18 of Partial Replat No. One and Extension of Rolling Creek Section One (the "Grand Oaks Partial Replat") recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. V013913 (the "New Rolling Creek Lots");
- Lots 1 through 8, Block One, Lots 1 through 87, Block Two, Lots 1 through 33, Block Three, of Grand Oaks, Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof (the "Section One Plat") recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. V967055 ("Grand Oaks, Section One");
- The following tracts of land which have not been platted as of the date hereof as reflected in the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision" recorded under County Clerk's File No. W507369 in the Official Public Records of Real Property of Harris County, Texas (hereinafter the "Supplemental Declaration"):
 - (i) 100.8812 acres of land more particularly described on Exhibit A to the Supplemental Declaration;
 - (ii) 47.5090 acres of land more particularly described on Exhibit B to the Supplemental Declaration; and
 - (iii) 93.5892 acres of land more particularly described on Exhibit D to the Supplemental Declaration, and
- additional property proposed for subsequent annexation into the Association (collectively called "Grand Oaks Subdivision" or "Grand Oaks");

has been planned and designed to offer a quality single family residential living environment. To ensure that not only each individual Lot and Dwelling Unit are designed to meet a community standard, but that the community maintains a cohesive and consistent quality, the following Architectural Guidelines have been established for Owners and Builders in Grand Oaks Subdivision.

The Architectural Guidelines are divided into the following five (5) sections:

SECTION 1.0: General: This section provides information regarding the overall intent of the Architectural Guidelines.

SECTION 2.0: Design Review Process: This section describes the review and approval process of the Architectural Control Committee for the items outlined in these Architectural Guidelines.

- SECTION 3.0: Site Development and Landscape Guidelines: This section identifies the site development criteria, a minimum standard of quality for the development of Common Areas, Areas of Common Responsibility and Lots.
- SECTION 4.0: Architectural Guidelines: This section identifies the architectural guidelines, a minimum standard of quality for the design of buildings in Grand Oaks Subdivision.
- SECTION 5.0: Construction Requirements: This section provides supplemental construction methods, procedures, and requirements for Builders and Owners.

1.3 DEFINITIONS

"Accessory Buildings" shall mean buildings or structures on the same Lot with a Dwelling Unit; the use of which is customarily secondary to the main use of the Dwelling Unit. Accessory buildings include, but are not limited to the following structures or uses: detached garages, gazebos, playhouses, storage sheds, and other permanent buildings with solid roofs. An accessory building cannot be attached to the Dwelling Unit.

"Applicant" shall mean the Owner and/or Builder, other than the Declarant, proposing to make Improvement to Property.

"Building Coverage" shall mean the total square footage of the Dwelling Unit and any Accessory Buildings. The building coverage includes the roof overhang.

"Corner Lot" shall mean a Lot abutting two or more streets having an interior angle or intersection not exceeding one hundred thirty five degrees (135°).

"Double Frontage Lot" shall mean a Lot in which the rear and front lot lines abut two streets that are approximately parallel with one another.

"Greenbelt Lot" shall mean a Lot in which the rear and/or side yard lines abut a public green space or a Common Area.

"Interior Lot" shall mean a Lot having only one side abutting a street.

"Lot Area" shall mean the total area of the Lot within the property lines as measured on a horizontal plane and as defined on the recorded plat.

"Municipal Authority" shall mean the applicable governmental or other entity having regulatory jurisdiction over the activities described herein, including without limitation, the City of Houston, Harris County, Texas Commission on Environmental Quality and the State of Texas.

"Non-permeable Surface Coverage" shall mean the total square footage of the primary and Accessory Buildings including all hard surfaced walkways, decks or patios (including pool decks), driveways, and water fountains or features. Non-moveable or permanent swimming pools and/or spas are excluded from this category.

"Recreational Equipment" shall mean any play or recreational equipment, including, but not limited to swing sets, gym sets, trampolines, volleyball nets, tetherball poles, movable basketball hoops, moveable play pools and pool slides, which are Visible From Neighboring Property.

"Setback Areas" shall mean the areas between the property lines and front, side, or rear building setback lines as shown in/on the recorded subdivision plat, the Declaration, the real property records of the Municipal Authority and further defined herein.

"Structure Accessories" shall include, but are not limited to, outdoor lighting, visible mechanical equipment, solar units, driveways, garage doors, fences, walls, fountains, trellises and other garden structures.

"Visible From Neighboring Property" shall mean, with respect to any given object, that such object is, or would be, visible to a person six feet (6') tall, standing on the same plane as the object being viewed at a distance of two hundred feet (200') or less from the nearest boundary of the property being viewed.

"Water Front or Water Lot" shall mean a Lot in which the rear and/or side yard or front lines abut a green space or Common Area containing a lake, pond, bayous, or other water body or wetland.

1.4 ARCHITECTURAL CONTROL COMMITTEE

The Board of Directors (hereafter "Board"), of the Grand Oaks Homeowners Association, Inc. (hereafter "Association"), pursuant to the Declaration, has established an Architectural Control Committee (hereafter "ACC"), as described in the Declaration, which has in turn adopted these specific Architectural Guidelines (hereafter "Guidelines"). These Guidelines serve only as a guide and the ACC may impose other requirements in connection with its review of any proposed Improvement to Property. The ACC is comprised of three (3) members appointed by the Board, except as otherwise set forth in the Declaration.

1.5 PURPOSE OF THE ARCHITECTURAL CONTROL COMMITTEE

The ACC shall review submitted plans of proposed Improvement to Property and issue its approval if it determines in its reasonable discretion that the Improvement to Property in the location indicated will not be detrimental to the appearance of the surrounding areas of the Properties as a whole; that the appearance of the proposed Improvement to Property will be in harmony with the surrounding areas of the Properties, including, without limitation, quality and color of materials and location with respect to topography and finished grade elevation; that the Improvement to Property will comply with the provisions of the Declaration and any applicable plat, ordinance, governmental rule, or regulation; that the Improvement to Property will not detract from the beauty, wholesomeness, and attractiveness of the Property or the enjoyment thereof by Owners; and that the upkeep and maintenance of the proposed Improvement to Property and the enforcement of the Declaration's provisions relating thereto, will not become a burden on the Association.

1.6 SCOPE OF AUTHORITY

The approval of a majority of members of the ACC or the approval of its duly authorized "Committee Representative" shall be required for any Improvement to Property on any of the Properties before commencement of construction of such Improvement to Property, other than an Improvement to Property made by Declarant.

1.7 FREQUENCY OF REVIEW

The ACC will meet on a monthly basis or as deemed necessary to review design submittals. Special ACC meetings may be called by the Board or any member of the ACC.

1.8 AUTHORITY OF ARCHITECTURAL CONTROL COMMITTEE

These Guidelines set forth the ACC's standards and procedures for reviewing all proposed Improvements to Property in Grand Oaks Subdivision. The ACC shall at all times retain the right to object any Improvement to Property that violates any provision of the Declaration or these Guidelines. The ACC may condition its approval of any proposed Improvement to Property upon the making of such changes thereto as the ACC may deem appropriate. The

ACC may require submission of additional plans, specifications, or other information before approving or disapproving the proposed Improvement to Property. The ACC may postpone review of any materials submitted for approval until the receipt by the ACC of all required materials in connection with the proposed Improvement to Property.

The ACC has broad discretionary powers in interpreting the Guidelines and can use its judgment to render design decisions. As provided in the Declaration, the ACC may authorize variances from compliance with any of the Guidelines, and any variance shall be effective upon written approval by the ACC of the submittal package required by the Guidelines or of the specific variance. Furthermore, a guideline or standard need not be documented in order to be enforceable by the ACC.

1.9 AMENDMENT OF DESIGN GUIDELINES

The ACC from time to time may supplement or amend the Guidelines.

1.10 INCONSISTENCY BETWEEN DESIGN GUIDELINES AND DECLARATION

In the event of an inconsistency between these Guidelines and the Declaration, the Declaration shall prevail. However, if the Guidelines impose requirements that are more stringent than the provisions of the Declaration, the provisions of these Guidelines shall control. Waiver of any guideline is not to be construed as a waiver of any other guideline. Failure to enforce any of the Guidelines upon any Owner is not a waiver of the right to enforce the Guidelines upon any other Owner. Failure of the ACC, the Association, or the Board to enforce compliance or remedy a violation, will not be construed as an estoppel.

1.11 LIMITATION OF LIABILITY

Neither the members of the ACC, nor any ACC representative, the Association, any member of the Board of Directors, nor the Declarant shall be liable for any loss, damage, or injury arising out of or in any way connected with the performance of the duties of the ACC.

