

ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.

Architectural Control Committee (ACC) Guidelines

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. Such plans and specifications must accurately reflect the size, location, height and cost of the structure, including the materials to be used in any improvement. 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.
3. Structures and fences that were built with approval prior to April 1, 2025 shall be "grandfathered" per prior guidelines; however, any changes made thereof after April 1, 2025 shall comply with the guidelines set forth herein, this excludes mailboxes.

II. General Guidelines

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

1. Size, dimensions, and elevation.
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. The provision of applicable statutes, ordinances, building codes, and covenants, conditions and restrictions.

III. Improvements – Review Fee and Deposits

All new construction projects will be charged a refundable deposit of \$475.00 and a non-refundable \$25 review fee [\$500.00 total]. This shall apply to all new homes, home additions, pools, and any other new attached or detached structures including outbuildings, RV covers, patio covers, metal buildings, or other similar items. Upon completion, the homeowner is responsible for scheduling a final project compliance review with the ACC. The deposit will be refunded following confirmation by the ACC of compliance with the terms of the project's corresponding approval, the covenants of Rosewood Hill and these Guidelines. Failure of the homeowner to timely schedule the final project compliance review in the time frame provided in their corresponding approval letter will result in forfeiture of the deposit. A request to schedule the final project compliance review is considered timely if made within 30 days of the date the project is scheduled for completion based on the corresponding approval letter. An owner may request an extension of time for project completion and request for final project compliance review where circumstances warrant, and the Board approves such extension. Forfeiture of the deposit does not constitute approval of the construction project; the Association may initiate all enforcement remedies available under the law to ensure compliance with the covenants and these Guidelines.

IV. Culvert Crossings / Concrete Work

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 culvert crossings will require a non-refundable \$50 review fee to confirm the properly sized culvert for the lot for proper drainage. All concrete flat work including sidewalks and driveways must also be approved by the Architectural Control Committee.

V. Mailboxes

All mailboxes shall be uniform with one another with lighted address on both sides. Mailboxes may be constructed of brick, stone or wood. If constructed of wood, the design must be the approved wood mailbox design included on page 11. Other alternative wood designs may be considered by ACC. Height and location of mailboxes must comply with the requirements of the United States Postal Service <https://www.usps.com/manage/mailboxes.htm> . All mailbox designs must be approved by ACC prior to installation.

VI. Fences

All fences and gates shall require ACC approval in regard to material type, height, and location on property. No tin gates will be permitted. Fences in front of the home are only permitted in Section 2 unless grandfathered. No fence shall be permitted to cross or obstruct any drainage easement. A \$25.00 non refundable review fee will apply for all new fences.

VII. Outbuildings, Sheds and Recreational Vehicle Covers:

Please note: All outbuildings require an ACC refundable deposit of \$475.00 and a non-refundable \$25 review fee [\$500.00 total]. The standard, type, quality and color of the materials used in construction of an outbuilding, barn, shed, or recreational vehicle cover 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, barn, or recreational vehicle cover is not permitted to be attached to the main dwelling and shall be located in the rear portion of the lot no closer than 10' from the main dwelling. Outbuildings, Sheds, Barns and RV covers may be wood or metal construction. If metal, the metal guidelines apply.

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

Please note: All metal outbuildings, metal roofs or metal 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 shall not exceed 16' in height
4. Walls over 12' should 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

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 (ie R-Panel, no corrugated metal permitted)
3. No Horizontal R-Panel material is permitted
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. Any out building shall not be any larger than 80% of the floor area of the main dwelling.
7. Area drainage: Each lot shall be finished to grade 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.

VIII. Roofing Materials

All dwelling, garage and carport roofs shall be uniform with one another. Standing seam, copper, or shadow-line architectural shingle roofs are permitted. No 3-tab shingles or corrugated metal roofs are permitted at all on any structure. Roofs must be harmonious or complement surrounding properties in the opinion of the ACC. Alternative roofing materials may be considered on a case-by-case basis for structures such as pergolas, gazebos, or other similar freestanding structures.

IX. Paint and Stain

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.

X. Designated Storage Area (DSA)

Designated storage area must be submitted and approved by ACC for each boat, trailer, travel trailer, or motor home (RV) or similar unit which is stored on any Lot. The number of designated storage areas allowed on each lot shall be limited to two (2) per lot. Additional DSA's will be considered by the ACC for lots larger than 1.00 acre and the location on the lot. DSA is required for Golf Carts not stored in a driveway, under a carport, or, in the garage. Whole house generators require approval of location but are not included in the total number of DSA's allowed on the lot.

XI. Chicken coops, Animal housing, stables and other animal shelters

Chicken coops*, animal shelters, stables, and such must be constructed of wood according to plans approved by ACC and must be placed on the back one half (1/2) of the lot, behind the main dwelling, and not less than 75 feet from any road. Roofing material must be specified in the request. Metal roof will be considered but must have a pre-installed color finish. No corrugated metal roof shall be permitted. Adult chickens / hens are limited to 12. Roosters are not permitted. Nothing contained herein shall be construed to permit chickens or any other pet to be uncontained.

*Chicken coops are limited to 100sf in size and Chicken runs if any, must be attached to the coop, enclosed, and are limited to 200sf.

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Pages 5
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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