

THE VINTAGE ROYALE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS The Vintage Royale Homeowners Association, Inc., (hereinafter the “Association”) is a Texas nonprofit corporation and the governing entity for Vintage Royale, Sections 1-4, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk’s File Nos. 20080039272 (replatted at 20130117606 and 20130117609), 20110257210 (replatted at 20120284743), 20120541060, and 20120563540, respectively, along with any replats, supplements, annexations, and any other real property brought under the jurisdiction of the Association (hereinafter the “Subdivision”); and,

WHEREAS the Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for The Vintage Royale, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. 20080169663 (hereinafter the “Declaration”); and,

WHEREAS Section 204.010(a)(6) of the Texas Property Code empowers the Association, by and through its Board of Directors, to regulate the maintenance, repair, modification, and appearance of the Subdivision; and,

WHEREAS Article VII, Section One of the Declaration provides that the Association’s Architectural Control Committee (hereinafter the “ACC”) shall ensure harmony of external design in the Subdivision; and,

WHEREAS Article IX, Section Five of the Declaration requires Lots be in keeping with the aesthetic character of the Subdivision; and,

WHEREAS Article VII, Section One of the Declaration obligates the Association to exercise architectural control over the Subdivision and as to the Association’s rules and regulations; and,

WHEREAS there is a need to adopt architectural guidelines, to ensure aesthetic consistency and harmony of external design in the Subdivision, and to further forward the Association’s purposes; and,

WHEREAS such architectural guidelines shall assist Owners in ensuring their real property is consistent with the Subdivision’s aesthetic character, and will further assist the ACC in reviewing applications for external modifications to Lots; and,

WHEREAS these Architectural Control Guidelines repeal and replace the Guidelines for Display of Certain Religious Items, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. 20120066165; and,

WHEREAS this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code Section 202.001, et seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association, by and through its Board of Directors, hereby adopts, establishes, and imposes upon the Subdivision, and the residents thereof, the following:

ARCHITECTURAL CONTROL GUIDELINES

These Guidelines are divided into three (3) sections:

**SECTION 1: GUIDELINES FOR DETACHED RESIDENCES (*NOT TOWNHOMES*)
(Beginning on Page Three)**

**SECTION 2: ADDITIONAL GUIDELINES FOR CERTAIN LAKE LOTS
(Beginning on Page Fifteen)**

**SECTION 3: GUIDELINES FOR ATTACHED RESIDENCES (*TOWNHOMES*)
(Beginning on Page Sixteen)**

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SECTION 1: GUIDELINES FOR DETACHED RESIDENCES (*NOT TOWNHOMES*)

I. General Procedures, Policies, and Processes:

1. Lot and Improvement Appearance: All Lots, and all improvements and structures thereon, must be kept in a neat, tidy, attractive, and well-maintained condition at all times.

2. Architectural Control Guidelines Supplement the Deed Restrictions: These Architectural Control Guidelines are designed to supplement the Declaration. These Architectural Control Guidelines do not, in any form or fashion, grant, allow, or authorize, any deviation from the deed restrictions, rules, regulations, and requirements, of the Declaration. In the event of any inconsistency between these Architectural Control Guidelines and the Declaration, the Declaration shall prevail.

3. Association Approval Required: No landscaping, building, fence, sign, wall, or any other structure or improvement, shall be built, erected, commenced, or maintained, on any Lot in the Subdivision, unless and until it has been approved in writing by the ACC. Similarly, no modification or alteration to any landscaping, building, fence, sign, wall, or any other structure or improvement, may be made, unless and until it has been approved in writing by the ACC.

- a. In considering an application, the ACC shall consider:
 - i. Size and dimension;
 - ii. Color and harmony with existing structures and improvements;
 - iii. Quality of materials;
 - iv. Location;
 - v. Harmony and appeal of exterior design;
 - vi. Quality of construction;
 - vii. Elevation;
 - viii. Drainage;
 - ix. Plat Lot lines, build lines, setback lines, and easements;
 - x. The Association's restrictive covenants;
 - xi. The provisions of applicable statutes, ordinances, and building codes, if any.