2.0 DESIGN REVIEW PROCESS

2.1 PURPOSE AND INTENT

Pursuant to its rule-making power, the ACC has established this review process for the preparation, submission, review and ruling on applications for proposed Improvement to Property in the Grand Oaks Subdivision.

2.2 SUBMITTAL PROCESS

Before commencement of work to accomplish any proposed Improvement to Property, the Applicant shall submit to the ACC at its offices at least two sets of the following, copies of such descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications, and samples of materials and colors as the ACC may reasonably request, showing the nature, kind, shape, height, width, color, materials, and location of the proposed Improvement to Property as is more specifically described below. Builders will submit one application package per product type for Interior and Corner Lots, which, upon approval, the ACC will file for reference for future submittals of the same product type. Only complete submittal packages will be reviewed by the ACC. Any applicable fee charged by the ACC shall also be submitted with the application. A receipt indicating the date and listing the items submitted will be issued by the ACC to the Applicant. Submittals shall be sent to "Grand Oaks Homeowners Association, Inc. Architectural Control Committee, c/o Richfield Investment Corporation". The current address, subject to change, is:

10001 Westheimer, Suite 2888
Houston, Texas 77042

Plans should be complete, accurate, and legible. All plans must be to a measurable scale. The Applicant shall be solely responsible for any necessary corrections to the plans in order

to bring them into conformance with the Guidelines. The following information must be clearly printed on the first page of the submittal.

1. Applicant's name, address, and day time phone number
2. Section, block and lot number
3. Subdivision name
4. House address with all adjacent street names
5. Architect, landscape architect, contractor, and/or other professional (If applicable, include address, telephone number, and contact person)
6. Date of Submittal
7. If typical Architectural and Landscape Architectural plans were previously approved by the ACC, indicate the reference number on the plan or product type, which corresponds to the Lot being submitted.

The ACC reserves the right to inspect the construction of any Improvement to Property in Grand Oaks Subdivision to ensure that each Improvement to Property is constructed according to the approved documents.

A. ARCHITECTURAL SUBMITTAL REQUIREMENTS

The following plans are required for all proposed Improvements to Property involving construction. Plans for major projects should be professionally drawn. Plans for minor projects and additions may be prepared by hand if they are complete, accurate, and legible. All plans must be to a measurable scale. The Applicant shall be solely responsible for any necessary corrections to the plans in order to bring them into conformance with the Guidelines. Builders may submit one (1) typical application package for Interior and Corner Lots for each product type. Upon approval, the ACC will file the package for reference for future submittals. Complete architectural submittal shall include two (2) sets of the following:

1. Floor Plan – Floor plans are required for the construction of a new Dwelling Unit, an addition to a Dwelling Unit, or other permitted structure that has a hard floor or surface. The floor plans must meet the following requirements:
 - a) The floor plans must show dimensions of all livable spaces including, but not limited to: interior and exterior walls, balconies, decks, patios, atriums, fountains, garages, and secondary structures.
 - b) The floor plan shall provide a total living area calculation.
 - c) The floor plan is to be drawn at a 1/4"=1'-0" minimum. The scale must be indicated.
2. Exterior Elevations – A complete set of elevation drawings is required for the construction of a new Dwelling Unit, an addition to a Dwelling Unit, or other permitted structure that has a hard floor or surface. The exterior elevations must meet the following requirements:
 - a) Elevation drawings are required for all sides of the Dwelling Unit proposed for construction or improvement. Additional elevations and detail drawings may be requested by the ACC if the proposed design needs further clarification.
 - b) The elevation drawings must indicate all materials, finishes, colors, and composition of all exterior surfaces, including the roof(s).

- c) In addition, the drawings must also clearly show any items that are required to be screened or incorporated into the architectural design and the screening method.
 - d) Front elevations are to be drawn at a 1/4"=1'-0" minimum. All other elevations may be drawn at 1/8"=1'-0". The scale and direction of the elevation must be indicated.
3. Roofing Plan – A roof plan is required for the construction of a new Dwelling Unit, addition to a Dwelling Unit or other permitted structure that has a hard floor or surface. The roofing plan must meet the following requirements:
- a) The roofing plan shall show all roof pitches, ridges, and valleys, including chimneys, skylights, and any other roof mounted equipment along with the proposed screening technique.
 - b) The roofing plan must indicate materials, textures, and colors.
 - c) The roofing plan is to be drawn at a 1/8"=1'-0" minimum. The scale and north arrow must be indicated.

B. LANDSCAPE SUBMITTAL REQUIREMENTS

Two complete landscape plan sets for the Lot and/or Improvement to Property are required with the submittal of architectural drawings for construction. Final architectural submittals will not be approved without the related landscape drawings. Plans should be complete, accurate, and legible. All plans must be to a measurable scale. The Applicant shall be solely responsible for any necessary corrections to the plans in order to bring them into conformance with the Guidelines. Builders may submit one (1) typical application package for Interior and Corner Lots for each product type. Upon approval, the ACC will file the package for reference for future submittals.

1. Plot Plan – Plot plans are required for each Lot.
- a) Locations, dimensions, and material notations for all existing Improvements on the Lots and the proposed Improvements to Property for which the approval is requested must be shown.
 - b) Plans are to be drawn at 1"=20'-0". The scale and north arrow must be indicated.
 - c) The proposed foundation outline with patios, fence layout, mechanical equipment, swimming pools, driveways, sidewalks, and walkways must be shown.
 - d) Building coverage and total site Non-permeable Surface Coverage are to be indicated.
 - e) The property lines, setbacks, easements, right-of-ways and existing grade/finished floor elevations must be shown.
 - f) The plant material list, specifications, and planting plan must be shown.
2. Grading Plan – A grading plan is required for all new construction or changes that affect existing grading. Site drainage should eliminate run-off onto

adjoining property through the construction of swales and drains. The grading plan must meet the following requirements:

- a) Plans are to be drawn at 1" = 20'-0". The scale must be indicated.
 - b) Grading plans must reference the Lot elevation at the property corners as well as the finished floor elevation of the Dwelling Unit and/or Accessory Building. The grading plan must also show how the Lot is to be drained. If a typical drainage plan such as Type "A", as it is commonly referred to in the Houston area, was previously approved by the ACC, Applicant can specify Type "A" on the plot plan in lieu of submitting a new one.
3. If requested by the ACC, material samples, color swatches, catalogue cuts, etc., for paving, lighting, tile, stone, etc. must be provided.
 4. An irrigation plan showing the proposed layout, location and type of equipment may be requested by the ACC.
 5. A fence plan showing the elevation, materials, construction details and methods of any proposed fencing must be provided.
 6. If auto courts or circular drives are proposed, a grading plan with one foot (1') contours and spot grades is required.
 7. Any additional elevations, sections, structural details, or sketches necessary to convey the intended concept shall be provided.

2.3 APPROVAL PROCESS

The ACC has forty-five (45) business days after the receipt of a complete application package to review and respond as necessary. Provided however, once the ACC has approved a Builder's typical application package for Interior and Corner Lots for each product type, the ACC will endeavor to respond to applications within seven (7) calendar days.

A. REVIEW

After a thorough review of the documents, the ACC will inform the Applicant of the approval or denial of the submittal or request changes necessary to obtain an approval. Additional information may be requested by the ACC in order to clarify the design intent.

B. APPROVAL

Once the plans have been reviewed and approved, one copy stamped "approved" will be kept on file with the ACC. Any deviations from the documents that have been stamped "approved" must be resubmitted for review and approval by the ACC prior to construction.

Written notice of approval from the ACC shall be mailed to the Applicant.

C. APPEALS

Any appeal of the ACC's decisions must be submitted in writing to the Board. The address of the Board is listed in Section 2.2.

2.4 CONSTRUCTION COMMENCEMENT

Construction may commence only after approval is obtained from the ACC and the Municipal Authority. Once construction is commenced, the Applicant must ensure strict adherence to the approved plans and all requirements set forth in the Declaration and Guidelines. If modifications or amendments are made to the approved drawings without written approval of the ACC, the expense of bringing the Improvement to Property into compliance will be the sole responsibility of the Applicant. The ACC reserves the right to inspect the construction of Improvement to Property in Grand Oaks to ensure that each Improvement to Property is constructed according to the approved documents. The ACC will address noncompliance through the following procedures.

1. A letter will be sent to the Applicant citing the violation and documenting the request for compliance within thirty (30) days from the receipt of the letter or within a specified time period.
2. If the Improvement to Property is not brought into compliance within the time period specified in the ACC's letter or if the Applicant has not responded to the ACC's request within that time, the matter will be referred to the Association's attorney for legal action.

