WOODSTREAM COMMUNITY ASSOCIATION

USE RESTRICTIONS &
ARCHITECTURAL GUIDELINES

552-53-1295

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Use Restrictions & Architectural Guidelines
Woodstream Community Association

552-53-1266

I. OVERVIEW

The Woodstream Community Association Board of Directors (Board) and the Architectural Review Committee (ARC) have established these Architectural Guidelines (Guidelines) in accordance with the authority granted to them by provisions of the Declaration of Covenants, Conditions and Restrictions and the Amended Declaration of Covenants, Conditions and Restrictions (DCC&R's) and grants made by the Declarant. The Guidelines are established to assure uniform and fair interpretation of the DCC&R's. The Guidelines are intended to provide all lot owners in Woodstream Community Association information about the type, color and quality and grade of material which may be used in construction of various kinds of improvements, the size and location of such improvements and the procedure followed by the Association for reviewing applications for proposed improvements.

These procedures and Guidelines may be amended by the Board from time to time as it deems necessary and appropriate. The Restrictions of Use in the DCC&R's may be revised only by a vote representing not less than 2/3 of the votes in the Woodstream Community Association.

II. BOARD OF DIRECTORS

In accordance with Article IX of the By-Laws of the Woodstream Community Association and Article VI of the DCC&R's, the Board of Directors has appointed an Architectural Review Committee (ARC) to assist in reviewing and evaluating applications for improvements to homes, structures and properties (lots) within the Woodstream subdivision in accordance with the DCC&R's and these Guidelines. The ARC may make recommendations to the Board regarding changes to the Guidelines and recommend approval of variances. Only the Board may approve variances from the Guidelines.

Friendswood Development Company retains the exclusive right to review and approve or disapprove all plans and specifications for original construction within the Woodstream subdivision.

III. ARCHITECTURAL REVIEW COMMITTEE

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

1. Composition: The ARC will be composed of five (5) members:

The Board Representative: This representative will be a current member of the Woodstream Board and will act as a liaison between the Board and the ARC for routine matters. This member will be an alternate voting member of the ARC.

The Chair: This member will act as the head of the ARC. He or she will be appointed annually by the Board and will be a voting member of the ARC.

ARC Members: Four (4) additional members who will be appointed by the Board.

2. Terms of Office: Each member of the ARC will serve for a term of two (2) years and may serve a maximum of three (3) consecutive terms. Any individual who has served on the ARC (in any capacity) for the maximum allowable may serve again after a minimum period of twelve (12) months has elapsed since their last day of service. When a member is no longer able or willing to serve, or in the event of a completed term, a replacement member will be selected by the Board to serve the unexpired term. Terms will commence in January and members' terms will be staggered.

3. Meetings: As required, the ARC will meet at least monthly to review applications for improvement. At a minimum, three (3) members must be present to convene a meeting at which voting will occur. The ARC will announce its regular meeting schedule at its January meeting.

4. Attendance: Any voting member of the ARC who is absent from three (3) consecutive meetings without valid cause will be considered to have resigned and will be replaced in accordance with the established procedures. A letter advising the individual of this action will be sent by the Management Company at the direction of the Board or the ARC Chair. Under certain circumstances, this attendance requirement may be waived by the Board at the request of the ARC Chair.

5. Voting: The Chairperson and the four (4) ARC Members each have one (1) vote. If the application or action concerns a property owned or occupied by one of the members of the ARC, that person's voting rights will be temporarily suspended to avoid any conflict of interest. If there are not sufficient voting members in attendance, the Board Member will have a vote. In all other situations, the Board Member will not have voting rights.

6. Records: Copies of all applications, decisions, recommendations, appeals and meeting agenda will be kept by the Management Company. It is the responsibility of the Chair to forward all such material to the Management Company.

7. Removal: Any ARC Member may be removed from the ARC, with or without cause, by a majority vote of the Board. In the event of removal, a successor shall be selected by the Board and shall serve for the unexpired term.

