

**GREENTREE VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL PROCEDURES
AND
GUIDELINES**

GREENTREE VILLAGE ASSOCIATION
 ARCHITECTURAL CONTROL PROCEDURES
 AND
 GUIDELINES

Table of Contents

	<u>Page</u>
A. PROGRAM FOR ARCHITECTURAL CONTROL	
1. Mission Statement for Architectural Control	1
2. Organization of the Architectural Control Committee	1
3. Greentree Village Association and its Governance.	1
4. Architectural Control Guidelines.	2
5. Friendswood and Architectural Control of Greentree.	2
B. THE APPLICATION AND APPROVAL PROCESS	
1. Items Requiring/Not Requiring Prior Approval.	3
2. Application Process	3
3. Variances	3
C. WHERE WE CAN BUILD: DEFINING THE "BUILDING ENVELOPE"	
1. Measurement of Building Setbacks.	6
2. Building Setback Lines.	6
3. Easements	6
4. Height Guidelines	6
D. SUITABLE MATERIAL QUALITY AND HARMONIOUS EXTERIORS	11
E. ADDITIONS TO THE RESIDENCE/GARAGE	
1. General	12
2. Sunrooms.	12
3. Attached Decks and Deck/Patio Covers.	13
4. Skylights/Roof Additions.	14
5. Addition to Garages	14
F. OUTBUILDINGS	
1. General	15
2. Sheds/Storage Units	15
3. Gazebos	15
4. Detached Decks and Patio Covers	16
5. Children's Play Structures.	16
G. POOLS AND SPAS	17
H. FENCES	18

Table of Contents (continued)

	<u>Page</u>
I. DRIVEWAYS, WALKS, PATIO EXTENSIONS, AND LANDSCAPING	19
J. EXTERIOR LIGHTING	
1. Changes to Existing Lighting.	20
2. New Lighting.	20
K. PAINTING AND AWNINGS	
1. Application Process	22
2. Paint Colors and Awning Plans	22
L. SATELLITE DISHES AND ANTENNAES	
1. Satellite Dishes.	23
2. Antennas.	23
M. MISCELLANEOUS	
1. Birdhouses.	24
2. Basketball Goals.	24
3. Bird Baths.	25
4. Benches/Tables.	25
5. Statuary.	25
N. PROHIBITED PROPERTY USES AND CONDITIONS	
1. Listing of Non-Conforming Uses and Conditions	26
2. Resolution of Non-Conformance	27

A. PROGRAM FOR ARCHITECTURAL CONTROL

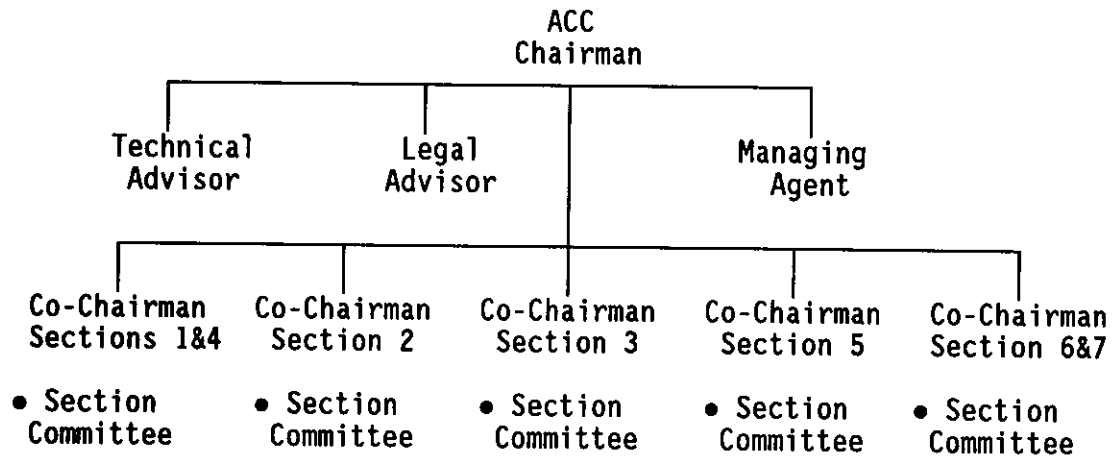
1. Mission Statement for Architectural Control

- To encourage the continued improvement of Greentree homes.
- To ensure such improvements are of suitable quality and harmonious with regard to each section's standards.
- To enforce compliance regarding uses and conditions of residents' properties as set forth in the Protective Covenants.

2. Organization of the Architectural Control Committee ("ACC")

- The ACC is organized on section-by-section basis to facilitate administration at local level:

Figure A-1: Organization of the Architectural Control Committee



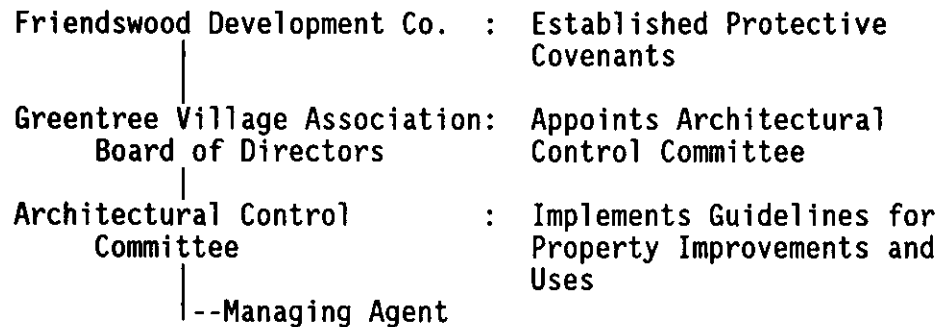
- Residents should contact the ACC members from their section regarding advice, approvals, and non-conformance issues.