3.0 SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

3.1 PURPOSE AND INTENT

The intent of the site development landscape guidelines is to establish a minimum standard of quality for Grand Oaks Subdivision. The purpose of the ACC's review and approval process is to ensure that new construction is in compliance with the Declaration and Guidelines. Architectural review is required for all Improvement to Property as indicated in Section 1.0 including without limitation: Dwelling Units (see Section 4.0), Structure Accessories, alterations to existing structures, recreational equipment, landscaping, hardscape elements (new or modified walkways, new or extended driveways, free standing or retaining walls, porches, patios, or seating areas) and hardscape ornaments (lawn ornaments, furniture, bird baths, and fountains Visible From Neighboring Property). Holiday or seasonal decorations, if temporarily displayed, do not require approval from the ACC.

3.2 SITE PLANNING

A. MINIMUM BUILDING SETBACKS

Site plans must conform to the restrictions set forth in the Declaration, the recorded subdivision plat, and the real property records of the Municipal Authority, which identify applicable easements and setback lines. The side setback line shall be five feet (5'). The ACC reserves the right to enforce additional setbacks for aesthetic and/or functional reasons.

B. BUILDING COVERAGE

The Building Coverage and Non-permeable Surface Coverage ratios of each lot shall adhere to the requirements as set forth in the following building coverage schedule:

<u>Lot Width</u>	<u>Maximum Building Coverage</u>	<u>Maximum Non-permeable Surface Coverage</u>
≥50' - < 60'	55%	65%
≥ 60' - < 70'	50%	60%
≥70'	50%	60%

RP-2020-424856

3.3 ACCESSORY BUILDINGS

A. SETBACKS REQUIREMENTS

Accessory Buildings shall be subject to the limitations contained herein. When attached to the Dwelling Unit, such structure shall be considered as part of the Dwelling Unit for purposes of setback restrictions. All construction must conform to any and all Municipal Authority codes and regulations.

1. Accessory Buildings shall not be located within a utility easement.
2. Accessory Buildings shall not be located in the required Setback Areas on a side street of a Corner Lot.
3. An Accessory Building that is eight feet (8') or more in height shall not be located within the required Setback Areas.
4. An Accessory Building of less than eight feet (8') in height may be located in the Setback Areas, but must be a minimum of three feet (3') from the side or rear property line.
5. Detached Accessory Buildings must be located a minimum of six feet (6') from the Dwelling Unit and other on-site Accessory Buildings.

B. OTHER REQUIREMENTS OR RESTRICTIONS

1. Placement and layout – Roofed structures shall be placed so as not to be Visible From Neighboring Property.
2. Sizes
 - a) The height of an Accessory Building should not exceed the height of the Dwelling Unit.
 - b) For shade structures such as gazebos and covered trellises, the maximum height above grade shall be ten feet (10'). The maximum coverage is 256 square feet and the maximum exterior dimension is twenty feet (20'). All shade structures require review and approval by the ACC.
 - c) For detached garages the maximum height above grade is thirteen feet six inches (13'6") to the highest portion of the roof structure. The area shall not exceed 650 square feet including roof overhang unless otherwise approved by the ACC.
 - d) The total square footage for all Accessory Buildings shall not exceed 800 square feet.
3. Architectural Compatibility – The structure should be architecturally compatible with the Dwelling Unit and other permitted structures on the Lot. The color and texture of the completed structure shall be similar to the Dwelling Unit.
4. Plans Required – The following plans must be submitted and must meet the requirements listed in Section 2.2 of these Guidelines.

- a) Plot Plan
- b) Elevation Drawings
- c) Floor Plan
- d) Roof Plan

3.4 ATTACHED GARAGES

- A. All Lots shall have a minimum of a two (2) car garage. Carports are not permitted. All garages shall be a minimum of twenty feet (20') by twenty feet (20'). Garages on adjacent Lots shall require special permission to be constructed next to each other along an adjoining property line.
- B. Garages should not be flush with the front plane of the building.
- C. Side loading garages on Corner Lots shall be setback a minimum of twenty feet (20') from the side lot line. Side entrance garages on Corner Lots will be prohibited at major entry portals.
- D. Garages are required to be masonry on all sides Visible From Neighboring Property.
- E. Garages should be integrated within the overall design of the architecture so as to not be a highly visible or accentuated feature of the building.

3.5 MISCELLANEOUS STRUCTURES, ENCLOSURES, AND EQUIPMENT

All miscellaneous structures, including gazebos, playhouses, arbors, trellis' and shade structures, must be submitted to the ACC for specific approval and may require screening from public view.

A. MECHANICAL EQUIPMENT

Mechanical equipment (e.g., air conditioners, evaporative coolers, etc.) shall not be Visible From Neighboring Property or located outside the rear and side yard perimeter fences.

- 1. Ground Mounted – When mechanical equipment is ground mounted, it shall be screened by a wall that is of the same finish and texture as the Dwelling Unit or screened by a combination of trees and hedges. Proposed screening must be approved by the ACC. Upon approval, the ACC will file a typical screening method for use on future submittals. Builders need not re-submit screening methods if previously approved by the ACC.
- 2. Turbine Ventilators – Turbine type ventilators should not be located where Visible From Neighboring Property or screened from view. The screening should be integrated with the overall design of the Dwelling Unit.

B. MISCELLANEOUS LANDSCAPE STRUCTURES AND FURNITURE

Landscape furnishings such as patio tables, chairs, barbecue pits, etc. do not require approval of the ACC if they are below the sight line of the perimeter fencing and not Visible From Neighboring Property. If the furniture is Visible From Neighboring Property, then it will require approval of the ACC. The maximum height of such a structure is two feet (2') above the perimeter fencing.

C. SATELLITE DISHES AND ANTENNAS

(A) Antenna or Satellite Dish in Excess of One Meter (39 inches). No antenna or satellite dish which exceeds one meter (39 inches) in diameter is permitted on any Lot.

RP-2020-424856

(B) Antenna or Satellite Dish of One Meter (39 inches) or Less, and Other Antennas and Related Masts. An antenna or satellite dish of one meter (39 inches) or less, and other antennas and related masts are permitted to be placed on a Lot provided any such item must comply with all of the below set forth minimum conditions. Further, the Association must receive written notification at its then current address from the Owner of the applicable Lot, on or before the installation of any antenna, satellite dish and related mast provided for in this Section 3.5 B. Such notification must include the type and color of antenna, satellite dish, and any related mast to be installed, and the method, manner, and site of installation. The site must be shown in a plot plan.

If the Owner of a Lot proposes to install an antenna, satellite dish and any related mast provided for in this Section 3.5 B in any manner whatsoever which does not strictly comply with the below set forth minimum conditions, such Owner must submit an application to the Architectural Control Committee and obtain the written approval of the Architectural Control Committee prior to commencing such installation. In connection with the Architectural Control Committee's decision, the Architectural Control Committee shall consider such factors, as it deems appropriate, in its reasonable discretion. The application to the Architectural Control Committee must be made on a form approved by the Architectural Control Committee and contain such information as may be required by the Architectural Control Committee, including a statement which specifically describes the manner in which it is proposed that such antenna, satellite dish and related mast will vary from such minimum conditions. The Architectural Control Committee shall endeavor to make its decision regarding the proposed antenna, satellite dish and any related mast on an expedited basis within seven (7) days after receipt by the Architectural Control Committee of the completed application and all information required therein. The granting of a variance from such minimum conditions shall in no way affect the Owner's obligation to comply with all governmental laws and regulations and other regulations affecting the Lot concerned.

(C) Minimum Conditions. In addition to the foregoing requirements, no antenna, satellite dish, or any related mast shall be erected, constructed, placed, or permitted to remain on any Lot unless such installation strictly complies with the following minimum conditions:

1. The antenna, satellite dish and any mast must be located to the rear one-half (1/2) of the Lot and must serve only improvements on the particular Lot in which it is located.
2. To the extent feasible, the antenna, satellite dish and any mast, including its base and anchoring structure, shall not extend above the roofline of the house located on the Lot and shall be visible from the frontage street or any adjoining street.
3. To the extent feasible, no antenna, satellite dish or mast shall be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any Lot.
4. The antenna, satellite dish and any mast must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions; however, no guy wires or similar mounting apparatus will be allowed.
5. No advertising slogans, logos, banners, signs or any other printing or illustration whatsoever shall be permitted upon or be attached to the antenna, satellite dish or mast.

6. No satellite dish or antenna shall ever be used for the transmission of any signal whatsoever and said antenna or satellite dish shall be for the purpose of receiving only normal signals through airwaves for television viewing purposes only.

7. No antenna or satellite dish shall be permitted to cause any distortion or interference whatsoever with respect to any other electronic device in the Subdivision.

8. The antenna, satellite dish and any mast shall be one solid color only, either white or black or shades of either brown, gray or tan.

9. Each Lot shall be permitted to have no more than one antenna or satellite dish and any related mast, as applicable, for each category of the following categories of video programming providers, to wit: direct broadcast satellites, multi-channel multi-point distribution (wireless cable) providers, and television broadcast stations.