8. Compensation: No member shall receive compensation for any service rendered to the ARC.

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IV. ARCHITECTURAL REVIEW PROCEDURES

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

1. General: An item can come before the ARC as follows:

   a) A property Owner (or his/her representative) shall submit any application for improvement to the Management Company.

   b) An unapproved improvement may come to the attention of the Board, ARC or the Management Company. The Management Company will send a letter to the Owner requesting an application be submitted. If no application is received within thirty (30) days, the Management Company will report this to the Board which will take appropriate action.

   c) If the unapproved improvement appears to be a violation of the DCC&R's, the initial notification/request to the Owner will be a registered letter.

2. Applications: All applications for approval to make any exterior changes, additions or improvements must be submitted to the Management Company in writing by completing the application form currently in use by the ARC. The Management Company shall coordinate application processing on behalf of the ARC.

Plans and specifications for any exterior change, addition or improvement should be attached to the application. For room additions and sunrooms, applications must be accompanied by a detailed scale drawing or blueprint showing the three-dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the improvement in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address and business phone number of the contractor or installer, if applicable. Applications may be rejected for failure to provide any of these required items. The ARC reserves the right to require certified architectural and/or engineering drawings. All applications, additional information or requests for appeal shall be mailed or delivered to the office of the Management Company, not to members of the Board or ARC.

The ARC reserves the right to request any additional information it deems necessary to properly evaluate any application. In the event that the ARC requests additional information, the application shall be considered incomplete until such information is submitted to the ARC and the forty-five (45) day requirement for approval of the application, as described in the DCC&R's, shall not begin until such information is received. In the event that the ARC requests additional information and the information is not received within forty-five (45) days from the date of the request, the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ARC for its review.

3. ARC Decisions: ARC committee members shall consider each application for compliance with the DCC&R's and these Guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC.

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ARC decisions shall be conveyed in writing by the Management Company to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the DCC&R's, any application that is not approved or disapproved within sixty (60) days of the date of its receipt shall be deemed to have been automatically approved provided, however, that (i) any such approval shall extend only to the architectural guidelines and not to any of the use restrictions set forth in the DCC&R's and (ii) in no event shall non-action be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate the DCC&R's. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be completed within forty-five (45) days of the date construction, installation or erection is commenced.

4. Board of Director Appeals: In the event the ARC disapproves an application, the applicant may submit a written appeal to the Management Company for review by the Board. The Board shall review the appeal at its next meeting following the date upon which the request for appeal is received and notify the applicant of the Board's decision. All decisions of the Board shall be final.

5. Status of Applications During Appeal: During the appeal period, the decision of the ARC on the original application shall remain in effect. Further, an appeal of a decision of the ARC shall not be considered a new application resulting in approval of the original application if a response to request for reconsideration is not submitted by the ARC or the Board of Directors within forty-five (45) days of the date of its receipt.

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V. RESTRICTIONS OF USE

The following Restrictions of Use are excerpts from the DCC&R's and have been condensed. Homeowners should have received copies of the DCC&R's at closing. Additional copies are available, at nominal cost, from the Management Company. The Restrictions of Use in the DCC&R's may be revised by the Association only by a vote representing not less than two thirds (2/3) of the votes in the Woodstream Community Association. Restrictions of Use are also included in Supplementary Declaration(s) of Conditions, Covenants and Restrictions.

1. Single Family Residential Construction: Article IX, Section 1.
Subject to Sections 2 and 11 of this Article, each lot shall be used only for single family residence purposes.

2. Home Businesses: Prohibition of Offensive or Commercial Uses: Article IX, Section 2.
No activity which may become an annoyance or nuisance to the neighborhood or which shall in any way unreasonably interfere with the quiet enjoyment of each Owner of such Owner's lot or which shall degrade property values or distract from the aesthetic beauty of the Property shall be conducted thereon. No repair work, dismantling or assembling of boats, motor vehicles or other machinery shall be done in any driveway or adjoining street. No part of the

Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such nonresidential purposes except that a home business may be allowed if certain standards listed are met.

3. Minimum Square Footage: Article IX, Section 3.
Specifies minimum square footage for the living area of the main residential structure on lots.

