

Architectural Control Committee (ACC)

I. Application Procedure

1. Submission. All plans and specifications for new homes, garages, barns, outbuildings, patio covers, remodeling of home, fences, swimming pools, or any other kind of structure must be submitted to the Architectural Control Committee (ACC) for review. All modifications / repairs / additions to the property must receive ACC approval. Pay the associated review fee if applicable to your submission.
2. Review. The Architectural Control Committee (ACC) shall endeavor to review each application as soon as possible after the date of receipt. Each decision of the ACC shall be in writing and include a statement of the condition under which the application is approved, if any; or the reasons for disapproval of the application. Any application which has not been approved or disapproved within thirty (30) days of the date of receipt of complete application shall be deemed approved; provided, however, that any such approval be deemed to relate to architectural guidelines only, not to any of the use restrictions set forth in the deed restrictions.

II. General Guidelines

The ACC shall consider the following factors upon the review of each application:

1. Size and dimensions.
2. Color and harmony with existing structures and improvements.
3. Quality and type of materials
4. Location/set back and property lines.
5. Harmony and appeal of exterior design
6. Quality of construction
7. Elevation
8. The provision of applicable statutes, ordinances, building codes, and covenants, conditions and restrictions.

III. Culvert Crossings

All culvert crossings on driveways will be uniform with one another, properly sized, and enclosed on each end with a concrete, brick or rock abutment. New driveways will require a non refundable \$50 review fee to confirm properly sized culvert.

IV. Mail Boxes

All mailboxes shall be uniform with one another with lighted address. Mailboxes may be constructed of brick, stone or wood. If wood, the design must be the approved wood mailbox design attached.

V. Fences

All fences and gates shall require ACC approval in regard to material type, height, and location on property.

VI. Outbuildings and Barns

The standard, type, quality and color of the materials used in construction of an out-building or barn shall be harmonious with the standard type quality and color of the materials used in the construction of the main residence on the lot. An outbuilding or barn shall be located in the rear portion of the lot.

Requests for Metal outbuildings must follow the Standards for Metal Building guidelines as developed by the ACC as set forth below:

Please note: Metal outbuildings, roofs or siding all require an ACC refundable deposit of \$475.00 and a non refundable \$25 review fee [\$500.00 total]

1. Frame can be red iron (steel) or wood frame
2. Foundation drawings (plans) must be submitted with request
3. Side walls not to exceed 16' in height
4. Walls over 12' could have alternate colored metal, stone, or other highlighted base to make walls appear shorter. All materials should be harmonious with the main dwelling
5. Ridge not to exceed a height of 22'
6. Overhead, roll up, or sliding doors will be acceptable

VI. Outbuildings and Barns – Continued from Page 8:

7. Structure needs to be engineered to withstand a minimum 125 MPH wind load or greater. Must meet Harris County Specifications. Must include engineer stamped wind load certification

Metal roof and siding for Metal Outbuildings:

1. Must have a pre-installed (colored) finish. Must compliment / coordinate with main dwelling.
2. Must have raised or standing seams
3. Must be a minimum of 26 gauge steel with preferred 24 gauge
4. Must have corner trim that color coordinates / compliments building
5. Accessory buildings will not be permitted on any lot without a main dwelling
6. An accessory building (out building) will not be any larger than 80% of the floor area of the main dwelling.
7. Area drainage: Each lot shall be finish graded so to maintain the drainage of such property without adversely affecting the existing drainage pattern of adjacent properties so to prevent damage by overflow of water to adjoining properties.
8. Maximum lot coverage: The maximum coverage of any lot with any non-permeable constructed surface shall not exceed sixty (60) percent of the lot area. For computation of lot coverage by way of example only, “non-permeable constructed surface” shall include buildings, garages, accessory (out) buildings, pools, patios, sidewalks, driveways, and any other paved surface or other non-permeable constructed surface area.

VII. Roofing Materials

All dwelling, garage, and carport roofs shall have a shadow-line architectural shingle with at least a 25-year life expectancy and be harmonious with surrounding properties.