3.6 DRIVEWAYS AND AUTO COURTS

A. DRIVEWAYS

Driveways shall be located to minimize the amount of pavement. Driveways shall be a maximum of eighteen feet (18') in width except as required for garage access and shall be located a minimum of five feet (5') from the side property line to allow for planting and/or fencing unless otherwise approved by the ACC. Driveways shall not be located within fifteen feet (15') of any street intersection. Side by side driveways should be limited in use.

B. MATERIALS

Special concrete finishes such as coloring, stamping, or other textured applications are discouraged. Driveway finishes require ACC approval. Once the ACC has approved a typical driveway finish, the Builder need not obtain further approvals for future submittals.

C. CIRCULAR DRIVES AND AUTO COURTS

1. Circular Drives – In an effort to maintain maximum landscape areas, circular driveways and auto-courts are strongly discouraged. Circular driveways will be allowed only on lots wider than seventy-four feet (74') or contiguous lots with a combined width greater than seventy-four feet (74') and which have only one Dwelling Unit and are owned by the same owner. Circular driveways require specific ACC approval.

2. Auto Courts – Where auto courts are proposed, the courtyard and driveway shall be adequately screened from the public street. Auto-courts require special approval from the ACC.

3.7 SIDEWALKS AND STEPS

A. SIDEWALKS

Sidewalks shall meet all Municipal Authority, including the Americans Disabilities Act (ADA), requirements in size, location and handicapped specifications. The color of sidewalks is to be natural gray concrete with standard picture framed broom finish throughout Grand Oaks.

Sidewalks shall continue uninterrupted visually or physically through both driveways and front walk paving. Pavement shall be installed flush to the top surface of the rolled curb and shall neither overlap nor penetrate the curb. If a paving finish different from

the sidewalk finish is used on the driveway, the driveway finish shall terminate at the sidewalk and plain concrete should be used on the driveway apron from the sidewalk to the roadway.

B. FRONT WALKS

The front walk should compliment the architectural style of the house both in terms of alignment and material finishing. Front walk materials should be plain or special finish concrete, brick, stone, tile, concrete unit pavers, brick, and stone. Other materials may not be used without prior written approval of the ACC.

C. STEPS AND TERRACES

Steps and terraces are allowed in the front yard. The material should be complimentary to the predominant building material. The maximum allowable variation in elevation is eighteen inches (18") for both the steps and walls. Where possible, steps and walls should be contiguous within the overall design of the front yard.

D. ADDRESS NUMBERS

One address location is required on all properties in the Grand Oaks Subdivision. The Builder provided address should be installed on the front elevation visible from the street. Care should be taken to insure that adequate porch lighting is provided for night viewing of the address. All address numbers must be on a concrete rectangular block, horizontally incorporated into the exterior of the Dwelling Unit and approved by the ACC. The address block must be at least fourteen inches (14") wide and nine inches (9") high with three inch (3") high numbers recessed at least three inches (3").

3.8 GRADING AND DRAINAGE

The intent of the site drainage concept should be to eliminate run-off onto adjoining property through the construction of swales and drains which should minimize the impact to existing trees and vegetation.

A. LOT DRAINAGE

All Lots shall be drained to the front of the Lot and shall not drain on to adjoining property or any lake. Care should be taken in grading Lots, which abut a Developer installed perimeter fence or wall to avoid the undermining of the footings. Backfilling against fences or walls is not permitted. No landscape berms may be placed on any Lot without prior written consent by the ACC. Area drains must be installed for areas that will not drain with swales. The Builder shall be responsible to ensure that there is no erosion into a lake in connection with construction on a Water Front Lot and the Builder shall be responsible for any repair or maintenance of the lake caused by construction on any Lot. Nothing should be constructed or installed on any Lot, which would in any way alter the course or natural boundary of a lake or remove water therefrom.

B. AREA DRAIN INLETS

Area drains are recommended at all interior courts, patios and yard areas which are enclosed or restricted on three (3) sides. The area drain inlets shall comply with the Municipal Authority standards.

C. PENETRATION OF CURBS

Area drains shall penetrate only in that portion of the curb beyond the driveway point of curvature. Penetrations through driveway curbs within the curve transition to the street curb are not allowed. Construction of curb penetration shall comply with Municipal Authority standards.

D. DRAIN LINES

The drain line shall have a minimum of two inches (2") of concrete cover and be constructed in accordance with Municipal Authority standards.

E. GRADE CHANGES

The Applicant shall bear full responsibility for and the cost of any necessary grade changes. Further, the Applicant is responsible for and shall bear the cost of any changes (including lowering and raising) any manholes, "A" boxes, or any other utility boxes in order to adjust them to the grade.

3.9 FENCES, WALLS, AND GATES

Perimeter and lot fencing guidelines have been established to assure adequate privacy for Grand Oaks Owners while maintaining an aesthetically pleasing image for the community. The Builder for each parcel will be responsible for the construction of perimeter walls in accordance with the Municipal Authority and the standards illustrated herein.

A. BUILDER INSTALLED FENCES

The Builder shall install fencing along the side and rear lot lines of each Lot. Except as otherwise provided in these Guidelines, the maximum height of the wall or fence shall be 6'-0" as measured from adjacent grade to the top of the wall or fence, unless otherwise specified by the ACC.

1. Fencing Type 'A' - Each Owner shall install and maintain wood fencing six feet (6') in height on property lines of his Lot that are adjacent to other Lots. The fence shall be the type commonly referred to as a "Good Neighbor" fence. The fence shall be centered on the property line between the Lots and shall be a shared fence. The Owner shall alternate the finished and "rough" sides of the fence for each section of fence installed between the fence posts.
2. Fencing Type 'B' - Each Owner shall install and maintain a wood fencing six feet (6') in height with a minimum setback of ten feet (10') from the front elevation of the house. The fence shall be the type of fence commonly referred to as a "privacy" fence. The fence shall have the "finished" side facing the street. If Lot is a Corner Lot, the fence that abuts the street shall also be a "privacy" fence.
3. Fencing Type 'C' - Each Owner shall install and maintain wrought iron fencing four feet (4') in height of a type to be determined by ACC, on such Lots backing or adjacent to a waterway. The fence shall be located entirely within the boundaries of the Lot. Footings or other below grade infrastructure shall be located a minimum of two inches (2") from the corresponding boundary of the Lot.
4. Fencing Type 'D' - Each Owner who purchases a Greenbelt Lot within the Property shall install a six foot (6') wooden fence along the exterior perimeter of the Property which complies with the requirements of Fencing Type 'B'. No Owner may attach any item to or paint or otherwise decorate, alter or modify any Fencing Type 'D' fence.
5. Fencing Type 'E' - Each Owner is required to provide a six foot (6') wrought iron fence along side property lines which are shared by two (2) Lots when Fencing Type 'C' is required for the rear property line.

The following fencing materials are not permitted.

1. Plastic

2. Chain link (other than those temporary construction fences)
3. Bamboo
4. Corrugated Metal

B. CONSTRUCTION FENCES

In order to properly maintain a clean project appearance, a chain link or, if in compliance with the requirements of the Municipal Authority, a four foot (4') high orange "Tensor" safety construction fence (plastic grid or snow fence) will be required on the sides and rear of each Lot under construction. If contiguous Lots are owned by the same Builder, a construction fence is required around the boundary of the Lots and need not be constructed between shared property lines of contiguous Lots owned and being constructed by the same Builder. Construction fences must be supported in a manner that will maintain it in a vertical position. Metal "T" Bar type post, at eight foot (8') spacing, must be used to support the fence. These requirements are to ensure that construction activity, building materials, and debris do not encroach upon adjacent Lots, adjacent property or into a public street. Construction fencing should be installed when framing begins and may be removed upon completion of Dwelling Unit or when sod is installed. If the Applicant fails to install the required construction fencing, the ACC reserves the right to install the construction fencing and charge the Applicant the cost plus a reasonable administrative fee.

C. AUTOMOBILE GATES

Where proposed by the Builder, gates which penetrate a side or front fence for access to the garage shall be made of tubular steel or wrought iron. A conventional gate design is preferred. Use of highly thematic gates is discouraged. Where a gate is powered, care should be taken to screen the motor cover and related equipment from the adjoining public ROW with landscaping.

D. PEDESTRIAN GATES

Where proposed by a Builder, pedestrian gates shall be constructed of a durable material compatible with the fence type in which it is placed. Where metal picket is proposed, the gate shall not provide a view into an area which is or can be a storage area. Such areas shall be screened from public view. Gate materials shall be made of wood, metal, or other material approved by the ACC in writing.