4. Building Materials: Article IX, Section 4.
The predominant exterior materials of the main residential structure and the garage, whether attached or detached, shall be masonry, stucco, stone or wood. No single family construction, private garage or any other structure located on the Property shall be permitted to have a heating or cooling device located in a window or any other opening which can be viewed from any portion of the Property.

5. Location of Improvements: Article IX, Section 5.
No building shall be located on any lot nearer to the front line nor nearer to the side street line than the minimum building setback lines shown on the recorded plats. Specifics minimum distance building or other improvements shall be located from interior lot line. Further details are provided in each annexation document about specific setbacks for lots.

6. Deviations: Article IX, Section 6.
Allows Declarant (Friendswood) to approve limited deviations from these use restrictions.

7. Composite Building Sites: Article IX, Section 7.
Allows one or more adjoining lots to be consolidated into one building site.

8. Utility Easements: Article IX, Section 8.
Easements for installation and maintenance of utilities are reserved as shown on the recorded plat, and no structure shall be erected on any of such easements. Neither Declarant nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or contractors to shrubbery, trees, flowers or improvements located on the land covered by such easements.

9. Electrical Distribution Service: Article IX, Section 9.
This section goes into detail on the electrical easements on the lots and the ownership of various components of the electrical distribution system.

10. Audio and Video Communication Service: Article IX, Section 10.
This section provides the cable company with an easement from the utility easement to the residence.

11. Temporary Structures and Outbuildings: Article IX, Section 11.
No structures of a temporary character, nor any recreational vehicle, mobile home, trailer, basement, tent, shack, garage, barn, playhouse or other outbuilding shall be constructed, erected, altered, placed or permitted to remain on any lot at any time as a residence. Outbuildings or structures, whether temporary or permanent, used for accessory, playhouse, storage or other purposes shall be limited to eight (8) feet in height and one hundred (100) square feet in area and must be approved by the ARC.

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12. Animal Husbandry: Article IX, Section 12.
No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other common household pets (not to exceed two of each category) provided they are not kept, bred or maintained for commercial purposes. Notwithstanding the foregoing, no animals or fowl may be kept on the Property which result in an annoyance or are obnoxious to residents in the vicinity. Animals are not permitted to roam the Property and must be controlled on a leash if they are not on a lot.

13. Walls, Fences and Hedges: Article IX, Section 13.
All walls, fences, planters and hedges shall be controlled strictly for compliance with the DCC&R's and architectural standards established by the Declarant or the Board.

No wall, fence, planter or hedge in excess of two (2) in height shall be erected or maintained on a side lot line beyond a point located three (3) feet back from the front exterior wall of the main residential structure located on a lot. For the purpose of this provision, the front wall of the main residential structure excludes bay or box windows, chimney structures or any other similar appendage.

No wall, fence or hedge in excess of six (6) feet in height shall be erected or maintained on a side lot line from a point located three (3) feet back from the front exterior wall of the main residential structure, backward to the rear property line on a lot. No rear fence, wall or hedge shall be more than six (6) feet high.

On specific corner lots, fences are required and shall not be erected or maintained closer to the side lot line than five (5) feet from the side building line setback shown on the plat for Woodstream Village.

Side lot fencing facing Northpark shall be maintained to a fence standard equivalent to original construction and all fencing must be consistent with the DCC&R's and architectural standards established by Declarant or the Board.

Fences of wire or chain link construction are prohibited, and the design and materials of all fences shall be approved by the Board prior to construction.

14. Antennae and Satellite Dishes: Article IX, Section 14.
This section details approved locations for antennae. No antenna of any kind shall be permitted unless it is not visible from a front or side street. No satellite dish is permitted in Woodstream Village if it is visible from any street or adjacent lot from a height of six (6) feet or less. See Architectural Guidelines for additional information.

15. Heating and Cooling Devices: Article IX, Section 15.
No single-family residential or garage structures are permitted to have a window mounted heating or cooling device.