VIII. Paint

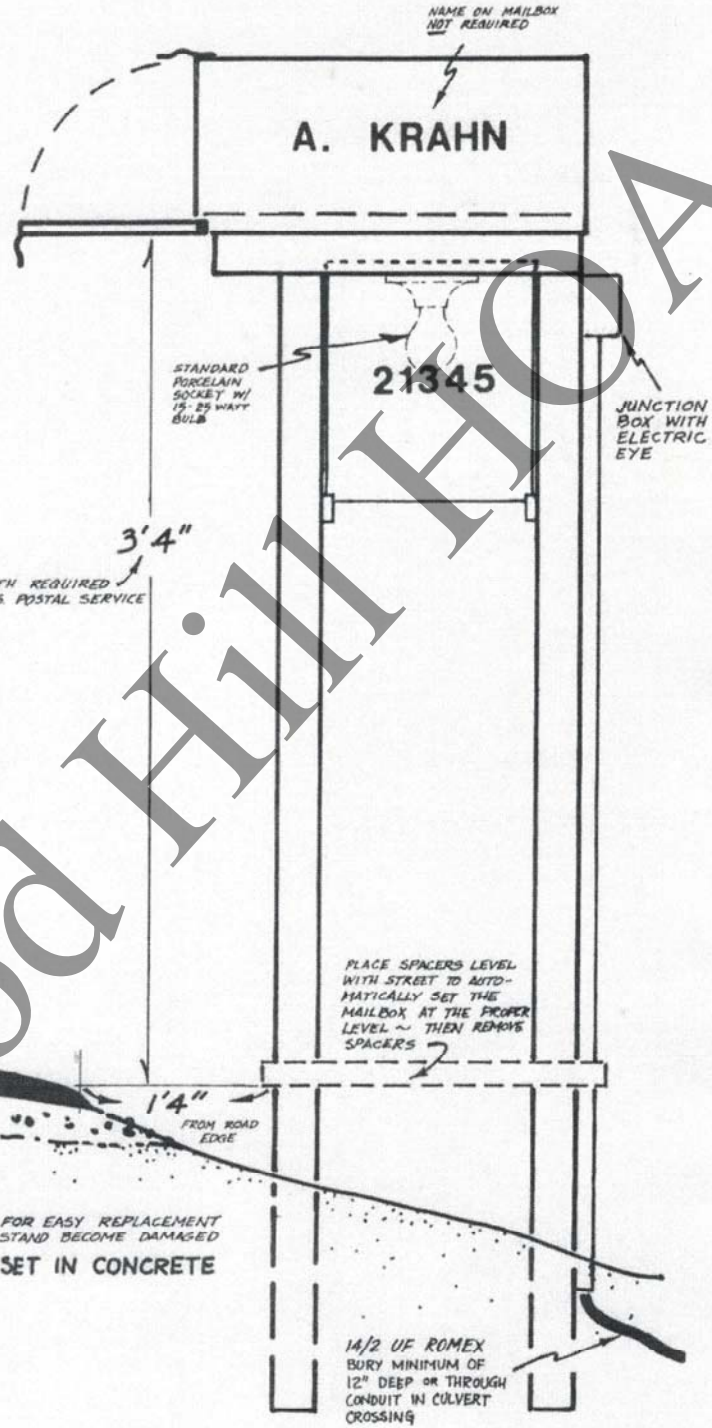
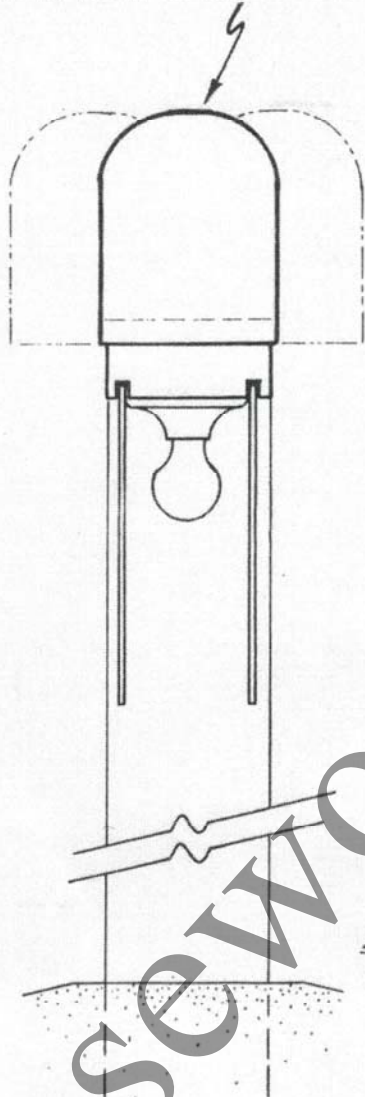
Paint should match or blend with outside brick or siding. Requests for paint / stain should include all actual paint / stain colors and should be submitted to the ACC for approval. Only traditional paint / stain colors as deemed by the ACC will be approved for use.

IX. Designated Storage Area

Designated storage area must be submitted and approved by ACC for any boat, trailer, travel trailer, or motor home (RV) or similar unit which is stored on any tract.

WOOD MAILBOX DESIGN

THE STAND NORMALLY COMES COMPLETE WITH A BLACK ENAMEL STANDARD MAILBOX ~ YOU MAY, HOWEVER, ORDER THE STAND ALONE AND USE A "U.S.P.S. APPROVED" BOX OR BOXES OF YOUR CHOICE.



3'4"
HEIGHT REQUIRED BY U.S. POSTAL SERVICE

PLACE SPACERS LEVEL WITH STREET TO AUTOMATICALLY SET THE MAILBOX AT THE PROPER LEVEL ~ THEN REMOVE SPACERS

TO ALLOW FOR EASY REPLACEMENT SHOULD THE STAND BECOME DAMAGED DO NOT SET IN CONCRETE

1/2" OF ROMEX BURY MINIMUM OF 12" DEEP OR THROUGH CONDUIT IN CULVERT CROSSING

12/78 PLANS SUBJECT TO REVISION