4. Application Procedures, Requirements, and Process:

- a. All ACC applications must be submitted to the Association's managing agent.
- b. Only complete applications may be reviewed by the ACC.
 - i. No incomplete application shall be considered to have been submitted to the ACC, and the ACC shall not be considered to have received any such incomplete application.
- c. All applications submitted to the ACC must include the following information:
 - i. A accurately drawn and dimensioned Lot plan, showing all current improvements on the Lot (including but not limited to any dwellings, outbuildings, walkways, and landscaping), listing the dimensions

- (including but not limited to height and width) of such improvements, and showing the distance of such improvements from all Lot lines and setback lines; and,
- ii. A second accurately drawn and dimensioned Lot plan, showing all information noted and listed above, and further showing an accurate depiction of the proposed modification(s), including their proposed dimensions, their proposed locations, and their proposed distance from all Lot lines and setback lines; and,
 - iii. Information on all materials to be used in the proposed modification(s), including brand name, make, model, and color; and,
 - iv. (If applicable) a list of all plants, flowers, trees, shrubs, and any other foliage or flora to be used in the proposed modification(s); and,
 - v. The name of the contractor, landscaper, and any other persons who shall be performing the proposed modification(s); and,
 - vi. (If applicable) a lighting plan, including specifications, for any exterior lighting to be utilized with respect to such Lot; and,
 - vii. (If applicable) irrigation plans; and,
 - viii. A written statement of the estimated date of commencement, if the proposed improvement is approved, and the estimated date of completion.
- d. The ACC reserves the right to request additional information and documentation to complete its review of any application. In the event the ACC requires additional information and documentation to perform its review of an application, as described elsewhere herein, such application shall not be considered complete until such additional information and documentation is received, and the ACC may not review such application until the requested additional information and documentation is submitted to the ACC.
- i. If an Owner fails to submit such additional information and documentation within ten (10) days of the ACC's request, the Owner's application shall be automatically denied, and the Association shall send a denial letter as detailed below.
- e. The ACC shall review all completed applications within thirty (30) days of receipt of the complete application. The ACC shall approve or disapprove the application within this thirty (30) days.
- i. In event the ACC fails to approve or disapprove such application within thirty (30) days, such application shall be considered denied, and a denial letter will be sent as outlined below.

5. Application Denial:

- a. A written notice of the denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery.
 - i. The denial notice must:

1. describe the basis for the denial in reasonable detail and describe changes, if any, to the application or improvements required as a condition to approval; and,
 2. inform the Owner that the owner may request a hearing on or before the thirtieth (30th) day after the date the disapproval notice was mailed or delivered to the owner.
- b. An Owner desiring a hearing appealing a denial shall request such a hearing in writing, either by mail, electronic mail or hand delivery. Such request must be delivered to the Association's address or electronic mail address provided on the most recently filed management certificate.
 - c. The board shall hold a hearing not later than the thirtieth (30th) day after the date the board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. Only one hearing is required.
 - d. During a hearing, the board or the designated representative of the property owners' association and the Owner or the Owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the Owner's application or request for the construction of improvements, and the changes, if any, requested by the ACC in the notice provided to the owner.
 - e. The board or the Owner may request a postponement of the hearing. If requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may be granted by agreement of the parties.
 - f. All hearings will be held in private. The board will consider and vote upon the outcome of the hearing in an open meeting for which notice was provided to the members.
 - g. The Association or the Owner may make an audio recording of the meeting.
 - h. The board as appropriate, may affirm, modify, or reverse, in whole or in part, any decision of the ACC.
 - i. The Association will provide the Owner with a written notice of their decision regarding the matter of the hearing.