E. PAINTING AND STAINING

No fences or walls may be painted or stained without the prior written approval of the ACC, even if the fence or wall is being painted or stained the same color. Generally, painting of fences is prohibited and fences may only be stained so as to protect the natural color and state of the wood.

3.10 RECREATIONAL EQUIPMENT

All play equipment Visible From Neighboring Property requires approval by the ACC. Portable play equipment not Visible From Neighboring Property does not require ACC approval, but must comply with all other requirements stated herein. A plan showing the location of the proposed structure on a plot plan shall be required. Manufacturer product sheets may also be required.

A. BASKETBALL GOALS AND BACKBOARDS

1. Backboards are permitted in backyards, side yards, or behind the front plane of the Dwelling Unit.
2. The backboard may not be connected to the Dwelling Unit along the front plane of the Dwelling Unit.

3. Backboards may be permitted in front of the front plane of the Dwelling Unit provided that:
 - a) The backboard shall be perpendicular to the street.
 - b) The backboard shall be no further than twenty feet (20') from the front plane of the Dwelling Unit and no closer than 20 feet (20') to the street.
 - c) The grade between the backboard and the street does not allow stray balls to continually roll into the street.
4. Color and Maintenance
 - a) Backboards shall either be clear or white in color.
 - b) Backboard, goal, pole, and net shall be appropriately maintained to avoid an unsightly appearance. No metal nets are permitted.

B. MISCELLANEOUS EQUIPMENT

1. Swing sets, gym sets, trampolines, volleyball nets, tetherball poles, moveable play pools and pool slides are permitted only in the rear and side yards as defined by the enclosure formed by the perimeter walls.
2. Recreational Equipment shall be set back a minimum of ten feet (10') from the perimeter walls.
3. The maximum height of any Recreational Equipment shall not exceed nine feet (9') from the finished grade or a maximum of two feet (2') above the surrounding perimeter fencing and shall be located so as to not be Visible From Neighboring Property.
4. All Recreational Equipment Visible From Neighboring Property shall be screened from that property by the use of shrubs and/or trees which, at maturity and within a reasonable amount of time will equal the height of the Recreational Equipment. If this is not feasible or if planting will not adequately screen the equipment then the ACC may require that the Recreational Equipment be painted a color compatible with the house located on the subject Lot.
5. No colorful canopies, roofs or other visual distractions shall exceed the perimeter fencing by more than two feet (2').
6. No lights or nighttime illumination of the Recreational Equipment shall be allowed except for yard security lighting.

C. EQUIPMENT NOT PERMITTED

Any Recreational Equipment not specified herein shall require special approval by the ACC. Immovable play pools larger than twelve feet (12') in diameter are considered permanent pools and must comply with section 3.12 of these Guidelines.

The following play equipment is specifically not permitted.

1. Platform Tennis
2. Skateboard Ramps
3. Outdoor Handball Courts
4. Outdoor Racquetball Courts

3.11 FLAGPOLES, FLAGS, AND BANNERS

- A. FLAGPOLES
Freestanding flagpole structures will not be allowed.
- B. BUILDING MOUNTED DISPLAYS
One (1) flag per Dwelling Unit, mounted by a bracket shall be permitted.
- C. MODEL HOMES
When approved by the ACC, Builder constructed model homes may have flagpoles.

3.12 SWIMMING POOLS AND SPAS

The plans for swimming pools and spas shall comply with the current Guidelines, Declaration, and Municipal Authority Building Codes. The elevation of the pool shall not exceed the finish grade by more than twelve inches (12"). The size of the pool shall be appropriate for the size of the Lot.

- A. LOCATION
Swimming pools and spa shells may not be constructed within utility easements or Setback Areas of each Lot.
- B. PLAN REQUIREMENTS
The following plans must be submitted and must meet the requirements listed in Section 2.0 of these Guidelines.
 1. Plot Plan
 2. Grading Plan (must show appropriate elevations of pool deck and surround finish grades)
- C. POOL BACK-WASHING
Pool backwash must be contained on the Lot. The use of a dry well is strongly encouraged. Back-washed water shall not be permitted to seep onto an adjoining Lot or Common Area.
- D. POOL DECKING
Pool decks may extend beyond the building side or rear setback lines of each Lot, but shall be no closer than two feet (2') to a perimeter fence to allow for adequate landscaping. Pool decking shall not be located over any utility easement.
- E. POOL EQUIPMENT
Pool mechanical equipment must be screened from public view, including public streets and Common Areas. See Section 3.5.

3.13 FOUNTAINS AND WATER FEATURES.

All plans for permanently constructed decorative water fountains shall meet the following minimum standards and shall be submitted to the ACC for approval.

- A. MAXIMUM HEIGHT
The height of the physical water feature shall be a maximum of nine feet (9') above the ground elevation next to the fountain.
- B. FOUNTAIN JET SPRAYS
Fountain jet sprays will be allowed as long as the sprays of water do not exceed nine feet (9') above the ground elevation next to the fountain. The over-spray from the fountain shall not be allowed to drift onto adjacent perimeter fencing or properties.
- C. LOCATION
Swimming pools, spas, and fountains/water features, may not be constructed within any utility easements or the Setback Areas of each Lot.
- D. LIGHTING
Nighttime lighting intended to accent the fountain shall be directed at the fountain and away from the adjacent properties.
- E. COLOR AND MATERIALS
The color and materials of the fountain shall compliment the predominant building materials and color utilized on the Lot.

3.14 MAILBOXES

All mailboxes are "cluster" type mailboxes provided by the United States Postal Service. The cluster mailboxes, as provided by the United States Postal Service shall be attached to a custom base.

3.15 SIGNAGE ON COMMON AREAS OR LOTS

No signs whatsoever (including, but not limited to, commercial, political and similar signs) which are Visible From Neighboring Property shall be erected or maintained on any Lot except:

- A. Signs indicating a property to be "For Sale" or "For Lease," provided no more than one (1) sign is located on each individual residence, no individual sign is larger than five hundred (500) square inches in size, and no sign is placed closer to the street than six feet (6') and does not block any sidewalk or driveway.
- B. Such other signs which are in conformance with the Municipal Authority requirements and which have been approved in advance by the ACC as to size, color, design, message content and location.
- C. Signs required for legal proceedings.
- D. Builders are not permitted to install any signs within Grand Oaks Subdivision or in the right-of-way of any street or road providing access to Grand Oaks Subdivision, unless otherwise approved by the ACC. Builders may install one (1) sign per Lot owned by the Builder, advertising the Dwelling Unit for sale (or that the Dwelling Unit has been sold). All such signage will be of uniform size and design and must be approved by the ACC.
- E. Builders shall be entitled to conduct their own marketing program with regard to the Dwelling Units they construct. However, the ACC reserves the right to review the Builder's marketing materials and signage for model homes. No displays or collaterals promoting other real estate developments will be permitted within model homes or their sales areas.

F. Owners may place ground mounted signs on their Lots, which advertise a political candidate or ballot item for an election ("Political Signs"), provided the following criteria are met:

- (1) No Political Sign may be placed on an Owner's Lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner's Lot subsequent to the tenth (10th) day after the election date.
- (2) No more than one (1) Political Sign is allowed per political candidate or ballot item.
- (3) No Political Sign may:
 - (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - (c) include the painting of architectural surfaces;
 - (d) threaten the public health or safety;
 - (e) be larger than four feet by six feet;
 - (f) violate a law;
 - (g) contain language, graphics, or any display that would be offensive to the ordinary person; or
 - (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

3.16 SCREENING

A. MECHANICAL EQUIPMENT

All mechanical and electrical equipment (air-conditioning compressors, satellite dishes, pool equipment, etc.) must be completely screened from public view by a combination of trees, hedges, or walls. Mechanical equipment is prohibited outside of fences on side streets of Corner Lots.

B. REAR YARD EQUIPMENT

Recreational Equipment and secondary structures, pools, lawn furniture, etc. must be screened from public view by a combination of trees, hedges, walls or fences, and such planting must be sufficient in height to comply with this requirement upon initial installation, not assumed growth at maturity.

C. DRIVEWAY AND PARKING AREAS

Approved circular drives and motor courts must be screened with a combination of trees and shrubs to minimize the amount of paving Visible From Neighboring Property.

D. BATHROOM SCREENING

The location of bathrooms along side streets is not recommended. If a bathroom is located along a side street, it must be screened from public view with a screening method approved by the ACC.

3.17 **LANDSCAPE LIGHTING**

All exterior site lighting Visible From Neighboring Property must be approved by the ACC.

A. **FLOODLIGHTING**

Floodlighting fixtures must be attached to the rear of Dwelling Unit or other architectural structure and must not illuminate adjacent public or private properties. Light sources must be hidden from public view. Soffit mounted lights shall be carefully limited and directed in order to prevent glare from impacting neighboring properties.