16. Visual Screening: Article IX, Section 16.
All clotheslines, equipment, garbage cans, service yards, woodpiles, refuse containers or storage piles and household projects such as equipment repair and construction projects shall be screened by adequate planting or fencing so as to conceal them from view of neighboring

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lots, streets, parks and public areas. All rubbish, trash and garbage shall be kept in sanitary refuse containers with tightly fitting lids and shall be regularly removed from the lots and not allowed to accumulate thereon.

17. Visual Obstructions at the Intersections of Public Streets: Article IX, Section 17. Applies to location of improvements on corner lots.

18. Lot Maintenance: Article IX, Section 18.
All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the Owner or occupant of all lots shall keep all weeds and grass thereon cut and neatly maintained and shall in no event use any lot for storage of material and equipment except for normal residential purposes or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish.

19. Storage of Automobiles, Boats, Trailers, Other Vehicles and Equipment: Article IX, Section 19.
No automobiles, boats, trailers, campers, recreational vehicles, motorcycles, buses, inoperative vehicles of any kind, camp rigs off truck, or boat rigging shall be parked or stored permanently or semi-permanently on any public street right-of-way, front yard area or on driveways. Permanent or semi-permanent storage of such vehicles or items must be completely screened from public view either within the garage or behind a solid fence. For the purposes of these restrictions, the words "semi-permanent" shall be defined as remaining in the same location without movement for forty-eight (48) or more consecutive hours. The intent of this restriction is to prevent the storage of such vehicles and items. Moving such a vehicle every 48 hours for a brief period of time and then returning it to the property is not compliance with the intent of the restriction and will not be permitted.

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20. Signs, Advertisements and Billboards: Article IX, Section 20.
No sign, advertisement, billboard or advertising structure of any kind shall be displayed to the public view on any portion of a lot except for one sign for each lot of not more than twenty-eight (28) inches by thirty-eight (38) inches solely advertising the lot for sale or rent. The Association shall have the right to remove any signs, advertisement or billboard or structure which is placed on said lot in violation of this section and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal.

21. Removal of Soil and Trees: Article IX, Section 21.
The digging of soil or the removal of soil from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on said lots. No trees shall be cut except to provide room for construction of improvements or to remove dead or unsightly trees and then only following the obtaining of written approval for such cutting by the ARC, given in their sole discretion.

22. Roofing Materials: Article IX, Section 22.
Roofing materials may include composition shingles having a minimum warranty period of 20 years. Composition shingle roofs shall be comparable in color to weathered wood shingles and comparable in surface textural appearance to wood shingles. Other roofing material may be permitted only at the sole discretion of the ARC or its assigns upon written request.

23. Enforcement: Article IX, Section 23.
In the event of default on the part of the Owner or occupant of any lot in observing any or all of the requirements herein set forth, such default continuing after ten (10) days' written notice thereof, the Association may, without liability to the Owner or occupant, in trespass or otherwise, enter upon said lot, cut, or cause to be cut, such weeds and grass, and remove or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive healthful and sanitary condition, and may charge the Owner or occupant of such lot for the cost of such work.

VI. ARCHITECTURAL GUIDELINES

The following Guidelines were established by the Woodstream Board. They are intended to further insure consistency in decisions and assist in expediting the decision process. The Guidelines are intended to augment the Woodstream DCC&R's and not replace or override them. These Guidelines may be amended by addition, deletion or alteration at any time the Board deems appropriate.

1. Precedents: Architectural control (except for original construction) is the responsibility of the Woodstream Community Association. While the ARC will make every reasonable attempt to be fair and equitable, the ARC will not necessarily be bound by past decisions of Friendswood. The ARC reserves the right to disapprove applications for improvements that require a variance from the established Covenants if it believes that such changes are not in the best interest of the future of Woodstream Village, even if a precedent was set by a decision of Friendswood.

From time to time, the ARC will make a decision that, in retrospect, is not in the best interests of the community. The ARC reserves the right to recognize such a situation, document it in the minutes of a meeting and no longer permit its use as a precedent. The same right applies if the ARC makes an error in allowing a change or addition to these Guidelines.