3. Architectural Control Guidelines

- Guidelines have been established by the ACC and approved by the Board.
- Guidelines are intended to provide fair and uniform information for all Greentree residents (homeowners and renters) regarding:
 - Quality of materials, harmony of external design, dimensions, and relative location of improvements,
 - Conformance of improvements and property uses with the Protective Covenants and Friendswood's Minimum Construction Standards.

- The ACC reviews/approves all matters concerning improvements and conformance as set forth in the Guidelines.
- The ACC may utilize a managing agent to assist in administration of the Guidelines.
- Association members may appeal decisions of the ACC to the Board, whose decision will be final.
- Guidelines will be maintained by the ACC and may be updated from time-to-time given approval by the Board. Notices of these updates will be given via the GVA newsletter or special notice to residents.

Figure A-2: Authority for Architectural Control



4. Greentree Village Association ("GVA") and Its Governance

- GVA established by Friendswood with membership consisting of all homeowners.
- Regular election of Board of Directors ("Board") as set forth in GVA's "By Laws".
- Board appoints the Architectural Control Committee ("ACC") members on an annual basis, as set forth by these Guidelines.

5. Friendswood and Architectural Control of Greentree

- Friendswood is the developer of Kingwood who established "Protective Covenants".
- Protective Covenants establish architectural controls for property improvements and uses.
- Friendswood assigned rights for architectural control to an Architectural Control Committee ("ACC") who is appointed annually by the Board of Directors of Greentree Village Association.
- Friendswood also established "Minimum Construction Standards" applicable to all Kingwood homes.

B. THE APPLICATION AND APPROVAL PROCESS

1. Items Requiring/Not-Requiring Prior Approval.

- Prior approval is required for all additions, improvements, or changes to residents' real property and for color changes.
- The following items do not require prior approval. However, should any of these actions result in the application of unsuitable materials or workmanship which is judged by the ACC to detract from the community, the ACC has the right to require they be replaced.
 - Repaint house/garage the same color.
 - Re-roof house/garage with same roofing material.
 - Repair house/garage with same exterior materials.
 - Installation of landscaping.
 - Installation of bird bath, bird house, benches, tables, or statuary.

2. Application Process

- Residents must submit completed application form (see Attachment A) to the ACC member from his/her section or to the ACC's managing agent. (See Table B-1 "Key Contacts".)
- The ACC has thirty (30) days from the date of receipt of a complete proposal to respond, after which if there has been no response the application is deemed to be accepted. The ACC and managing agent will endeavor to respond timely to facilitate a resident's planning and implementation process.
- Any GVA resident has the right to appeal a decision of the ACC to the GVA Board of Directors, whose decision shall be final and binding.

3. Variances

- The Board of Directors, upon recommendation of the ACC, is empowered to grant variances on a case-by-case basis to the Protective Covenants for a resident whose proposed improvements are harmonious with and add value to the surrounding neighborhood, but vary from the dimensional limits set forth in the Protective Covenants.
- The resident applying for a variance should contact the ACC in advance to facilitate the application process. The formal request for variance shall identify the legal

description of the property, the specific details of the subject variance, any conditions under which the variance is approved, and the name(s) of the party making the request.

- Likewise, the resident should endeavor to obtain the prior approval of all adjoining neighbors who may be affected by the proposed improvement.
- Once the variance is approved, it is then included in resident's property file which is currently at the managing agent's office.
- The ACC shall have the variance recorded and all costs associated with the recording of a variance shall be the responsibility of the resident.

EXTERIOR IMPROVEMENT AND/OR CHANGE APPLICATION

In accordance with the governing documents of your Association, all exterior improvements and/or changes from original construction must be submitted for and approved by the Architectural Control/Review Committee (ACC/ARC). Failure to receive approval for the improvement and/or change may result in your having to remove, alter or change the improvement in order to comply with the rules and regulations of the Association. Please complete the application below in its entirety and return to Sterling Association Services, INC. (SASI) at 562 Kingwood Drive Suite 13, Kingwood, Texas 77339 (phone 281-359-4247 or facsimile 281-966-1697).

Subdivision/Association _____ Sec/Blk/Lot _____ / _____ / _____

Property Address _____ Name _____

Mailing Address _____

Work# _____ Home# _____ E-mail _____

No improvement will be considered and is automatically denied without the following:

- ▶ A site plan/survey indicating location of the proposed improvement, lot lines and easements.
- ▶ A drawing, photograph or brochure of the improvement indicating dimensions.
- ▶ Color swatches and samples to be used in the improvement (shingle, paint, brick, stain, etc).
- ▶ Completion of all applicable areas of the application below.