B. **EXTERIOR LIGHTING FIXTURES**

Decorative fixtures must be of an understated design and complement the architectural style of the residence. Freestanding light fixtures in the front yard are prohibited. Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are prohibited. All lamps shall be white incandescent. High intensity area lighting, such as mercury vapor, high pressure sodium, and metal halide are prohibited, "Moonlighting" with lights located in trees is allowed in rear yards only, provided the light source is hidden.

C. **WALKWAY LIGHTING**

Proposed walkway lighting should be inconspicuous and of a bollard or domelight design. The lamp can be incandescent (100w maximum), quartz halogen (75w maximum), metal halide (75w maximum), or fluorescent (25w maximum).

3.18 **LANDSCAPING**

To ensure compatibility with the Grand Oaks Subdivision, new landscaping or significant changes to existing landscape designs must be approved by the ACC. Landscaping must be completed within ninety (90) days after a certificate of occupancy for the Dwelling Unit has been issued and must include all materials that are Visible From Neighboring Property. Shrubs and/or ground cover landscaping in the rear yard enclosed by the perimeter fencing and not Visible From Neighboring Property do not require approval. Trees and/or large shrubs that extend beyond the height of the perimeter fences and walls do require approval by the ACC.

A. **TREES AND PLANTING**

A natural, free flowing landscape design is encouraged that provides for an aesthetic presentation of plant material associations. Shrubs and ground cover should be planted near the building in the rear portion of the front yard with trees planted in the front portion of the front yard. No trees shall be removed, except for diseased trees and trees needing to be removed to promote the growth of other trees or for safety reasons with prior written approval of the ACC.

All landscaping that is Visible From Neighboring Property will require the approval of the ACC. Planting in the rear and side yards that is enclosed by perimeter walls, below the perimeter fence top, and not Visible From Neighboring Property does not require approval by the ACC.

1. **Plant Material** – All plant material shall be selected from the recommended plant material listed in the City of Houston Landscape Ordinance unless otherwise approved by the ACC.
2. **Tree Requirements** – In addition to the specific tree requirements listed below, all trees must be selected from the recommended tree list in the City of Houston Landscape Ordinance, unless otherwise approved by the ACC.

- a) 50' Lots – A minimum of one (1) tree must be planted in the front yard of each Lot for Interior and Corner Lots and the tree must be a minimum thirty (30) gallon size, unless otherwise approved by the ACC. Trees must be planted in an informal manner, with one (1) tree on every other lot planted within ten feet (10') of the back of curb to promote a street tree program. The same number of tree species and the tree planting plan should not be repeated on adjacent Lots.
- b) 55' Lots – A minimum of two (2) trees must be planted in the front yard of each Lot for Interior and Corner Lots. Both trees must be a minimum thirty (30) gallon size, unless otherwise approved by the ACC. Trees must be planted in an informal manner, with one (1) tree on every other lot planted within ten feet (10') of the back of curb to promote a street tree program. The same number of tree species and the tree planting plan should not be repeated on adjacent Lots.
- c) 60' and over Lots - A minimum of three (3) trees must be planted in the front yard of all Corner Lots and a minimum of two (2) trees must be planted in the front yards of Interior Lots. One (1) of the trees must be an oak. One (1) tree must be a minimum three inch (3") caliper when measured six inches (6") above grade and the remaining tree(s) must be a minimum thirty (30) gallon, unless otherwise approved by the ACC. Trees must be planted in an informal manner, although one (1) tree (either pine or hardwood) must be located within ten feet (10') of the back of curb to promote a street tree program. The same number of tree species and the tree planting plan should not be repeated on adjacent Lots.
- d) Additional Tree Requirements for Water Front Lots – A minimum of two (2) trees must be planted in the rear yard of all Water Front Lots and must be a minimum ten feet (10') in height and a minimum four inch (4") caliper, unless otherwise approved by the ACC.

3. Shrubs

- a) Shrubs shall be a minimum five gallon (5 gal.) container size, unless otherwise approved by the ACC.
- b) The total number of shrub species should be limited to four (4) varieties, unless otherwise approved by the ACC.
- c) At least fifteen (15) foundation shrubs per Lot should be installed in the front yard, unless otherwise approved by the ACC.
- d) The massing of shrub material should be designed to provide at least two layers of shrubs with larger material as a back hedge with smaller grower material in the foreground with either ground cover or another layer of shrubs as a third planting layer, unless otherwise approved by the ACC.

4. Ground Cover - Vegetative ground cover shall be a minimum of a one gallon (1 gal.) container, unless otherwise approved by the ACC.
5. Staking - Tree type staking in the front yard contributes to the overall impression of quality and coordination and plays an important part of the overall success of the adaptation and health of the landscape. To maximize the benefit of the investment in landscape planting, front yard tree staking shall conform to the alternatives. The use of bailing wire, wooden guy wire restraints and other forms of makeshift staking are prohibited. Exceptions to the staking requirement would be large, salvaged trees which typically do not require additional support.
6. Landscape Berms - Landscape berms are permissible on the side yards of Corner Lots provided that the height and scale of the berms are compatible with the rest of the yard and complimentary to the Dwelling Unit. Berms in the front yard are NOT permitted unless otherwise approved by the ACC.
7. Hardscape Accents And Paving - Approved materials for stepping stones, borders, patios, and edging include: satillo tile, brick pavers, concrete unit pavers, and colored concrete. The colors of the accents shall be natural earth tones.
8. Special Landscape Features - Landscape concepts which use special feature landscaping in the front yards, such as rock gardens, ponds, garden monumentation, floating planter beds and landscape timber or railroad tie designed beds are strongly discouraged.

B. IRRIGATION

It is recommended that an irrigation watering system be installed. If an automatic watering system is used it shall adhere to the following requirements.

1. Trees, shrubs and vegetative ground covers should be irrigated.
2. Where turf is used, spray heads may be used, but shall be a low gallonage, low angle type. Spray heads shall be carefully laid out so as to avoid unnecessary over-watering and over-spraying of public sidewalks.
3. The irrigation system shall be designed so as to avoid seepage onto adjacent properties and the staining of perimeter fences and walls.
4. Irrigation controllers and vacuum breakers shall be adequately screened from public view and shall conform to the screening guidelines set forth in these Guidelines.
5. Turf spray zones shall be designed to provide a watering cycle between the hours of 12:00 a.m. and 6:00 a.m. to avoid unnecessary evaporation and over-spraying onto public streets and sidewalks.
6. Irrigation systems except for irrigation systems installed by Declarant or the Association shall not draw water from creek, streams, rivers, ponds, wetlands, canals, lakes or other ground or surface waters within the Property. All irrigation systems serving the Dwelling Units shall draw only upon public water supplies. Private irrigation wells are prohibited.

4.0 **ARCHITECTURAL GUIDELINES**

4.1 **PURPOSE AND INTENT**

The objective of the architectural criteria section is to establish a minimum standard of quality for the design of buildings in Grand Oaks Subdivision. Quality architectural design is interdependent with good site planning and design. See Section 3.0 of these guidelines for site planning and landscape requirements.

- A. The architectural character of Grand Oaks should reflect current contemporary style Dwelling Units based upon authentic, historical styles rather than arbitrary combinations and exaggeration of styles.
- B. The following sections will provide guidelines and suggestions regarding building materials, colors, and design elements expressive of the contemporary architectural themes. Both appropriate and inappropriate examples are given with the intent of providing a focus for design in Grand Oaks Subdivision, but they are not presented as absolute limits or boundaries for product design.

4.2 **SITE PLANNING AND LANDSCAPING (See Section 3.0)**

4.3 **EXTERIOR DESIGN**

A. **HOUSING STYLE AND DESIGN**

The following considerations should govern the selection of the exterior style of Dwelling Units in Grand Oaks Subdivision.

- 1. Architectural design should be responsive to the climate of the southern location of Grand Oaks Subdivision.
- 2. **Exterior Elevations**
 - a) Varied building heights, setbacks, and roof massing are strongly encouraged to provide an interesting and aesthetically pleasing Dwelling Unit elevation.
 - b) Two story buildings adjacent to single story buildings should incorporate architectural elements relevant to the single story building.
 - c) Corner Lots shall not have "blank" wall elevations. Window fenestration and other architectural details shall be incorporated into all building elevations.
 - d) Building fenestration and details should relate to human scale, especially at doorways, windows and building entrances.
- 3. **Variety of Floor Plans and Styles**
 - a) The Builder shall avoid the repetition of building elevations either adjacent to or directly across from another building plan. A minimum of three (3) Lots shall separate repeated plans.
 - b) If similar building floor plans are proposed adjacent to or directly across from one another, the exterior fenestration should vary in material and/or color. Elevational changes can also take the form

of major roof line changes, window styles, shapes, and colors, the addition of dormers, porches, or wall details.