II. Residence Exteriors.

1. Exterior Colors:

- a. Wood siding and wood trim may be painted white, brown, tan, beige or gray. No blues, reds, or yellows, will be permitted in the Subdivision. When submitting an application to paint or repaint a residence exterior, the applying Owner shall include

a paint swatch, and shall list the specific brand-name and specific color of paint to be used.

- b. No residence exterior may have more than two (2) shades of paint.
 - c. Residence exteriors may be painted only in earth tones. When submitting an application to the ACC for painting or repainting, the Owner shall include a paint swatch; and, the specific brand-name and color of paint to be used. No exterior may have more than two (2) shades of paint.
 - i. Brick, and non-painted stained front doors, shall not count towards this total.
2. Front Doors: Front doors may be painted or stained.
- a. If painted, front doors must be painted in the same color as the trim on the residence.
 - b. If stained, front doors must be stained in natural wood colors. Any application submitted to the ACC for staining must include the brand of stain and the specific stain type to be used.

III. Roofs.

- 1. Composite Shingles Required: Composite shingles are required in the Subdivision. No wood shingles are permitted in the Subdivision.
- 2. Permitted Shingle Colors: Shingles must be black, brown, tan, or grey. No red shingles, blue shingles, or yellow shingles, are permitted in the Subdivision. All roof protrusions (i.e., vents, roof jacks, etc.) must be painted in the same color as the roof's shingles.
- 3. Energy-Efficient and Storm-Resistant Roofing Materials: To the extent required by Section 202.011 Texas Property Code or its successor statute, the ACC will approve shingles primarily designed to be storm resistant and/or energy efficient, so long as such shingles resemble shingles otherwise permitted in the Subdivision, and match the appearance of other shingles in the Subdivision (i.e., are in a color permitted in the Subdivision, and have the appearance of composite shingles).

IV. Outbuildings and Structures

- 1. LAKE LOTS MAY HAVE SPECIAL REQUIREMENTS: Certain Lots which are adjacent to the lake have specific restrictions on improvements, including on outbuildings and structures. Please see the relevant section of these Guidelines if your Lot is adjacent to the lake.
- 2. Outbuildings:

- a. Outbuildings (which term shall include, but is not limited to, storage sheds and any fully-enclosed structure) may be no taller than eight feet (8') at their highest point, and may have a maximum footprint of eight feet by ten feet (8' x 10').
- b. No portion or part of any outbuilding may be closer than five feet (5') to any Lot line.
- c. Outbuildings may be placed only in the rear yard, behind the residence on a Lot. The ACC shall approve or deny applications for outbuildings based, in part, on their visibility from the front of the Lot. To the greatest extent possible, outbuildings should not be visible from the front of the Lot where they are installed, or from any street fronting such Lot.
- d. The ACC shall not approve any outbuilding that changes the established drainage pattern on a Lot.
- e. Outbuilding roofs must consist of the same shingles as the residence on the Lot, and outbuilding exterior walls must be in the same color as the exterior walls of the residence on the Lot.

3. Gazebos:

- a. Gazebos may not be attached or connected to the residence on a Lot, nor may gazebos be attached or connected to any outbuilding.
- b. No portion or part of any gazebo may be closer than six feet (6') from the residence on a Lot. No portion or part of any gazebo may be closer than five feet (5') to any Lot line.
- c. Gazebos may be no taller than ten feet (10') at their highest point.
- d. Gazebo roofs must consist of the same shingles as the residence on the Lot.
- e. The ACC shall not approve any gazebo that changes the established drainage pattern on a Lot.

4. Patio Covers: Patio covers may be no taller than twelve feet (12') at their highest point. The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Fiberglass and tin patio covers shall not be permitted under any circumstance. Patio covers will be constructed only in area of the patio.

5. Swimming Pool Enclosures: Pursuant to Section 202.022 of the Texas Property Code, an Owner may install and maintain a swimming pool enclosure on their property, subject to the restrictions herein.