2. Landscaping: In general, the addition or movement of trees, shrubs and other live items of landscaping is acceptable without a formal review by the ARC. Exceptions are landscaping that is, or will act as, a non-compliant fence, items that obstruct access to a vital community service (such as fire hydrant), items that obstruct visibility causing a hazard to vehicular or pedestrian traffic, items that create a hazardous condition or any item that generates a complaint from a resident of the community. These Guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable. Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged or poses a hazard. Removal of multiple live trees, without suitable immediate replacements, other than for safety reasons, from any single property will not be approved.

Wherever street trees are included in the original landscape requirements of a lot, they should be located and maintained at a minimum of twenty-five (25) feet to thirty (30) feet on center, depending on driveway configurations, and a distance of eight feet (8') from the curb. If a tree dies, it shall be replaced by the property owner with the same species, a minimum fifteen- (15)

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gallon size container grown specimen. Additional trees planted in the front yard, shall not be planted nearer than ten feet (10') to the line of street trees.

3. Exterior Lighting:

a) Changes to Existing Lighting: Outside lighting, which was installed at the time of original construction or which was installed after original construction with the approval of the ARC, may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of the existing fixture or 150 watts, whichever is greater. Existing gas lighting may be converted to an electric incandescent bulb provided that (i) the incandescent bulb is a clear glass type, and (ii) the lighting color is white.

b) Security Lighting: Security lighting shall be permitted with the ARC's approval so long as the total wattage for all security lights does not exceed 300 watts. All security lighting shall be mounted behind the back plane of the house. No pole-mounted security lights (including sodium vapor and mercury vapor) shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ARC if the design and location of the house and/or garage on a lot warrant an exception. No more than one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot. Sodium vapor lights are permissible provided that each sodium vapor light does not exceed 70 watts.

c) Landscape Lighting: Exterior landscape lighting shall be permitted with the ARC's approval so long as the lighting is located within flower beds, shrubs and/or trees. Pole-mounted landscape and/or decorative lighting shall also be permitted with ARC approval so long as (i) the pole does not extend more than seven feet (7') above the ground, (ii) the light fixture is not situated more than six feet (6') above the ground, and (iii) the light is neither sodium vapor nor mercury vapor.

d) Gas Lights: Two (2) gas lights per lot shall be permitted with the ARC's approval, provided that the gas lighting color is white. The pole and lights shall not extend more than seven feet (7') above the ground.

e) Annoyances: All new lighting which is approved by the ARC shall be subject to a ninety (90) day trial period after installation to assure that the lighting is not objectionable to surrounding residents. If, at the end of the ninety (90) day period, the ARC determines that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ARC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ARC.

4. Quality of Repairs and Improvements: Repairs and improvements are required to be of equal or better quality than original construction and of the same type. While there is no specific requirement for the Owner to apply to the ARC for such in kind repairs, the quality of such work may come under the scope of the ARC's responsibilities if the repair is done in such a way as to detract from the appearance of the neighborhood.

5. Painting: The existing exterior color of the main body or trim of a house, garage or other improvement on a lot shall not be changed without prior written approval of the ARC.

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Approval is required in cases where the Owner is repainting with the same color as originally used.

Applications to paint an area that has not been previously painted or to change the color, where allowable, must include at least two (2) color samples or paint chips and a photograph of the brick color. If, in the opinion of the ARC, the new color is compatible with both the individual home and the neighborhood, the color change will be granted.

Colors approved for accents including trim, shutters, doors, windows and gutters of homes and garages will be limited. Accents colors may be earthtones, colors that blend with the brick or are compatible with the neighborhood. Accent colors are not intended to "outline" the structure and any color that does so will not be approved.

6. Emergency and Disaster Reaction: Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than six (6) months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the ARC.