- c) Color schemes should be warm, rich, earthen tones without any bright or highly contrasting colors of trim accents.
4. Styles – Appropriate styles for Dwelling Units in Grand Oaks Subdivision include, but are not limited to the following:
- a) Italian Renaissance
 - b) Tudor
 - c) Georgian
 - d) Southern Colonial
 - e) Neo-classical
 - f) French Colonial
 - g) Monterey

B. FOUNDATIONS

All concrete foundations above grade shall be covered with the predominant exterior material of each residence, or with stone or stucco. Foundations shall adhere to all Municipal Authority construction standards. Builders shall be responsible for securing an adequate geo-technical soils report for the engineering of structural foundations.

C. ROOFS

1. Appropriate Roof Forms

- a) Hip roofs
- b) Shed roofs
- c) Gable roofs
- d) Dormers
- e) Varying or multiple roof plane heights

2. Appropriate Roofing Materials – Shingle materials and colors should be consistent with other roofing materials in the neighborhood. Shingles should be earth tone in color and any shingle color other than "weatherwood" requires specific ACC approval. Shingles may have textures, but shingles with ornate patterns or other highly contrasting textures are not permitted. All shingle materials shall have a minimum of a twenty-five (25) year warranty. Appropriate roofing materials are:

- a) Concrete or clay roofing tiles
- b) Flat tiles
- c) Slate
- d) Composite asphalt

3. Roof Pitches

- a) Flat roofs are not permitted in Grand Oaks.
- b) Major roof planes shall be no shallower than 5:12. For limited specific areas of the roof, the maximum roof pitch shall be 12:12.

4. Chimneys – Chimneys visible from the front of a house must be made out of masonry, unless otherwise approved by the ACC. If prefabricated metal fireplaces and metal flues are used, they must be clad in masonry with a stucco or plaster finish. Chimneys shall adhere to all applicable Municipal Authority fire and building codes, and shall be in scale and proportion with the architectural style of the house.
5. Roof Penetrations
- a) Roof Mounted Ventilators – Roof mounted ventilators and other utilitarian penetrations of the roof shall not be Visible From Neighboring Property, and shall be designed to the criteria of all Municipal Authority building codes.
 - b) Skylights and Solar Collectors – The location and design of all skylights and solar collectors shall be approved by the ACC. No skylight or solar collector shall be located on the front slope of any roof. Skylights located on side roofs must be on the rear half of the roof. No exposed piping shall be Visible From Neighboring Property. Solar panels and equipment shall match the roof in color and appearance. Panels shall be integrated into the roof design. Mounted hot water storage systems shall not be Visible From Neighboring Property.
 - c) Exposed Roof Metal – All exposed roof flashing, stack vents, skylight curbs, attic ventilators, or any other metal roof accessories shall match the roofing color. All stack vents and attic ventilators shall be located on the rear roof slopes perpendicular to the ground plane and shall not be Visible From Neighboring Property. The number and size of stack vents should be minimized. Roof and valley flashing may remain unpainted, but it is recommended that they be pre-finished in a similar color to the roof shingles.
6. Roof Fascia, Overhangs, and Soffits – Material for roof fascia, overhangs, and soffits should be appropriate to the predominant material in the area. In no case shall untreated, detailed wood be acceptable. Overhangs should be carefully scaled to be appropriate to the architectural style and not over exaggerated.
7. Roof Mounted Mechanical Equipment – No appurtenances such as air-conditioning and heating units except for chimneys and structural elements of the building may be mounted upon or attached to any roof structure.
8. Gutters and Down-spouts
- a) Gutters or other methods approved by the ACC must be provided on the front of the building and should be used on rear and sides of the building. Down-spouts should be located primarily on the side and rear of buildings.
 - b) Water distribution strips or other types of alternative water handling devices are encouraged over gutters and down-spouts.
 - c) Down-spouts shall be placed so as not to runoff onto sidewalks or automobile paving. It is preferable that the down-spouts terminate underground into collector pipes for

connection to the storm sewer system. If surface runoff is proposed, then the down-spouts must drain onto lawns or planting beds. A suitable aggregate or hard surface runoff area is suggested to cut down on erosion and disruption to the beds.

- d) The color of gutters and down-spouts shall match the color of building and trim.

D. EXTERIOR MATERIALS AND FINISHES

Colors and materials are important architectural elements in reinforcing a desirable architectural character within Grand Oaks Subdivision. Changes in exterior wall material should have a logical relationship to the massing of the house and should not be made for reasons of economy and function only. Changes of material in the same wall plane along a vertical line should be avoided.

1. Number of Exterior Materials – The variety and number of primary exterior materials should be held to a minimum. Generally, only three (3) materials should be used on one house.
2. Predominant Exterior Building Materials – The predominant building material shall be a high quality modular exterior masonry.
 - a) One story Dwelling Units must have forty-nine percent (49%) masonry on the front elevation and one hundred percent (100%) brick on both sides, unless otherwise approved by ACC. For buildings that have gable type roofs, approved exterior siding materials may be used above the double plate.
 - b) The first level of two story Dwelling Units must have forty-nine percent (49%) masonry on the front elevation and one hundred percent (100%) brick on each side, unless otherwise approved by the ACC. For rear and non-street side elevations, forty-nine percent (49%) of the second level may be out of an approved exterior siding material.
 - c) All one story Dwelling Units on Water Front Lots and the first level of all two story Dwelling Units on Water Front Lots must be one hundred percent (100%) masonry, unless otherwise approved by ACC.
3. Appropriate Exterior Materials
 - a) Exterior plaster or "stucco" with a light to medium texture
 - b) Wood fascia -stained or painted as accents
 - c) Ceramic tile
 - d) Ornamental Iron
 - e) Glass block
 - f) Pre-cast concrete
 - g) Natural stone – Stone may be used in Grand Oaks and should be natural, locally available stone appropriate to the style of the residence
 - h) Brick
 - i) Ferro-cement (hardi-plank) siding
4. Inappropriate Materials

- a) Exterior plaster or "stucco" - using a heavy texture
- b) Painted concrete
- c) Metal cladding
- d) Standard concrete block
- e) Smoked or mirrored glass
- f) Synthetic Material - Synthetic materials such as metal siding and vinyl siding are not permitted.
- g) Noticeably multi-colored or bright masonry
- h) Speckled or glazed brick
- i) Log siding
- j) Mirrored glass
- k) Split faced block

5. Exterior Color Schemes – Exterior colors for each residence shall be natural earth tones. The ACC will take into consideration the color palette of existing residences in making approvals.

E. WINDOWS

Windows are an important element in establishing an image of quality for residences in Grand Oaks Subdivision. All submittals to the ACC must clearly indicate type of window, manufacturer and model number. Wood, divided light, double hung, or single hung windows are preferred. Aluminum windows, screens, and sliding glass doors, as well as frames for fixed glass, shall have a factory applied baked enamel or anodized finish. White finish is preferred. Clear finished metal surfaces are strongly discouraged. A combination of wood and metal windows in the same elevation may be used only with the approval of the ACC.

- 1. Glazing – Non reflective glazing or glass tinting will not be allowed on any facade which faces a street, a green space or a lake, or on any facade which is Visible From Neighboring Property, unless specifically approved by the ACC. Mirror finishes will not be permitted.
- 2. Window Coverings – Shades, shutters, curtains, blinds and all other window coverings Visible From Neighboring Property, must be white, off-white, or neutral in color. No paper, bed sheeting, foil or other such unacceptable temporary type material will be permitted to be placed on any windows whatsoever.
- 3. Window Ornamentation – The use of burglar bars, security grills or storm shutters is prohibited on windows Visible From Neighboring Property.

F. DOORWAYS AND ENTRANCES

Entrances should be a focal point of the elevation and present an inviting, human-scaled approach from the street. Over-scaled, exaggerated entries should be strictly avoided. When a hook-in garage is used, the entry must remain clearly visible and a primary focus of the house. Entrance doors must be recessed four feet (4') or have an entry porch to provide shade protection, depth, and a shadow line.

- 1. Courtyards – Courtyards or verandas are also encouraged, utilizing low walls and plant materials for enclosure and focus.
- 2. Inappropriate Doorways and Entrances – Flat doorways with no detailing or overhangs that lack a focal point or significant design features are inappropriate.

G. GARAGES AND GARAGE DOORS
 Garage and doors shall be of a multiple panel design and constructed of wood or metal. One piece doors are not permitted. All garage interiors shall be finished with a uniform color and texture.

H. EXTERIOR STAIRS
 Exterior stairs and balconies should be designed to be an integral part of the architecture. The forms and materials should be complimentary to the architecture. They should be massive and substantial. Wrought or ornamental iron or prefabricated metal stairs with open railings are inappropriate.