- a. "Swimming Pool Enclosure" shall mean a fence that:
 - i. surrounds a water feature, including a swimming pool or spa;
 - ii. consists of transparent mesh or clear panels set in metal frames;
 - iii. is not more than six feet in height; and,
 - iv. is designed to not be climbable.
- b. All Swimming Pool Enclosures must conform to applicable state and local safety requirements.
- c. No Owner may install a Swimming Pool Enclosure prior to submitting a written application to, and receiving written approval from, the ACC.
- d. All Swimming Pool Enclosures in the Subdivision must completely surround the relevant water feature.
- e. All Swimming Pool Enclosures must consist of black transparent mesh set in black metal frames, or clear panels set in black metal frames. However, alternative materials and styles of Swimming Pool Enclosures may be considered by the ACC on a case by case basis if in harmony with surrounding structures and compatible with the architectural design and appearance of the subdivision
- f. All Swimming Pool Enclosures, and all Swimming Pool Enclosure components, must be maintained in a state of good repair. Any Swimming Pool Enclosure, and/or any component of any Swimming Pool Enclosure, that deteriorates, becomes rusted, becomes discolored, and/or becomes unsafe, must be immediately replaced and/or repaired.

V. Landscaping

1. Trees: The front yard of each Lot (i.e., the portion of the Lot forward of the front of the residence on the Lot) must contain at least one (1) tree. Only hardwood trees are permitted in the front yard of a Lot. No fruit trees, or other trees except hardwood trees, are permitted in the front yard of a Lot. The container in which newly-installed trees are grown may be no less than sixty (60) gallons.

2. Landscape Lighting: Owners may install lighting along their driveways, subject to the prior written authorization of the ACC. Owners may install lighting to illuminate landscaping, subject to the prior written authorization of the ACC, so long as such lighting does not pose an annoyance to, or cause a nuisance for, any other Owner in the Subdivision.

VI. Artificial Landscaping, Turf, and Features

1. Certain Artificial Landscaping and Features Strictly Prohibited: The following are deemed aesthetically incompatible with the landscaping in the Subdivision and the Subdivision's aesthetic, and are therefore prohibited in the Subdivision and will not be approved by the ACC:

- a. Astro-turf and any other artificial turf (all turf in the Subdivision must be natural and living);
- b. Artificial plants, trees, shrubs, bushes and other artificial landscaping (all flora/fauna landscaping must be natural and alive);
- c. Areas of rock, gravel, stone, or similar ground cover that comprise a significant portion of the front yard that is visible from public view, as determined in the sole discretion of the Association;
- d. Cacti and similar plants that constitute the primary landscaping feature on the Lot;
- e. Species of plant or turf that are dangerous, toxic, or invasive to humans, animals, or indigenous plant life.

2. Association has Sole Discretion: The Association shall have the sole discretion as to what constitutes the meaning of “draught-resistant”, “water-conserving”, “artificial” and all other terms used in this policy that are not otherwise defined by applicable law or the Association’s dedicatory instruments.

VII. Flags

1. Permitted Flags:

- a. The following flags (hereinafter “Permitted Flags”) are permitted in the Subdivision:
 - i. The United States Flag;
 - ii. The Texas State Flag,
 - iii. A replica flag of any branch of the United States Armed Forces.
- b. The United States Flag must be displayed in accordance with 4 U.S.C. Sections 5-10. The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- c. All flags must be kept in a clean and well-maintained condition. No torn, ripped, discolored, defaced, modified, stained, or faded flags, are permitted in the Subdivision.
- d. No other flags may be displayed in the Subdivision.
- e. Only one of each Permitted Flag may be displayed at any one time.
- f. Permitted Flags are limited in size to three (3) feet tall by five (5) feet wide.

