



The
COMMONWEALTH

**ARCHITECTURAL CONTROL GUIDELINES FOR
THE MODIFICATIONS COMMITTEE**

REVISED AUGUST 2010

CONTENTS

OVERVIEW	PAGE
The Declaration	3
Purpose and Objectives	4
Application Procedure	5
Approvals/Disapprovals/Processing Period	6
Easements	6
Variance	7
Inspection	7
Compliance/Non Compliance	7
Enforcement	8
Complaints	8
Controlling Documents	8
GUIDELINES	PAGE
1.0 Buildings/Garages/Driveways/Masonry/Roof/Solar Panels	9
2.0 Outbuildings	14
3.0 Room Additions/Habitable Improvements	14
4.0 Garage Conversions	15
5.0 Driveway Extensions/Sidewalks	16
6.0 Patio Covers	16
7.0 Decks	17
8.0 Exterior Painting/Siding and Trim	17
9.0 Exterior (Primary) Windows and Doors/Storm Windows and Doors	19
10.0 Solar Screens/Window Films/Window Shades and Awnings	20
11.0 Burglar Bars	22
12.0 Fences, Fence Extensions, Walls & Hedges	22
13.0 Swimming Pools/Spas	25
14.0 Basketball Goals	26
15.0 Swing Sets/Playhouses/Play Forts	27
16.0 Exterior Lighting	27
17.0 Landscaping	28
18.0 Decorations	28
19.0 Antennae/Satellite Dishes	29
20.0 Birdhouses	29
21.0 Outdoor Carpeting	30
22.0 Water Softeners	30
23.0 Window A/C units	30
24.0 Signs/Advertisements	30
25.0 Garage Sales	31

REVISED: 8/2010

THE COMMONWEALTH CIVIC ASSOCIATION, INC.

ARCHITECTURAL CONTROL GUIDELINES

OVERVIEW

The Declaration

A system of Architectural Control is created by the Declaration of Covenants, Conditions and Restrictions for the Commonwealth (the Master Declaration) which is recorded in Volume 1938, Page 340, (Clerks File No. 8723598) of the Official Public Records of Real Property for Fort Bend County, Texas. The Declaration has been supplemented and amended from time to time for each separate Neighborhood (as defined in the Declaration). The Supplemental Amendments for each Neighborhood are as follows:

Sweetwater and Commonwealth Park Supplemental Amendment	Vol. 1938, Page 478 Clerks File No. 8723619*
Sweetwater, Section 12-A Supplemental Amendment	Vol. 2020, Page 1342 Clerks File No. 8812446
Commonwealth Park, Section Two Supplemental Amendment	Vol. 2024, Page 2456 Clerks File No. 8815842
Commonwealth Park, Section Three Supplemental Amendment	Vol. 2060, Page 174 Clerks File No. 8842543
Oxford, Section One Supplemental Amendment	Vol. 2003, Page 1535 Clerks File 8775078
Oxford, Section Two Supplemental Amendment	Vol. 2094, Page 238 Clerks File No. 8901260
Bridgewater, Section One Supplemental Amendment First Amendment	Vol. 2254, Page 896 Clerks File No. 9056906 Vol. 2259, Page 340 Clerks File No. 9066387
Second Amendment	Vol. 2278, Page 153 Clerks File No. 9107434
Bridgewater, Section Two Supplemental Amendment	Vol. 2509, Page 2422 Clerks File No. 9321187
Bridgewater, Section Three Supplemental Amendment	Vol. 2530, Page 361 Clerks File No. 933442

Commonwealth Estates, Section One
Supplemental Amendment

Vol. 2184, Page 2111
Clerks File No. 9004297

Commonwealth Estates, Section Two
Supplemental Amendment

Vol. 2410, Page 1774
Clerks File No. 9232358

Sutton Park, Section One
Supplemental Amendment
First Amendment

Vol. 2275, Page 2184
Clerks File No. 9105372
Vol. 2292, Page 895
Clerks File No. 9117981

Sutton Forest, Section One
Supplemental Amendment

Vol. 2410, Page 1789
Clerks File No. 923259

Sutton Forest, Section Two
Supplemental Amendment

Vol. 2530, Page 344
Clerks File No. 9334421

* All recording information refers to the Official Public Records of Fort Bend County, Texas

The Master Declaration and all Supplemental Amendments shall be collectively referred to as the Declaration.