Temporary protective action in the event of certain weather conditions, such as hurricane warnings, will not require approval of the ARC. All such installations must be completely removed and the property restored to its original condition within fifteen (15) days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

7. Easement Encroachments: It is not the responsibility of either the ARC or the Board to police encroachment into utility easement areas. If possible, the ARC will advise the Owner of a possible encroachment and recommend that the Owner seek approval or waiver from the appropriate utility. However, the ARC will not be liable for any expense incurred by an Owner as a result of action by a utility if such encroachment occurs, even if the ARC approved the change or addition without comment.

8. Construction Materials: Certain building materials are considered unacceptable for exterior use in Woodstream Village. Other materials may be used for specific applications only. General guidelines are as follows:

a) Brick and Wood: Generally acceptable.

b) Aluminum: Acceptable for rain gutters and window framing. All aluminum items, regardless of their application, must be painted a color compatible with the home on which it is installed. Corrugated metal and aluminum is unacceptable for roofing materials.

c) Fiberglass: Generally unacceptable for all applications.

d) Acrylic Sheet: Generally unacceptable for all applications.

e) Plastic Siding: Vinyl or plastic siding may be used to replace original wood or composition siding so long as it is made to look like wood siding (texture, form quality and color will be the acceptance criteria). Most other uses of plastic are unacceptable.

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9. Holiday Decorations: Holiday decorations are permitted and will not require approval. Decorations may be installed no sooner than thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the holiday for which they are intended. The ARC reserves the right to require the removal of decorations that either generate complaints or are deemed offensive.

10. Fencing: Use Restrictions relative to Fencing are covered in Article IX, Section 13 of the DCC&R's. The following Guidelines supplement the Use Restrictions.

All perimeter and golf course fences shall be maintained in the color, location and materials identical to the original fencing. Perimeter and golf course fencing may not be replaced or painted without ARC approval. Wood fencing must age, or turn gray, before it can be sealed. **Wood perimeter fences may not be painted.**

Brick or stone pillars may be constructed and used as fence posts. These must be of a material to match the exterior of the home and not exceed eight feet (8') in height.

Tubular steel fencing must be approved by the ARC, be painted black and not exceed six feet (6') in height.

For homes with detached garages, where a covered breezeway connects the house to the garage, a fence structure may be installed that meets any of the following criteria:

a) A standard wood fence and gate combination may be constructed no greater than six feet (6') in height. This may be topped with a wooden lattice from the top of the fence to a height not to exceed the lowest edge of the roof covering the walkway.

b) A wooden lattice fence and gate combination may be constructed from ground level to a height not to exceed the lowest edge of the roof covering the walkway.

c) A wrought iron fence and gate combination may be installed from ground level to a height not to exceed the lowest edge of the roof covering the walkway.

Breezeway fences shall be considered as a part of the house and may be painted the same color as the painted siding of the main residence.

On the street side of corner lots, the fence must begin at the rear edge of the house and extend along the building line. The finished or architectural side of a fence shall face the exterior, public side (street side) or greenbelt.

11. Pools: An application for the construction of a swimming pool, spa or jacuzzi, collectively referred to as "pool," must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures and existing or proposed fences. The application shall also indicate the direction for construction access. No access shall be granted over common open space for pool construction. No swimming pool shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot. Above ground swimming pools are not permitted.

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During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, no building materials shall be kept or stored in the street overnight. Excavated material shall either be used on-site or immediately removed from the premises by the pool contractor.

The construction and/or installation of all pools must be in compliance with the National Electrical Code. The installation must include a ground fault circuit interrupter and a back-flow preventer device in the water supply line. There shall be no surface discharge on the lot or to an adjacent property.

12. Decks: All decks must be approved by the ARC with respect to location and the standard, type, color and quality of materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck shall be constructed more than three feet (3') above the ground.

13. Patio Covers: Arbors, sun shades, patio coverings and similar structures must be approved by the ARC but are generally acceptable so long as they are either less than eight feet (8') in height or permanently attached to the home along one full side of the new structure. The standard, type, quality and color of materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of materials used in the construction of the main residence. Corrugated roofs shall not be permitted under any circumstances.