2. Poles:

- a. Permitted Flags shall be displayed from a pole attached to a structure OR from a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage or entry door.
- b. A flag pole attached to a structure shall be limited to one per Lot, shall be no more than six (6) feet long and shall be securely attached to an approved structure by a bracket with an angle of 30 to 45 degrees down from vertical. The flag pole shall be attached in such a matter as to not damage the structure. One attached flag pole is allowed on the front portion of a structure facing the street in a location approved by the ACC. Brackets which accommodate multiple flag poles are prohibited.
- c. Free-standing flag poles are limited to one per Lot, and must be in a location approved by the ACC. Free-standing flag poles shall not exceed twenty (20) feet in height (including any ornamental cap) and nine (9) inches in diameter. Free-standing flag poles shall be permanently installed in the ground according to the manufacturer's instructions.
- d. All flag poles, whether attached to a dwelling or freestanding, shall be constructed of permanent, long-lasting materials with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling. Flag poles shall be commercially produced (not home-made), shall not be constructed of wood or plastic. All flag poles must be kept in a well-maintained condition.
- e. All flag poles must conform to all setbacks and easements.

VIII. Fences

1. LAKE LOTS MAY HAVE SPECIAL REQUIREMENTS: Certain Lots which are adjacent to the lake have specific restrictions on improvements, including fencing. Please see the relevant section of these Guidelines if your Lot is adjacent to the lake.

2. Fence Location: No fence shall be installed any closer to the front Lot line on a Lot than the horizontal plane of the front door of the residence on the Lot. Fences must be installed on the location(s) approved by the ACC.

3. Fence Materials and Design: Fences may be constructed of wood, or of wrought iron.

- a. Wooden Fences:
 - i. Wooden fences shall be constructed of treated cedar for all pickets, and treated pine for all posts. All wood used in wooden fences shall be one grade or two grade.
 - ii. All wooden fences shall be constructed with the pickets on the outside so that no posts or rails are visible from the public side of the Lot (i.e., from the street in front of the Lot).

- b. Wrought Iron Fences:
 - i. Wrought iron fences must be coated with an anti-corrosion material (such as zinc phosphate). Wrought iron fences must be black in color.
 - ii. No bushes, plants, flowers, flora, or foliage of any kind, may be used for, included in, affixed to, incorporated into, and/or be a part of, any wrought iron fence.
 - iii. Wrought iron must be free of decorative embellishments or elements, whether such decorative embellishments or elements are a part of the fence construction or placed on/affixed to the fence following construction.
 - iv. All wrought iron fence posts must be capped and waterproof, and all posts must be square topped. No spiked or decorate fencing tops are permitted.

4. Fence Dimensions:

- a. No wooden fence may exceed six feet (6') in height, except that wooden fences may include a five inch (5") rot board, which shall not be considered a part of the wooden fence for the purposes of measuring the fence's height.
- b. No wrought iron fence may exceed six feet (6') in height.

5. Fence Gates: Gates must be constructed of same material and height as approved fence. Only one (1) fifty-six inch (56") gate is allowed per side, and all gates must be in harmony with existing fence.

6. Security Fences: Security Fences are defined as any fence to be installed closer to the front Lot line on a Lot than the horizontal plane of the front door of the residence on the Lot, and which fully enclose the front yard of the Lot. Security Fences shall be permitted to the extent required by Section 202.023 of the Texas Property Code.

- a. Subject to the provisions of Section 202.023(d), the ACC shall not approve any Security Fence forward of the front building line on a Lot.
- b. No Security Fence shall obstruct a sidewalk, or drainage easement, drainage area.
- c. No Security Fence driveway gate shall be any closer than ten feet (10') from the public street right-of-way to the front of the Lot, so long as such street is a lined roadway.
- d. Security Fences must be exclusively constructed of wrought iron. No wood, brick, or other elements or materials may be utilized in the construction of Security Fences. No bushes, plants, flowers, flora, or foliage of any kind, may be used for, included in, affixed to, incorporated into, and/or be a part of, any Security Fence.
- e. Security Fences must consist of vertical posts, connected by horizontal rails. There shall be no less than 3.5" of space, and no more than 4.0" of space, between each rail. There shall be no more than 4.0" of space between the bottom rail and the

ground surface of the Lot. All posts and rails must be evenly spaced. Rails must be no less than 1" x 1" inch thick, and no more than 1-5/8" x. 1-5/8" thick. Posts must be no less than 1" x 1" inch thick, and no more than 2" x. 2" thick. All posts must be capped and waterproof, and all posts must be square topped. No spiked or decorate fencing tops are permitted.