Status: _____ / _____ / 06- _____ / _____ / 06
 Start Date Completion Date Date Completed Under Construction

Check below for the applicable improvement:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Exterior Paint | <input type="checkbox"/> Roof | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Patio (ground) | <input type="checkbox"/> Sunroom | <input type="checkbox"/> Permanent Basketball Goal | <input type="checkbox"/> Storage Bldg |
| <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Portable Basketball Goal | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Antenna/Dish | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Mailbox | <input type="checkbox"/> Driveway/Sidewalk (new & extension) | | <input type="checkbox"/> Arbor/Pergola |
| <input type="checkbox"/> Ext. Lighting | <input type="checkbox"/> Burglar Bars | | <input type="checkbox"/> Solar Screens |
| <input type="checkbox"/> Other _____ | | | |

Location of Improvement:

- | | |
|--|---|
| <input type="checkbox"/> Left side of house (stand and face house) | <input type="checkbox"/> Right side of house (stand and face house) |
| <input type="checkbox"/> Front of House | <input type="checkbox"/> Rear of House |
| | <input type="checkbox"/> Other _____ |

Size: Height _____ Width _____ Length _____

List of Materials with color and/or material samples provided (check all applicable)

- | | |
|--|---|
| <input type="checkbox"/> Base paint color _____ | <input type="checkbox"/> Trim paint color _____ |
| <input type="checkbox"/> Garage door paint color _____ | <input type="checkbox"/> Garage door trim color _____ |
| <input type="checkbox"/> Stain color _____ | <input type="checkbox"/> Fence color/material _____ |
| <input type="checkbox"/> Siding color/material _____ | <input type="checkbox"/> Roof color _____ |
| <input type="checkbox"/> Other _____ | |

Applicable Section of Declaration _____ Guidelines _____

I understand the ACC/ARC are a group of volunteers in the community and will do their best to act as quickly as possible in their further agree not determination regarding my application. I hereby certify that the proposed construction/modification is in full compliance with all the Declaration of Covenants, Conditions and Restrictions and all guidelines currently adopted by the Association. I am responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the submitted plans.

Owner's Signature _____ Date _____

FOR OFFICE USE ONLY

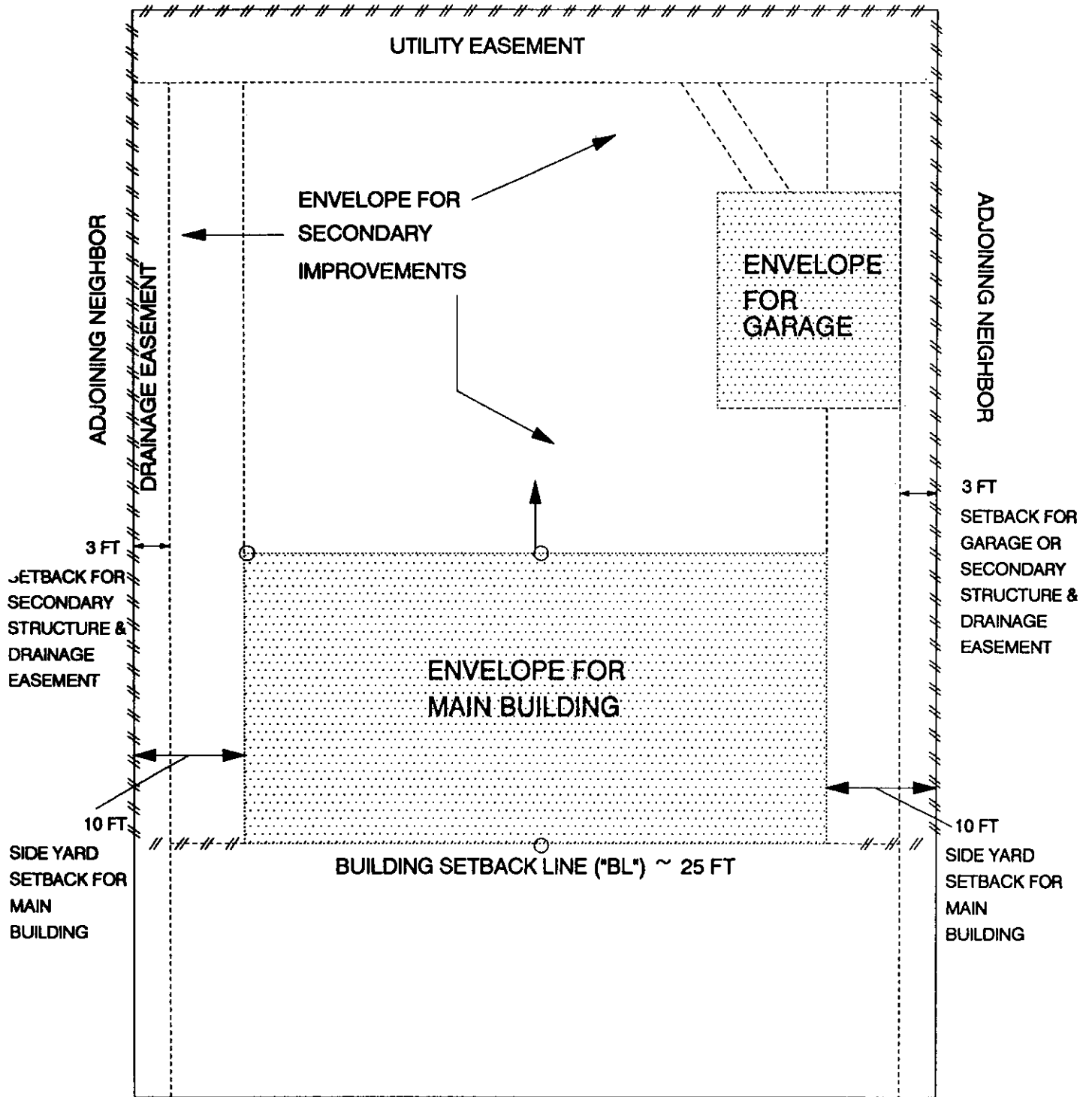
Committee Signature: _____	Date: _____	Approved	Denied
Committee Signature: _____	Date: _____	Approved	Denied
Committee Signature: _____	Date: _____	Approved	Denied