14. Outbuildings: Use Restriction relative to Outbuildings are covered in Article IX, Section 11 of the DCC&R's. The following Guidelines supplement the Use Restrictions.

a) Storage Buildings. Only one (1) outbuilding not exceeding one-hundred (100) square feet and eight feet (8') in height shall be permitted on a lot. The standard, type, quality and color of the materials used in the construction of the outbuilding shall be harmonious with those of the main residence. No exterior portion of an outbuilding shall be made of metal. An outbuilding shall be located in the rear portion of the lot but may not be located on a utility easement. Outbuildings must also conform to the building front and side setback restrictions. No outbuilding shall impede drainage from the lot or cause water to flow onto an adjacent lot.

b) Gazebos. For the purpose of these Guidelines, a gazebo shall be defined as a free-standing, open-framed structure with or without lattice-type walls, whose purpose shall not be for any type of storage. These typically are circular or octagonal shaped structures. All gazebos must have a permanent roof. The quality and color of the roofing shall match that of the main residence. Louvered or trellis-style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may age naturally, be stained or painted to match the residence. The gazebo location must comply with all minimum building setbacks. Gazebos shall not be located on a utility easement, impede drainage on a lot or cause water to flow onto an adjacent lot.

15. Basketball Goals and Hoops: An application for approval to erect a basketball goal must include either a plot plan or a to-scale drawing depicting the location of

the goal and its relationship to the adjoining neighbor's property. In the case of a pole mounted goal, the plan or drawing should include the neighbor's fixtures and a neighbor's written consent if applicable. The homeowner must maintain the basketball goal in its original approved condition (including rim and net). If lighting is provided for the basketball area, it must comply with existing security lighting guidelines. A good neighbor policy concerning noise and disturbing the peace must be followed.

a) Permanent Basketball Goals: Permanent basketball goals may be permitted on standard lots according to the following criteria:

Location: Permanent basketball goals for standard lots shall be either mounted on a rear detached garage or on a freestanding pole. Freestanding basketball goal poles shall be located a minimum of twenty-five (25) feet back from the curb line. If the primary front face of the structure is located more than thirty-five (35) feet back from the curb line, the freestanding basketball goal shall be located no more than ten (10) feet forward of the front face. Every effort should be made to locate the basketball goal so it is least visible from the street. Basketball goals are not permitted on attached front loading garages or porte cocheres, however, a variance may be granted if the garage is stepped back from the front face of the structure or the visibility of the goal is otherwise mitigated by vegetation or placement of the structure on the lot.

Materials: Basketball goals shall consist of a fiberglass, safety glass or aluminum backboard in clear, white or black. The rim shall be standard heavy gauge steel and the net shall be white nylon net. Support mounting brackets shall be painted a color to match the roof. Freestanding poles shall be metal with a manufacturer's weather resistant finish and be either black or a color to match the house. Wooden poles are not permitted. Basketball goals, posts, backboards, nets and hoops will be colors that are not offensive to the landscaping of the neighborhood. Bright, florescent, colors (particularly nets) will not be allowed.

Concerns: A pole mounted goal must not be within ten (10) feet of the adjoining neighbor's fixtures or landscaping (i.e. air conditioning unit, shrubbery, gas meter, etc.) unless properly protected by fence or shrubbery or unless the written consent of the neighbor is obtained. No pole mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story house window(s) are exposed.

b) Temporary Basketball Goals: Temporary basketball goals may be permitted on standard lots according to the following criteria:

Location: Temporary basketball goal poles shall be located a minimum of twenty-five (25) feet back from the curb line. If the primary front face of the structure is located more than thirty-five (35) feet back from the curb line, the freestanding basketball goal shall be located no more than ten (10) feet forward of the front face. Every effort should be made to locate the basketball goal so it is least visible from the street.

Materials: Temporary basketball goals shall consist of a manufactured frame, a fiberglass, safety glass or aluminum backboard in clear, white or black. The rim shall be standard heavy gauge steel and the net shall be white nylon net. Basketball goals, posts, backboards, nets and hoops will be colors that are not offensive to the

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landscaping of the neighborhood. Bright, florescent, colors (particularly nets) will not be allowed.