- f. No razor wire, barbed wire, or similar features, may be affixed to, placed on, or included within, any Security Fence, at any time. No fence may be electrified and/or be designed, constructed, or maintained, in any form or fashion, to intentionally deliver any charge, shock, jolt, voltage, or current, upon contact with any part or portion of the fence. It is the specific intention of this section to prohibit any "electric fences" of the type commonly used to prevent the movement of livestock and other animals. Fences that are designed, constructed, or maintained, in any form or fashion, to prohibit movement via electricity, are specifically prohibited.

IX. Religious Displays.

7. Religious Displays Permitted as Required by Law: Pursuant to Section 202.018 of the Texas Property Code, a property owner or resident may display or affix on the Owner's or resident's property or dwelling, one or more religious items, subject to the following regulations:

- a. No Owner may display or affix a religious item that:
 - i. is not motivated by the Owner's or resident's sincere religious belief (the Association should not attempt to discern a person's motive or sincerity of belief beyond that stated by the Owner or resident);
 - ii. threatens the public health or safety;
 - iii. violates a law other than a law prohibiting the display of religious speech;
 - iv. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.

2. Prohibitions:

- a. No Owner may display or affix a religious item on property owned or maintained by the Association.
- b. No Owner may display or affix a religious item in violation of any applicable building line, right-of-way, setback, or easement.
- c. No Owner may display or affix a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

X. Solar Energy Devices/Solar Panels

1. Solar Panels Permitted as Required by Law: Solar energy devices are permitted to the extent required by Section 202.010 of the Texas Property Code, subject to the following regulations:

- a. No Owner may install a solar energy device prior to receiving written authorization from the ACC. No Owner may install a solar energy device except in a location approved by the ACC in advance of installation.
- b. Solar energy devices must be installed in a fenced-in yard on Owner's Lot, or, on the rear roof of an approved structure on Owner's Lot; and, in no event may any solar energy device be installed in a location where it is visible from the street in front of Owner's Lot. In submitting an application for the installation of solar energy devices to the ACC, an Owner shall include in the application an election to install said solar energy devices either in a fenced-in yard on Owner's Lot, or, on the rear roof of an approved structure on Owner's Lot.
- c. If the solar energy devices installed in the location approved by the ACC in advance of installation do not provide the required energy production, then the Owner may, subject to the ACC's written authorization, install additional solar energy devices on an alternate location approved by the ACC.
- d. In the event an Owner contends they are entitled to place a solar energy device in a location not approved by the ACC, the Owner must provide the Association the calculation required by Section 202.010(d)(5) of the Texas Property Code, comparing the actual energy production of the solar energy device located within the approved areas referenced herein, to the energy production with all or part of the solar energy device in the Owner's proposed location. Such calculation and comparison must use the same solar energy device (i.e., the same number, size, and type of solar panels).
- e. In the event the entire proposed solar energy device will not fit within the areas designated by the Association, the calculation for energy production when placed in the approved location shall be made with the maximum possible portion of the proposed device placed within approved locations.
- f. When mounted on a structure, no solar energy device or any portion thereof may be higher or wider than the roofline of the structure upon which it is mounted.
- g. When mounted on a structure's roof, the top edge of a solar energy device and any portion thereof shall be parallel with the roofline and shall conform to the slope of the roofline.
- h. If a solar energy device is located in a fenced-in yard, the solar energy device and any portion thereof shall be lower than the fence line of the fenced-in yard.
- i. Solar energy devices shall be located entirely on the installing Owner's Lot, and shall not be located on any other Lot, property, or common area.