C. WHERE WE CAN BUILD: DEFINING THE "BUILDING ENVELOPE"

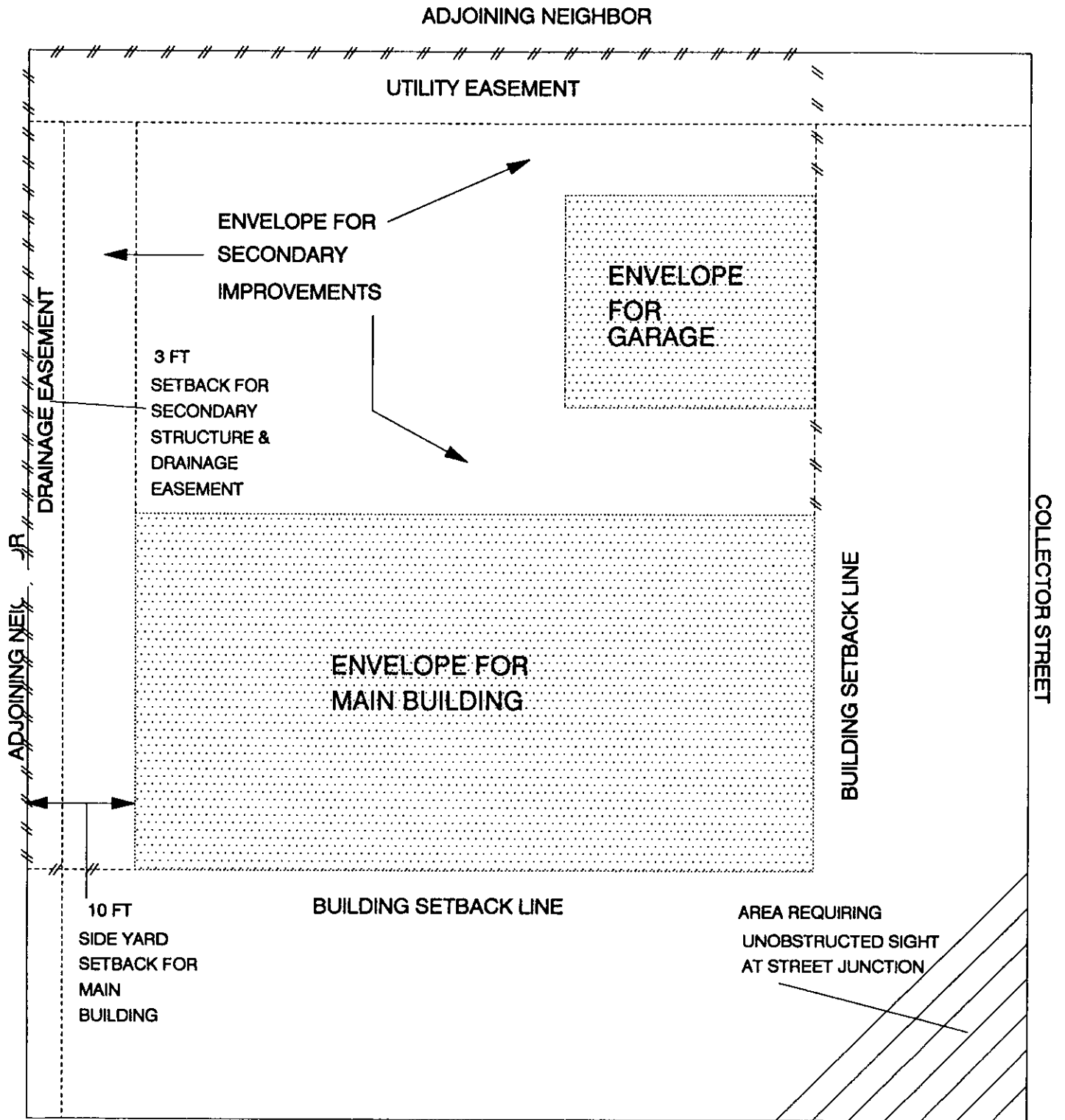
1. Building setbacks are measured from a property line to the foundation edge of the subject building. Eaves, steps, and unroofed terraces may extend beyond the setback lines, but may not encroach on another property. See Figures C-1, 2 and 3 on the following pages for orientation to the allowable building envelope.
2. Building setback lines from:
 - Front Street: Front Building Line ("BL") is typically setback twenty-five (25) feet from the front property line or street curb. For specific setback, refer to individual lot plat/survey or section/subdivision plat. Generally, the Main Building or a Front-Located Garage is oriented along the Front Building Line.
 - Side or Rear Street: Setback for Main Building is ten (10) feet to any side or rear street right-of-way line.
 - Interior Lot Line: Setback for Main Building is ten (10) feet from an Interior Lot Line; whereas the setback for a garage or secondary improvement is three (3) feet.
3. Easements Provide Access Through/To a Property for a Public Utility, and for Drainage.
 - Typically, an eight (8) foot utility easement extends in from the rear property line in order to provide access for HL&P, Centel, Entex, Kingwood Cable, etc. A three (3) foot drainage easement extends in from each side property line. Refer to individual lot plat/survey for specific dimensions.
 - No building, improvement or addition to an existing building should be permanently erected on an easement.
 - Neither Friendswood or any utility company using an easement are liable for any damage to an improvement or shrubbery, trees, flowers located on land covered by an easement.
 - Driveways and walkways can cross easements.
4. Height Guidelines
 - Main Building: Not to exceed two (2) stories. Otherwise, additions should generally conform to the existing roof lines of the Main Building.
 - Garage: Not to exceed the height of the Main Building. Otherwise, additions should generally conform to the existing roof lines of the garage and Main Building.

