

GENERAL PROJECT RULES for all Projects:

Construction must be completed within 60 days from approval or additional approval is required indicating additional time and reason.

Construction activity is limited between 8:00 AM and 7:00 PM. No activity is permitted outside of these hours.

Barricade fencing must be installed during construction to discourage unauthorized access.

Construction Access is limited to the homeowners property only. No "common area" is allowed to be utilized without written consent from the HOA and Fees Apply. Use of common area will only be permitted as a last and only resort to an owner should access not be available from another area. The Board and/or Committee will make the final decision on whether to allow common area use.

Construction area must be kept clean, including the street and sidewalk.

All stone, rock, wood, brick, masonry products, roofing material or other material utilized must be approved for color & style. (Only neutral, earth tones are permitted, such as tan, brown, gray, beige, soft reds or similar colors)

You may be approved for either all the items submitted OR partially for some of the items submitted in your application; only what has been submitted in your application was considered by the committee. If approved, final product must match what was originally submitted and approved or owner may be asked to remove material used or redo the modification.

Damage to common property/area or damage to a neighbors yard either by the owner approved for the modification or by the contractor the homeowner has hired, is the responsibility of the homeowner making the modification. The homeowner for which the modification is being made, must make every effort to protect surrounding properties and common areas. Should damage occur to a common area or a neighbors property, by a contractor hired by a resident, it is the responsibility of that resident to repair and/or restore. It is not the responsibility of the Association.

Adherence to property lines, setback and surface easements is a requirement. Please understand, encroachment of an easement could result in the material being removed at the homeowners expense should utility work be required.

This list may not be inclusive of the rules listed above. The Architectural/Modification Committee may impose additional rules and conditions as needed based on requests of homeowners for certain projects or designs not previously considered; Some rules and conditions may be specific to a particular project. Any additional requirements, not listed will be included with the owners approval and in writing and are enforceable.

CONDITIONS FOR WROUGHT IRON FENCES ON LAKE AND/OR SIDE/OR CORNER LOTS

Iron fences are to be the same as what was originally installed by the developer, in either the north or south section of LOCF.

VARIATIONS PERMITTED:

The top and bottom horizontal pieces may either be a 3 inch piece (like originally installed on south side) or a 1.5 inch piece (like originally installed on the north side), or a size in between 1.5 inches and 3 inches, however both the top and bottom horizontal piece must be the same size on a home.

The posts that divide an individual section, which are mounted in the ground with concrete must also be the same as what is currently installed on either side (north/south) in terms of height, diameter and shape, however, a variation will be permitted on the diameter of the post used: either a 2 inch or 3 inch post will be permitted, but the same size post must be used to be consistent on a single home. Any size post between a 2 or 3 inch post is allowed.

The pickets installed within a fence section must be the same as what is currently installed on homes in LOCF.

The space between the pickets must be the same as what is currently installed on homes in LOCF; no exceptions.

All iron fences must be black in color.

Iron fences can either be welded or bolted.

It is recommended that owners obtain a warranty on iron fences. FOR ADDITIONAL INFORMATION, PLEASE REFER LOCF DEED RESTRICTIONS: Article XI, Architectural Standards, Section 12 Fences.

CONDITIONS FOR ORNAMENTAL IRON FENCES on front exterior/porches/ courtyards facing front and/or side

The space between the pickets must be the same as the current installation if you currently have iron fencing along your front porch or driveway OR other front exterior area.

All iron fencing along the front of a single home must be the same style and color.

Iron Fencing on any portion of a home must be BLACK in color.

Iron fence/gate may not be taller than the structure it attaches too, except for any architectural enhancement, curvature, etc, and then only by a height of eight (8) inches.

Iron fences may be welded or bolted.

It is recommended that owners obtain a warranty on iron fences.

CONDITIONS FOR RAIN GUTTERS

Rain Gutters must be similar in style and color to those installed by the builder of said home;

Color should match the trim or garage color currently on home; neutral earth tones as originally permitted by builders are the only colors permitted in LOCF;

Plastic Gutters are not permitted;

Rain Handlers are not permitted;

It is recommended that Homeowners consider additional drains to deflect rain water runoff resulting from the installation of gutters. Drains should be directed to the front portion of the home toward the street and not to any common area.

RP-ZUI0-104033

YARD ART/SCULPTURE CONDITIONS:

Front Yard/Porch/Exterior: No more than two (2) items are permitted at the front exterior of a home

Permitted items can be up to a maximum of 24 inches tall from the ground.

Item(s) must be neutral in color/tone such as gray, brown, black or tan; NO bright or bold colors (such as blue, red, purple, pink, yellow, orange, etc) will be permitted. No Shiny metals are allowed. Colors should blend with the home's color scheme.

Plastic items are not permitted; this includes pots, plants or any other decorative items.

Offensive items are not permitted.

Bird Baths are not permitted.

Flower pots are allowed on a front porch or within a flower bed as part of landscape and are not considered yard art unless they carry a message, or verbiage, or an image.

No plastic pots are permitted at the front exterior of a home.

Landscape flags are not permitted at the front exterior. (Certain types of flags are allowed per the Texas Property Code 202-012) Additionally, a *team, sport* flag or sign representing a Collegiate or a Professional team may be placed in a front yard, only on game day. Sports flags must be removed the same day.)