16. Miscellaneous:

a) **Birdhouses:** Birdhouses shall be permitted subject to the prior approval of the ARC. No birdhouse shall be situated higher than ten feet (10') above the ground and no more than two (2) birdhouses shall be permitted on a lot. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot. Any birdhouse must be within the fenced area of the lot.

b) **Flag poles:** Freestanding flag poles shall not be permitted. One flag staff may be mounted on the house, garage, tree or other improvement structure so long as the length of the staff does not exceed six feet (6') and the top-most part of the staff does not extend to a point higher than the highest point of the specific structure (tree, house, garage, etc.) on which it is mounted.

c) **Weather vanes:** Weather vanes shall be permitted subject to the prior approval of the ARC. Weather vanes may be black metal, stationary and mounted on the roof of detached garages only. Although most weather vanes have a standard staff, unusual height may be cause for rejection.

d) **Children's Play Structures:** Use Restrictions relative to the height and size of children's play structures are detailed in Article IX, Section 13, of the DCC&R's. The following Guidelines are meant to supplement the Use Restrictions.

For the purpose of these guidelines, a children's play structure shall mean any type of play set, climbing structure, play fort, slide or swing set and shall be restricted to the fenced portion of the lot. The play structure shall not exceed eight feet (8') in height and shall not be located closer than six feet (6') to any property line. No play structure shall be located on a utility easement, impede the drainage on the lot, or cause water to flow to an adjacent lot. Tarps, wind socks or streamers attached to the play structure are not allowed.

e) **Awnings/Sun Screens/Solar Screens:** Awnings visible from a front or side street shall not be permitted. Awnings on the rear portion of a lot must be approved by the ARC. Sun screens and solar screens are generally approved but are restricted to black, dark brown or dark gray and must be constructed and installed to professional standards. All sunscreens must be approved by the ARC

f) **Burglar Bars:** The use of burglar bars on the exterior of any window or doors is prohibited.

g) **Satellite Dishes:** Satellite dish antennae may be approved by the ARC if the following minimum requirements are met. Each application will be reviewed on a case-by-case basis as to the aesthetic impact to adjacent properties and harmony with the community.

Satellite Dish Antennae Larger than 24 Inches Diameter

i. Each satellite dish antenna shall be located in the back portion of the lot so that it is not visible from any point in the street in front of the lot or, if a corner lot, from any point in the side street. The rear portion of the lot must be enclosed with a six foot (6') fence or such a fence must be proposed in conjunction with the application for approval to erect the satellite dish antenna.

ii. No portion of a satellite dish antenna may extend more than six feet (6') above the ground at any time.

iii. No portion of a satellite dish antenna may be situated upon an easement.

iv. The color of a satellite dish antenna shall be harmonious with the color of the house and improvements on the lot. As a condition of approval, the ARC may require additional landscape screening. No cable or wiring shall be visible from the street in front of the lot or any side street.

Satellite Dish Antennae Less than 24 Inches Diameter

i. The satellite dish may be attached to the structure. Free-standing satellite dishes may be pole mounted with a total height of less than six feet (6').

ii. No portion of the satellite dish may be visible from any point in the street in front of the lot or, if a corner lot, from any point in the side street.

iii. The location of the satellite dish shall be restricted to the rear of the structure if attached to the structure (i.e. rear of the roof ridge line, gable or center line of the structure). If freestanding, the satellite dish shall be located in back portion of the lot.

iv. The highest point of the satellite dish must be lower than the highest point of the structure.

h) Permanent Miscellaneous Yard Decorations: Permanent yard decorations include but are not limited to fountains, sculpture, bird baths, benches, etc. Permanent yard decorations shall be permitted with the ARC's approval so long as the decorations do not detract from the image of the neighborhood as a whole. Permanent yard decorations shall not obstruct sight lines at driveways and shall not be located nearer to the street than the front building setback line less ten (10) feet or the side building setback line.

WSARC1

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 on

MAY 31 2002

COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
02 MAY 31 PM 2:15
COUNTY CLERK
HARRIS COUNTY, TEXAS