- Fences: Not to exceed six (6) feet from the ground for a fence installed behind the Front Building Line ("BL"). However, a landscaping fence not to exceed two (2) feet may be installed in front of the Front Building Line, subject to ACC approval.
- Outbuildings:
 - An "Outbuilding" is any structure which has a floor and/or walls and/or a permanent roof, but is not attached to the residence or detached garage. Outbuildings therefore include sheds/storage units, gazebos, detached decks and patio covers, and children's play structures.
 - All Outbuildings are subject to the overall height limit of eight (8) feet above the ground. This height limit helps to insure the privacy of adjoining residents.
 - The ACC may recommend and the Board of Directors may grant a variance to the eight (8) foot height limit on a case-by-case basis only for a gazebo and children's play structure. These improvements must be harmonious with and add to the value of the surrounding neighborhood. Residents are strongly recommended to consult with their adjoining neighbors prior to applying for a variance.
 - The maximum height limit for which a variance may be granted are set forth below:
 - Gazebo's: The maximum height for which a variance may be granted is for the peak of a gazebo roof not to exceed twelve (12) feet in height from the ground, and the horizontal supports shall not exceed eight (8) feet from the deck. The maximum height for a flat gazebo roof shall not exceed ten (10) feet above the ground and the horizontal supports shall also not exceed eight (8) feet from the deck.
 - Children's Play Structure: The maximum height for which a variance may be granted is ten (10) feet from the ground.

ADJOINING NEIGHBOR



INTERIOR STREET
Figure C-1: BUILDING ENVELOPE FOR TYPICAL INTERIOR LOT
(NOT DRAWN TO SCALE)



INTERIOR STREET
Figure C-2: BUILDING ENVELOPE FOR TYPICAL CORNER LOT
 (NOT DRAWN TO SCALE)

**Figure C-3: BUILDING ENVELOPE ELEVATIONS FOR TYPICAL LOT
(NOT DRAWN TO SCALE)**

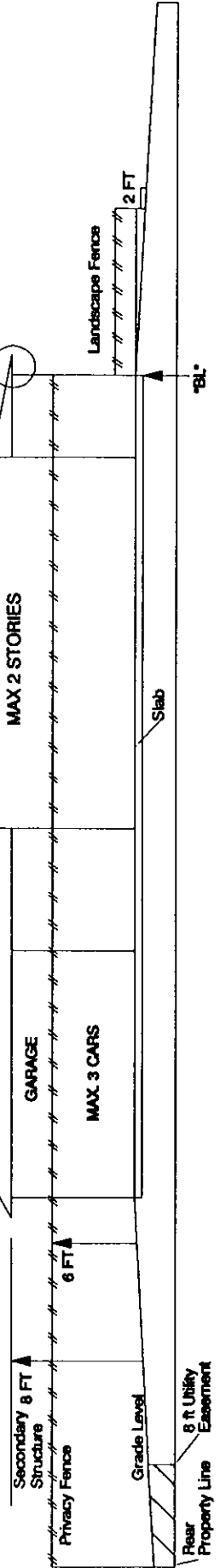
BL = Front Building Line

* Eaves, steps, and unroofed terraces are not considered as part of a building and may therefore extend beyond a setback line, but may not encroach on another property.

Ridge line or peak of roof is the maximum building height for additions.

Expandable as
"Servants Quarters"
Not to exceed
Main Building

The height limit for outbuildings/secondary structures is 8 ft. Variances may be granted on a case by case basis for only gazebos and children's play structures as set forth in Section C.4.



D. SUITABLE MATERIAL QUALITY AND HARMONIOUS EXTERIORS

- The Architectural Control Program enforces the use of quality materials, harmonious external design, and Friendswood's Minimum Construction Standards. These stipulations are clearly stated in the Protective Covenants. The ACC has the duty to reject any addition, improvement, or change on the basis of unsuitable material quality and/or inharmonious exterior design or color. The ACC can exercise this duty irrespective of an improvement's or addition's compliance with the location guidelines.
- Friendswood's Minimum Construction Standards: A copy is available from the ACC or from Friendswood's regional office. For home/garage additions or major improvements we recommend that a licensed building contractor is used and that he is knowledgeable with and complies with these standards.
- Material Quality: Information regarding the materials used in the construction of your home and garage is available from your original builder. We recommend you first contact their local office for this information and guidance as to current suppliers.
- Harmonious Exteriors: The ACC recommends that professional design services be consulted for all improvements and exterior color changes.



E. ADDITIONS TO THE RESIDENCE/GARAGE

1. General

- Includes a wide range of additions to the existing residence's framing plan, roof, or foundation such as an extended living/bed room, porch, balcony, portico, sunroom, deck or other attached improvement. Also includes additions to the existing garage such as a storage/work room, 3rd car bay, or servant's quarters.
- Applications for additions must include the following items:
 - Name, address and business phone of the contractor/installer;
 - Detailed scale drawing/blueprint showing three dimensional relationship (Plan and Elevations) of the addition to the existing structure;
 - Plot plan showing the addition in relation to all lot boundary lines, existing structures/improvements, setback lines, and easements; and
 - Detailed material list.
- Additions shall comply with Friendswood's Minimum Construction Standards and are subject to setback, easement, height and other requirements as set forth in the Protective Covenants. Copies of these documents are available from the ACC.