Purpose and Objectives

The purpose of architectural standards is set forth in the Declaration, as follows:

In order to preserve the natural setting and beauty of the Properties, to establish and preserve a harmonious and aesthetically pleasing design for The Commonwealth and to protect and promote the value of the Properties, the Lots, the Residential Units, and all improvements located therein or thereon shall be subject to the restrictions set forth in this Article V and in Articles VI, VII and VIII hereof. Every grantee of any interest in the Properties by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of such Articles.

The Declaration also provides:

To preserve the architectural and aesthetic appearance of The Commonwealth, no construction of Improvements, or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any Owner other than Declarants, with respect to any other portion of the Properties, including, without limitation, the construction or installation of sidewalks, driveways, parking lots, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest or servants quarters, or other buildings, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, painting or staining of any exterior surface), unless and until they shall have been submitted to and approved in writing by the appropriate Architectural Committee as to the compliance of such plans and specifications with such design guidelines (the Design Guidelines) as

may be published by the Modifications Committee from time to time including the harmony of external design, location, and appearance in relation to surrounding structures and topography.

The New Construction Committee (the NCC) has exclusive jurisdiction over all original construction. The NCC currently consists of the Board of Directors.

These Guidelines are intended to function as a summary of the Declaration and to comply with the requirements of the Declaration by establishing design guidelines for the Modification Committee, which has exclusive jurisdiction over modifications, additions, or alterations made to Residential Units. Any terms with the first letter capitalized are either defined in these Guidelines or in the Declaration.

The Modifications Committee (referred to in these Guidelines as the MC) consists of five residents in good standing with the Association, appointed by the Commonwealth Civic Association Board of Directors annually in May, for a one year term. The committee is comprised of a Chairperson, and four homeowner representatives. There may be advisors to the committee from each Neighborhood (as defined by the Declaration). The Board reserves the right to remove a MC member at any time.

Implicit in these guidelines are all aspects of upkeep and maintenance.

Application Procedure

Applications should include a cover letter, together with Application Form, explaining the proposed improvement(s). Attach two (2) copies of a detailed site plan. A copy of the survey received at closing should be used so that relative distances and dimensions can be reviewed. Make sure to include all pertinent information, specifications, building permits, etc., and that a mailing address and phone number are also provided. All applications must be in writing. The MC cannot respond to verbal requests.

Mail your applications to: Crest Management Company, 16360 Park Ten Place, Suite 310, Houston, Texas 77084, telephone number (281)579-0761. If the application is mailed, consider sending it certified mail, return receipt requested. Otherwise, if the application is mailed, call Crest Management Company within seven (7) days after the date of the application to verify that it was received. Do not assume it was received.

It is the responsibility of the applicant to make sure he or she has the most current guidelines before proceeding with any improvement. Check with any MC or Board member to see if the guidelines have been reissued or amended.

The MC reserves the right to charge an application fee on a case by case basis, depending on the complexity of the requested improvement. Any costs or expenses which the MC incurs in processing the Application shall be paid by the homeowner.

Applications must be received by Management Company by Tuesday prior to the Modifications Committee meeting. If not received by 5:00 P.M., application will be reviewed the following month.

Approvals/Disapprovals/Processing Period

The MC will respond in writing to all applications. Upon approval or disapproval, one (1) copy of the application will be marked and returned, along with an explanatory letter.

Please note that the MCC has sixty (60) calendar days from date of receipt of a complete application within which to respond. If additional information is required by the MC, the sixty (60) day processing period will commence upon receipt of the additional information. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete that approval process. However, every effort will be made to respond promptly.

In the event the MC fails to indicate its approval or disapproval within sixty (60) days after receipt of the required documents, approval will not be required and the related covenants set out in the Declaration shall be deemed to have been fully satisfied, provided that the proposed improvements are generally in harmony with the scheme of the development as set forth in the Declaration and these Guidelines. However, failure to respond on the part of the MC does not imply permission to encroach on an easement or building line.

If an application is not approved, the MC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the MC, the chairman of the committee should be contact for an appointment.