- j. Solar energy devices shall not cause an unreasonable or disproportionate visual impact on neighboring Lots. If a solar energy device would “substantially interfere with the use and enjoyment of land causing unreasonable discomfort or annoyance to persons of ordinary sensibilities,” such solar energy device will not be allowed unless all adjoining Owners give their written consent.
- k. The ACC will decide what constitutes an unreasonable or disproportionate visual impact on neighboring Lots and will inform the applying Owner of what changes must be made to correct any unreasonable or disproportionate visual impact.
- l. Solar energy device frames, brackets, wires and pipes shall be a shade of silver, bronze, or black.

SECTION 2: ADDITIONAL GUIDELINES FOR CERTAIN LAKE LOTS

I. The Guidelines Above Generally Apply

1. These Additional Guidelines Supplement the Above:

- a. The Additional Guidelines for Certain Lake Lots addressed in this *Section 2: Additional Guidelines for Certain Lake Lots* are intended to supplement the guidelines in *Section 1: Guidelines for Detached Residences*.
- b. Except as specifically outlined herein, all the guidelines for detached residences listed in *Section 1: Guidelines for Attached Residences* also apply to the Lots that are subject to this *Section 2: Additional Guidelines for Certain Lake Lots*.

2. Lake-Backing Lots: The following Lots are considered Lake-Backing Lots for the purposes of these Additional Guidelines for Certain Lake Lots:

3. Lake-Backing Lots Must Keep the View of Lake Unimpeded: No Lake-Backing Lot may maintain any item, structure, or improvement, that is visible from any street in the Subdivision, except for the residence on the Lot, the patio, an approved patio cover. It is the specific goal of this Guideline that the views from the street to the lake are unblocked and unimpeded by anything on these Lots except as specifically noted above (i.e., the main residence, patio, and approved patio cover). No Lake-Backing Lot may install, place, keep, build, erect, or maintain, any other item, improvement, or structure, which would block or impede the view of the lake from any street in the Subdivision.

SECTION 3: GUIDELINES FOR ATTACHED RESIDENCES (TOWNHOMES)

1. The Association is Responsible for Most Exterior Maintenance:

- a. The Association is responsible for, and shall maintain, the exterior of the attached residences (i.e., the Townhouses) in the Subdivision, as follows:
 - i. Painting and maintaining the exterior surfaces;
 - ii. Maintaining exterior surfaces;
 - iii. Caring for trees and shrubs on the Lot (except those planted by an Owner);
 - iv. Mowing and trimming the grass and landscaping on the Lot;
 - v. Maintaining exterior improvements (including walkways, mailboxes, and exterior light posts).
- b. No Owner may modify, change, or alter, any area or item for which the Association is responsible, without the Association's express written authorization.
- c. In the event the need for maintaining any of the areas or items for which the Association is responsible is due to the negligence of or intentional act by an Owner and/or Owner's guests, tenants, and/or residents, such Owner will be wholly responsible for the cost of such maintenance.

2. Trees and Shrubs: No tree, shrub, or similar landscaping item or feature, shall be planted, installed, or placed, on any Lot in the Subdivision, unless and until it has been approved in writing by the ACC. Similarly, no modification or alteration to any landscaping, tree, shrub, or similar landscaping item or feature, shall be planted, installed, or placed, on any Lot in the Subdivision, unless and until it has been approved in writing by the ACC.

3. Outbuildings, Structures, and Improvements: No residence, building, swimming pool, fence, sign, outbuilding, wall, or structure or improvement of any kind, shall be built, erected, commenced, or maintained, on any Lot in the Subdivision, unless and until it has been approved in writing by the ACC. Similarly, no modification or alteration to any residence, building, swimming pool, fence, sign, outbuilding, wall, or any other structure or improvement, may be made, unless and until it has been approved in writing by the ACC.

4. ACC Application Process: Owners of Attached Residences (Townhomes) shall follow the procedures and instructions for submitting ACC applications, as outlined in *Section 1: Guidelines for Detached Residences (Not Townhomes)*.