I. HOME SIZES
 Grand Oaks has a maximum square footage of air conditioned space limitation. These restrictions are as follows:

<u>Lot Width</u>	<u>Maximum SF of ACS</u>	<u>Two Story Allowed</u>
50' - < 60'	3,000 SF	yes
60' - < 70'	3,500 SF	yes
70'	4,000 SF	yes

J. MAXIMUM HEIGHT
 No residence may have more than two levels of living space above grade and may have no more than one level of living area above the garage. Second story decks, balconies and walkways shall be limited to the main residence and shall be at least thirty-five feet (35') from the rear property line.

K. FLOOR PLAN DESIGN
 Floor plans will be reviewed by the ACC to insure compatibility of room type, size, and arrangement with the unit price and character of the subdivision.

5.0 CONSTRUCTION REQUIREMENTS

5.1 CODE AND REGULATIONS CONFORMANCE

All building and site construction shall adhere to all life and safety requirements of the Municipal Authority. Nothing in these documents shall override or supersede any applicable building code or regulation of any Municipal Authority. In the event that there is a discrepancy in the Guidelines or Declaration and any applicable building code or regulation, the applicable regulation and/or code shall prevail. The Builder shall be responsible for notifying the ACC in writing in a timely manner of any such known discrepancy. Nothing herein shall obligate the ACC to ensure any plans being approved, shall meet the applicable standards, codes, or regulations of any Municipal Authority and the ACC specifically makes no representation or warranties whatsoever in this regard. It is the responsibility of Applicant to ensure that such standards, codes, or regulations are met.

5.2 INSURANCE, TAXES, AND BUILDING PERMITS

The Applicant shall be responsible for insurance and applicable taxes and permit fees associated with and during construction in Grand Oaks Subdivision.

5.3 ELECTRICAL SERVICES

Electrical power shall be provided by Applicant during the course of construction. Portable generators are not permitted after the exterior of the structure is completed. In addition, portable generators are not permitted to be used before 6:00 a.m. or after 8:00 p.m.

RP-2020-424856

5.4 PORTABLE RESTROOM FACILITIES

Restroom facilities shall be provided by the Builder on the construction site during the course of construction. Trailers or mobile homes are acceptable substitutes to a portable facility provided they are always made available to subcontractors.

5.5 CONSTRUCTION VEHICLES

No vehicles will be allowed to trespass on adjoining properties, nor may a trailer, motor home or temporary building be used for habitation. The ACC and Municipal Authority approval is required before moving a trailer or motor home onto the Lot. Builders will be permitted to maintain a trailer on one of the Builder's own Lots (unless approved otherwise) for use by the Builder's personnel in the construction of Dwelling Units on the Lots. However, the location, appearance, size and maintenance of the trailer is subject to the approval of the ACC. The trailer must be skirted and landscaped.

5.6 EXCAVATION

All excavations shall be adequately protected by safety barriers at all times while the job site is unattended in accordance with all applicable codes, standards, and regulations of the Municipal Authority. Liability for injury or property damage during construction is entirely that of the Applicant and not the ACC, Association, Board, nor Declarant. Applicants are required to secure liability insurance before construction commences. The certificate of liability insurance shall list the Association as an additional insured.

5.7 DEBRIS AND TRASH CONTAINMENT

The Applicant must ensure that the construction site is kept in a neat and clean condition. Building materials used for the construction of a Dwelling Unit must be stored in a neat condition so as not to detract from the appearance of the Property. Scrap materials and trash must be confined to a particular area of the Lot, and the Lot must be cleared of debris on a weekly basis. All personnel working in Grand Oaks Subdivision are to keep areas in which they work free of debris and other materials such as lunch bags and packaging of building materials. Builders shall protect pavements, curbs, gutters, swales, drainage courses, sidewalks, shoulders, utility structures, and other property, contiguous to or in the vicinity of each Lot, from damage. Builders shall keep pedestrian pathways and road rights-of-way, drives, and other property, clean and clear of equipment, building materials, dirt, debris and similar materials. Builders are required to clean and remove debris from the vacant Lots, construction sites and roadways which side or front their Lots on no less than a weekly basis and preferably on Fridays. In the event that a Builder fails to clear and remove debris from lots and areas surrounding their building program as required, the ACC reserves the right to enter the property and clean the property and charge back all related costs plus a reasonable administrative fee to the Builder.

5.8 GENERAL CONSTRUCTION REQUIREMENTS

A. MATERIAL STORAGE

Scaffolding, framing units, lumber, equipment, and other materials must not be allowed to lean against fencing or trees. Stockpiled mortar sand or grading soil cannot be stored in grassed areas, adjacent lots, Common Areas, or on cul-de-sac islands.

B. MAINTENANCE

The interior and exterior of all Improvements constructed on a lot shall be maintained in good working condition and repair. The Builder shall promptly replace any damaged, worn or defective glass, paint, roofing, masonry or other exterior building materials on any Dwelling Unit. Lots shall be mowed and maintained on a weekly basis which shall include the maintenance of all landscape materials, in the event that the Builder fails to maintain Lots as required, the ACC reserves the right to enter the property and maintain the Lot and charge back all related costs plus a reasonable administrative fee to the Builder.

C. NOTIFICATION OF SUBCONTRACTORS OF GUIDELINES

It is the responsibility of the Applicant to advise contractors and subcontractors, prior to construction commencement, of the Guidelines in order to avoid misunderstandings about the expectations for working in Grand Oaks Subdivision. The Applicant will be assessed any charges incurred by the Board or ACC should it become necessary to clean or remedy the site due to disregard of these requirements.

D. COMPLETION OF CONSTRUCTION

All construction including, but not limited to, driveway, paint, lighting, and landscaping shall be completed within nine (9) months of construction ground-breaking.

E. NPDES - NATIONAL POLLUTION DISCHARGE REQUIREMENT

Builders are required to adhere to all NPDES requirements for the control of sedimentary runoff onto public streets, storm water ditches, bayous, and other water ways.

F. FIREWORKS AND FIREARMS

The sale or use of fireworks is prohibited on the Property except pursuant to a permit granted by the Association and applicable governmental authorities. The use or discharge of firearms, air rifles or pellet guns is expressly prohibited except by certified peace officers. Hunting of any kind and by any method, including but not limited to firearms, traps, snares, bows and arrows, and manually propelled missiles, is expressly prohibited.

6.0 MODEL

6.1 MINIMUM REQUIREMENTS

Model homes may be constructed by Builders in a location approved by the ACC and must adhere to the following requirements. Builders must keep the model homes open, maintained and staffed during normal business hours, including weekends. A model home will also serve as the official sales center for each Builder and used for demonstration purposes and for conducting sales related activities.

6.2 MODEL HOME SIDEWALKS

All Builders are required to install public sidewalks parallel to the front and, if applicable, side property lines as specified in the Declaration and further herein, unless otherwise approved by the ACC.

6.3 MODEL MAINTENANCE

Builders must maintain model homes and all components (including mechanical, electrical, plumbing and structural systems) in a normal working condition and provide both interior and exterior maintenance as well as janitorial services on a regular basis. The exterior appearance of a model home, including landscape care, must be maintained. The ACC reserves the right to require a Builder to repair or replace any component of its model home if, in its opinion, it is not satisfactory for sales purposes.

6.4 MODEL SALES AREA

Within each model home, the Builder must maintain a sales display area for conducting sales presentations and working with buyers. In order to maintain a consistent presentation within the Grand Oaks Subdivision, the following criteria have been established:

- A. The area used for sales activity must include furniture, finishes, custom options, upgrades and accessories that are consistent with the over-all interior design motif of the display model.

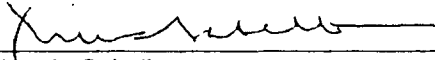
- B. If the garage area of a model home is used for this purpose, it must be heated and air conditioned and finished with drywall, floor covering and other approved materials that maintain the appearance of an interior living space. Garage doors must be replaced with temporary design elements/materials that are consistent with the exterior elevation of the model home. The simple replacement of the garage door with a glass sliding door is not an acceptable modification. Garage doors must be reinstalled prior to sale and occupancy of a model home.

ADOPTED ON AUGUST 31, 2005 TO BECOME EFFECTIVE UPON RECORDING IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

Grand Oaks Homeowners Association, Inc.


Architectural Control Committee

Date: August 31, 2005



Ricardo Sabella

Date: August 31, 2005



Katherine Richter

Date: August 31, 2005



Pamela Culver

RP-2020-424856

RP-2020-424856
Pages 38
09/10/2020 10:58 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$162.00

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.



A handwritten signature in black ink, appearing to be "C. Hollins", is written over the printed name and title.

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-424856