2. Sunrooms

- Sunrooms are additional rooms with glass-enclosed walls and ceilings. They are subject to Friendswood's Minimum Construction Standards and the Protective Covenants as well as the following guidelines:
- Sunrooms may be added to the rear of the residence only, and shall not encroach on any setbacks or easements. Applications for additions to homes on cul-de-sac or corner lots will be considered on a case-by-case basis;
- Supporting structural members and tinted glass must be harmonious with the exterior color of the home. No metallic or direct reflecting glass will be permitted.
- Foundation shall be reinforced concrete. Only safety glass will be permitted for the panes with minimum 3/16" thickness if tempered glass or minimum 1/4" thickness if laminated glass. The maximum width of glass panes between support trusses will be 36" measured on center.

- Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint. No natural aluminum oxidation coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.
- The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than 20' measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence.
- Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.
- If ceiling lighting is installed, it should be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.
- Sunrooms may not have turbine-type or forced fan roof ventilators installed. Natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.
- Sunrooms may not have exposed air conditioning or heating ductwork installed within or to them.
- Window coverings are not required. However, only interior coverings will be permitted; there shall be no exterior covering of the sunroom glass allowed.

3. Attached Decks and Deck/Patio Covers

- Attached Decks are permanent additions to the main building/garage and therefore shall conform to Friendswood's Minimum Construction Standards. No decks other than a second level balcony shall be constructed more than three (3) feet above the ground.
- Attached Deck and Patio Covers
 - Roofed decks/patios shall be designed to conform to the existing residence's roof lines.
 - Trellis covers shall be limited in height to twelve (12) feet above the deck/patio flooring.

- Corrugated roofs shall not be permitted.

4. Skylights/Roof Additions/Ventilators

- No skylights, solar panels, ventilators or similar types of roof additions are permitted on the front of the roof ridge line and/or gable of a structure.
- Roof stacks and ventilator pipes shall be painted to conform to the color of the roofing material.

5. Addition to Garages

- Conversion of existing garages for residential uses is not allowed.
- No addition shall be built on an easement.
- All additions shall comply with Friendswood's Minimum Construction Standards.
- All exterior materials and colors, including roofing, shall match those of the existing garage.
- Foundations require the following special treatment:
 - For additions to the side/back of the garage, the new slab shall be doweled to the existing slab with a minimum of 5/8" rebar extending a minimum of 8' into the existing slab and spaced on 36" centers so as to prevent separation of the new addition from the existing garage. Likewise, all grade beams must match those of the existing garage.
 - For second story additions, the ACC strongly recommends the resident obtain professional assistance to evaluate/re-enforce the existing slab so that it can adequately support the additional load. (The existing garage slab was designed to support only a one-story frame building.)
- Special attention to preserving the privacy of adjoining neighbors shall be shown in the design of second story "Servants Quarters" above existing garages. There shall be no windows located where occupants of second story additions can readily look down into an adjoining neighbor's yard.
- Room-type air conditioners shall not be visible from the fronting street, nor be located so that the noise may be objectionable to an adjoining neighbor.

F. OUTBUILDINGS

1. General

An "Outbuilding" is any structure which has a floor and/or walls and/or a permanent roof, but is not attached to the residence or detached garage. Outbuildings therefore include sheds/storage units, gazebos, detached decks and patio covers, and children's play structures.

2. Sheds/Storage Units

- Only one shed/storage unit is permitted on a lot and shall not encroach upon a setback line or easement.
- Maximum exterior dimensions shall be ten (10) feet in length, ten (10) feet in width, and eight (8) feet in height.
- The standard type, quality and color of the materials shall be the same as those of the garage. No metal sheds/storage units shall be permitted.
- If a shed/storage unit is constructed, the lot must be enclosed by a six (6) foot fence.

3. Gazebos

- A gazebo is a free standing, open framed structure with lattice-type walls, conical shaped (peaked) or flat arbor-type roofs, and circular or octagonal floor plan. Gazebos shall not be designed or serve as storage units.
- Dimensional Limits:
 - Floor area shall be generally limited to one hundred (100) square feet (10 ft x 10 ft).
 - Conical/peaked roofs: This type of roof requires the application of a variance to the overall eight (8) foot height limit. Such variances shall not exceed twelve (12) feet in height measured from the ground with horizontal supports a maximum of eight (8) feet above the deck's floor level.
 - Flat/arbor roofs shall be eight (8) feet in height. However, variances may be applied for up to ten (10) feet in height measured from the ground with the same horizontal support dimension noted above.
- Outfitting/finishing:
 - Water and electricity must be installed according to the National Electrical Code and local building codes. All pipes and electrical conduits must be underground.

- The gazebo's materials shall be harmonious with the standard, type, quality and color of materials used for the residence.
- Gazebos are subject to the same setback/easement guidelines as the Main Building/residence; i.e. gazebos must be located a minimum of six (6) feet from all interior property lines and may not be located on an easement.
- If a gazebo is located on the rear portion of a lot, that lot must be enclosed by a six (6) foot fence.

4. Detached Decks and Patio Covers

- Decks shall not exceed three (3) feet above the ground level.
- Only trellis/arbor-type patio covers are permitted and will not exceed eight (8) feet above ground level. Solid roof patio covers are not permitted for detached structures.
- Variances may be applied for to the overall eight (8) foot height limit. Such variances shall not exceed ten (10) feet in height measured from the ground.
- No corrugated material are allowed as patio covers.

5. Children's Play Structures

- These structures include any combination of swingsets, play sets, climbing structure, slide, hut, raised play set.
- Dimensional guidelines for children's play forts:
 - Eight (8) feet in height
 - Eight (8) feet in width
 - Twenty (20) feet in length
- Variances may be applied for to the overall eight (8) foot height limit. Such variances shall not exceed ten (10) feet in height measured from the ground.
- Playforts are subject to the same setback/easement guidelines as the Main Building/residence in order to not encroach on adjoining neighbors' privacy; i.e. a minimum of six (6) feet from all interior property lines. Playforts may not be located on easements.
- In order to respect neighbors' privacy, the resident should endeavor to obtain the prior approval of all adjoining neighbors who may be affected by the proposed improvement.
- Erection of a playfort requires that lot to be enclosed by a six (6) foot fence.