Temporary holiday decorations may be placed during holiday seasons. *See Deed Restrictions for time frame permitted to place decorations.*

(ARTICLE XII, SECTION 19 (PAGE 29) ARTIFICIAL VEGETATION, EXTERIOR SCULPTURE AND SIMILAR ITEMS)

KP-ZUI6-1045-3

ARTICLE XI: ARCHITECTURAL STANDARDS. Section 11; ROOFING MATERIALS:

ROOFING CONDITIONS:

The above Article sets forth the restrictions on roofing.

(The ACC/Modification Committee will approve for PERGOLAS ONLY, a polycarbonate type covering in gray, tan or clear only as it is somewhat temporary in nature)

KP-2016-1040-33

Conditions for Additional Landscape

The location of additional trees added after the homeowner has closed on a residence must be reflected on the plot plan/survey of the residence and submitted for approval. Owner must indicate size, type and location. No additional trees will be approved that are within 10 feet of the property line or easement; Certain trees may not be permitted. Please check with the HOA for a list of trees that are not allowed.

Rock border used in landscape or walk-way paths must be rock/stone or another product approved by the HOA that is made specifically for landscape and/or border; Rock, stone or border material must be neutral in color & tone and match the color scheme of the home. No plastic, wood or metal landscape border is allowed; Metal or plastic "may" be permitted as a weed or grass barrier so long as it is an earth tone, and does not extend above the landscape border;

Brick left over from home construction, or any brick used in the construction of a building is NOT permitted to be used as a landscape border;

Plastic/artificial flowers, trees and shrubs are not permitted as landscape or decorative embellishment around the perimeter of ones home;

It is not necessary to obtain approval to replace dead flowers, bushes and trees with the same, or similar plants;

The area between the street curb and the sidewalk must be solid sodded; no landscape, decoration or embellishment is allowed to this area;

Additional approval is not required to increase the size of existing flower beds, however, if a substantial increase or change is planned, approval for placement and material is necessary if rocks/stones, trees, large bushes will be added.

Yard art and sculpture must meet the conditions set forth for height requirement, color and quantity. Approval is not needed to place yard art and sculpture that meets LOCF HOA requirements. If an owner has questions about acceptable items, please contact the HOA or a member of the Modification Committee to obtain information.

EXTERIOR LIGHTING

Outdoor lighting installed in or a round flower beds, trees and plants must be low-voltage lighting.

Exterior lighting must be directed towards homeowner's structures and not directed towards any neighboring residences or patios, or common areas.

It is recommended that any lighting additions or modifications be performed by a licensed electrician.

Exterior lighting "casing" must be neutral/earth tone in color to blend with landscape.

Solar lights are permitted, but must be in working order; if solar lights no longer work, they must be removed.

No colored lighting is permitted except during holidays. (See LOCF Deed Restrictions for Holiday Lighting usage)

(ARTICLE XII, Use Restrictions; Section 18, Lighting)

TRAMPOLINES:

Trampolines are permitted, however, must be approved for placement on lake lots. Owner must not store an unused trampoline on his property. On any lot, trampoline must not be placed within 5 feet of a fence. Grass and landscape must be maintained around trampoline at all times.

SPA/HOT TUB (PORTABLE AND ABOVE GROUND UNITS)

Above Ground Spas are only allowed on NON-LAKE LOTS (interior lots); Spas are only permitted in the backyard area and may not be visible to common areas.

Spa must be self-contained, and placed on a concrete pad.

Spa must be connected to home's main drain and NOT allowed to drain to the lakes, common areas or street.

Above ground spas must be properly maintained by homeowner and functional. If spa becomes non-operational, it must be removed from owners property. Spas are not permitted to be stored on an owner's exterior property.

Above ground swimming pools are not permitted.

EXTERIOR PAINTING:

Color samples must be included in the application for exterior construction modification and/or paint color changes unless paint colors are the same colors currently used on the home. If using the same color on exterior modifications, this should be indicated in the application.

Wood Shutters, trim, gutters, window casing, doors or garage doors must be painted (or stained) the same as the current color, or approved for a change in color to another similar color or tone that matches homes current color scheme.

Only neutral and/or earth tones are permitted, such as brown, tan beige, gray, white, sand, clay.

All color changes must be approved by the ACC/Modification Committee.

Approval is not required if you are repainting the exact same color the builder originally painted home.

LANDSCAPE FOUNTAINS

Fountains must be operational; (birdbaths are not allowed)

Must be neutral in color such as earth tones, to match and compliment the home; No bright colors or shiny metals;

No fountains that produce sounds other then the natural water sound;

Any drainage must be connected to the homeowner's main sewer system and not be allowed to drain to the street or the lakes;

Electrical cords may not be visible;

Offensive structures will not be permitted;

Height and Width must be indicated on application; Height may be no taller than 5 feet.

Conditions for the Installation of a Home Generator

Generator must be installed on a concrete or similar base;

Generator must be installed by personnel licensed for said installation;

For installation on Lake Lots, Corner Lots or any lot where the rear or side view can be seen from common areas: generator must be surrounded by landscape to block view;

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Pages 13
04/14/2016 09:18 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$60.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2016-154533