G. POOLS AND SPAS

- Application for construction of a pool, spa, or jacuzzi must include a plot plan showing its relation to all existing and proposed structures, property/ setback lines and easements. The application shall also include a construction schedule, the contractor's name, address and phone number.
- Construction of such units shall be in compliance with Friendswood's Minimum Construction Standards and the National Electrical Code. Such units shall also include installation of a ground fault circuit interrupter.
- Slides and diving boards will not exceed eight (8) feet in height above the ground.
- During installation the construction site will be enclosed by a temporary restraining fence/barrier. No building materials shall be stored in the street overnight. Excavated material shall either be used on site or removed immediately.
- After construction, the site will be immediately enclosed by a six (6) foot high fence with a maximum of three (3) inches between each vertical member.
- The pool, spa, jacuzzi shall not impede drainage on a lot or to cause water to flow on an adjacent lot. There shall be no surface discharge from such unit on to the residence's lot or to an adjacent lot.
- Decks and patio/deck covers constructed in conjunction with a pool, spa, or jacuzzi will conform to their respective guidelines as stated elsewhere.

H. FENCES

1. Maximum height of six (6) foot above the ground and may not be installed forward of the Front Building Line ("BL"). However, a landscaping fence not to exceed two (2) feet may be installed in front of this line, subject to ACC approval.
2. All fences situated parallel to the front lot line or a side street adjacent to a corner lot shall have its vertical pickets on the outside and installed so that no posts/rails are visible from the respective front or side street.
3. Fence material shall be wood or wrought iron with vertical pickets. All gates shall be constructed with materials consistent with either the fence material or the residence. Chain link and wire fences are not permitted.
4. Color: Certain interior portions of a wood fence may be stained, but not painted, in the following manner:
 - Stain color which is harmonious with the residence, garage, and other existing improvements;
 - Portions of a fence which are not visible from a street may be stained; however
 - No portion of a wood fence which is visible from the street in front of the lot or, if a corner lot, the street adjacent to the side of the lot may be stained.
5. All stained wooden fences and painted wrought iron fences shall be properly cleaned and maintained to prevent fading or mildewing.

I. DRIVEWAYS, WALKS, PATIO EXTENSIONS, AND LANDSCAPING

- These improvements are not subject to setback requirements.
- Driveways and walks may be extended into easement areas with the provision that drainage not be impeded and that suitable conduits be installed by the respective utility under any driveway extension.
- Landscape improvements may be installed in easement areas given that drainage not be impeded.
- Prior approval is not required for landscape improvements.
- For driveway/walk extensions, residents should review their lot survey/plat to find out if any utilities' (HL&P, Centel, Entex, etc.) easements may be crossed. It is the resident's responsibility to obtain prior approval from the utility before ACC approval or installation of the improvement.
- Utilities have access to their easements at all times and are not liable for any damage to a resident's landscaping or improvements located in such easements. Typically the utilities contact residents prior to any major activity/repair involving easement access. For more information on easements, please refer to your Protective Covenants.

J. EXTERIOR LIGHTING

1. Change 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 ACC 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 (a) the incandescent bulb is a clear glass type, (b) the wattage of the bulb does not exceed 100 watts, and (c) the lighting color is white.

2. New Lighting:

- Security Lighting.

Location: Security lighting shall be located as follows:

- Mounted behind the back plane of the residence;
- No pole mounted security lights, including sodium vapor and mercury vapor shall be permitted; and
- No security fixture shall be allowed above the eaves of the residence or garage.

Wattage

- Total wattage for all security lights shall not exceed 300 watts;
- No more than one (1) mercury vapor light of not more than 150 watts shall be permitted; and
- Sodium vapor lights are permissible provided that each such light does not exceed 70 watts.

Exceptions

- Exceptions to these guidelines may be granted by the ACC if the design and location of the residence and/or garage on a lot warrant an exception.

- Landscape Lighting.

- Exterior landscape lighting shall be permitted with the ACC'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 ACC 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.

- Gas Lights. Two (2) gas lights per lot shall be permitted with the ACC's approval provided that the gas lighting color is white.
- Annoyances. All new lighting which is approved by the ACC shall be subject to a ninety (90) day trial period upon installation to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period shall commence on the date of installation of the lighting. If, at the end of the ninety (90) day period, the ACC determines that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ACC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ACC.

K. PAINTING AND AWNINGS

1. Application Process

- For painting existing residence and garage.
 - For changes to the existing colors, two (2) color samples or paint chips shall be submitted for the Principal color ("field"); Trim (soffit, fascia board, window and door trim); and Accents (shutters, window hoods, side panel of doors and windows, and the exterior surfaces of doors).
 - For repainting the existing colors no prior approval is required.
- For painting new additions or improvements, two (2) color samples or paint chips shall be submitted for approval.
- For awnings, an elevation plan showing the windows to receive awnings together with a color sample shall be submitted for approval.

2. Paint colors and awning plans shall be in harmony with the immediate neighborhood. As noted above, the ACC strongly suggests that professional design services be consulted for exterior color changes and awnings.

L. SATELLITE DISHES AND ANTENNAS

1. Satellite Dishes

- A satellite dish antenna may be situated 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, 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.
- No portion of a satellite dish antenna may extend more than eight feet (8') above the ground at any time.
- No portion of a satellite dish antenna may be situated upon an easement.
- 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 ACC may require additional screening through landscaping. No cable or wiring shall be visible from the street in front of the lot or any side street.

2. Antennas

- Television antennas may be attached to the house; however, the antenna's location shall be restricted to the rear of the house, or to the rear of the roof ridge line, gable, or center line of the residence so as to be hidden from public sight.

M. MISCELLANEOUS

1. Birdhouses

- A birdhouse shall not be visible from the street in front of the lot;
- No birdhouse shall be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height;
- No more than two (2) birdhouses shall be permitted on a lot;
- No birdhouse shall be situated higher than twelve feet (12') above the ground;
- 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.

2. Basketball Goals

Location:

All goals must be a minimum of ten (10') feet behind the front building line of the dwelling on the lot that extends from the front of the house or garage parallel to the street. If the front/side building line is defined by the garage, then the goal must be at least twenty (20') feet from the curb line. A pole mounted goal must not be within ten (10') feet of the adjoining neighbor's amenities (air conditioning unit, shrubbery, gas meter, etc.) unless properly protected (i.e., 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.

Installation, Materials, and Colors:

Basketball goals should be mounted either (a) on the garage wall or roof with the backboard parallel to the automobile entrance, (b) on the garage-to-house breezeway cover or (c) on a rigid steel or aluminum pole. Wooden poles shall not be permitted. The backboard material is recommended to be fiberglass or safety glass; marine plywood is acceptable, though it must be painted/maintained. The color must be clear (safety glass) or white with the exception of manufacturer's outline markings. The rim must be of heavy gauge steel. The backboard supports must be firmly attached to the structure. Nails, by themselves, are not permitted. Mounting supports may be of wood, steel, or aluminum, but they must be painted an acceptable color as outlined in Section J, Painting and Awnings, of these guidelines.

The pole must have a manufacturer's weather resistant finish and be either black or in a color which is harmonious with the residence.

Application:

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 amenities and a neighbor's written consent if applicable. 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.

Maintenance:

The homeowner must maintain the basketball goal in its original approved condition (including rim and net).

3. Birdbaths shall not exceed five foot in height.
4. Benches and tables in the front of the residence or exposed to public view shall be decorative and harmonious with the residence. Picnic tables and seasonal patio furniture shall not be allowed in public view.
5. Statuary and fountains shall be of modest scale, decorative, and harmonious with the residence.

N. PROHIBITED PROPERTY USES AND CONDITIONS

1. Listing of Non-Conforming Uses and Conditions: The following property uses and conditions are not in conformance with the Protective Covenants. It is the ACC's duty to enforce the Protective Covenants through a series of notices and legal action as described below.
 - Any activity not related to single-family residence purposes, such as commercial activities, multi-family uses, and community aid functions;
 - Noxious or offensive activity of any sort;
 - Action or improvement/addition/change which may be or become an annoyance or nuisance to the neighborhood. Barking dogs and uncontrolled pets clearly fall under this category and may be in non-compliance;
 - Temporary structure, trailer, basement, tent, shack, garage, barn or other outbuilding may not be used as a residence.
 - Parking or permanent or semi-permanent storage of boats, trailers, recreational vehicles, buses, inoperative vehicles, camp rigs off trucks, or boat rigging or similar items on any public street, right-of-way, or on and/or beside driveways. (Storage of such vehicles or items must be screened from public view either within the garage or behind a solid fence.)
 - Animals, livestock or poultry of any kind shall not be raised, bred, or kept on any lot except dogs, cats, or other common household pets, provided they are not kept, bred or maintained for commercial purposes or in unreasonable numbers. All animals or pets must be leashed or restrained within an adequate enclosure. No animals or fowl may be kept on the property which result in any annoyance or are obnoxious to residents in the vicinity.
 - Drying of clothes in public view is prohibited. The owners or occupants of any lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the lot is visible to the public shall construct and maintain a drying yard or other suitable enclosure to screen drying clothes from public view.
 - Unmaintained properties: All lots shall be kept at all times in sanitary, healthful, attractive and safe condition, and the owner or occupant of all lots shall keep all weeds, grass and dead trees thereon cut and shall in no event use any lot for storage of material and equipment except for normal residential requirements 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, leaves or rubbish except by use of an incinerator approved by Friendswood, its successors or assigns, and then only during such conditions as permitted by law. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring lots, streets or other property. Woodpiles shall be neatly maintained.

- Commercial signs, advertisements, billboards or advertising structure of any kind displayed to the public view on any portion of the properties or on any lot are not permitted, but with the following exceptions: One sign for each building site may be installed, which sign may have one maximum dimension of twenty-four (24) inches and a maximum area of 576 square inches, advertising the property for sale or rent, except signs used by Friendswood, its successors or assigns, to advertise the property during the construction and sales period. Friendswood or its assignee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on said lots, and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal.
- The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot. No trees shall be removed except to provide room for construction of improvements or to remove dead or unsightly trees.

2. Resolution of Non-Conformance.

- The ACC carries out periodic inspections of the community and also responds to notices provided by residents. Residents are expected to properly identify themselves, otherwise the ACC is not inclined to act on an anonymous notice. The ACC reviews all notices of potential non-conformance and judges whether non-conformance exists.
- Should non-conformance exist, the ACC will instruct the Managing Agent to send out a first and possible second notice to the subject resident/association member which informs them of the situation and requests their removal of the condition/use within a fourteen (14) calendar day period of time.
- Should non-conformance persist after the first and second notices have been given, the ACC, with the approval of the Board of Directors, undertake legal action. The costs of such legal action will be accessed to the subject residence.