MC approval requires two (2) MC member appointee signatures.

No MC member can approve his/her own improvement.

Please note that MC approval is required prior to the installation or construction of any improvement or change. If an improvement is made without MC approval, the Board of Directors for The Commonwealth Civic Association, Inc., has the legal right to enforce its removal.

Easements

It is the homeowners responsibility to secure a consent to encroachment or a release of easement from all affected utility companies.

Approval by the MC of any encroachment of an easement shall not serve as an approval, amendment, or change of that easement and shall not create liability through the MC, any encroachment upon such easement shall be at the sole risk and expense of the owner.

Variances

Each application is considered on its own merit and the MC may grant a variance from these guidelines or the Declaration if, in the sole discretion of the MC, the circumstances warrant. Variances will be granted in writing only and, when given, will become part of these guidelines to the extent of the particular lot(s) involved. Because a variance may have been granted in one instance does not mean that improvements of a similar nature need not be applied for. Unless the guidelines are amended and reissued, applications for Improvements must be submitted, regardless of any variances previously granted.

Inspection

All improvements are subject to inspection by the MC.

Compliance/Non Compliance

As stated earlier, these guidelines include all relevant stipulations from the Declaration, but also include many more supplementary details and restrictions that have been approved by the Board of Directors. Since the guidelines (with their additional restrictions) were released a few years after the Declaration, an equitable process must exist to ascertain compliance/noncompliance with both documents.

The Declaration was in existence prior to any home building in The Commonwealth. It is expected that all residents will comply with the restrictions and requirements specified in that document. This includes the requirement to file an application for approval to the MC for all improvements, conditions or restrictions specified in the Declaration.

Homes or home improvements built prior to the approval and adoption of these guidelines must, as stated above, comply with the restrictions of the Declaration, but will not be required to be in compliance with any of the additional restrictions or details which are not specified in the Declaration.

Homes or home improvements built subsequent to approval and adoption of these guidelines are expected to be in full compliance with all provisions of the most current release of these guidelines.

Homeowners shall comply with all applicable restrictions and shall observe the filing requirements for any improvements. A homeowner is not in compliance if: 1) an improvement was made that is/was prohibited at the time of the improvement; or, 2) an improvement was made and an application was not filed with the MC.

Unapproved and/or prohibited improvements are subject to removal or modification at the homeowners expense, unless a variance is granted. Homeowners should apply to the MC for any outstanding unapproved improvements.

Enforcement

Article IX, Section 12, of the Declaration provides as follows:

The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, the covenants, conditions, restrictions, and liens contained therein. Failure of the Association or any Owner to enforce any of the provisions herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Association shall also have the right to enforce, by any proceeding at law or in equity, any other restrictions, conditions, covenants and liens imposed upon any portion of the Properties which by the terms of the instrument creating same grant the Association the power to enforce same, and failure of the Association to enforce such provisions shall in no event be deemed a waiver of the right to do so thereafter.

Homeowners will be assessed all costs necessary for compliance.

Complaints

Homeowners are encouraged to help maintain the beauty of The Commonwealth. To this end, we all have an obligation to the Declaration and architectural guidelines, and to ensure non-complying improvements get corrected. Should you have a complaint regarding a violation, contact the Management Company. All complaints will be handled in the same manner discussed under Application Procedure.

Controlling Documents

In the event of a conflict between these Guidelines and the Declaration, the Declaration shall control.

GUIDELINES

1.0 Buildings/Garages/Masonry/Roof/Roof Accessories/Solar Panels

- 1.1.0 A **building** is defined as the main residence situated on a lot, and includes any bonafide additions such as a garage. It does not include any structure not attached such as a storage shed, gazebo or playhouse/fort.
- 1.2.0 A **detached garage** shall refer to a garage which is a free standing building and which does not share a common wall with the residence, although it may be connected to the residence by a covered walkway and may be architecturally treated so as to appear to be a part of the residence building rather than a separate structure.
- 1.3.0 No improvements shall be constructed on the Lots except Residential Units and attendant improvements.
- 1.4.0 **Lot Coverage.** The total square foot area of improvements at ground level on any Lot (including the first floor living area and garage, but excluding the driveway, porches, breezeways, paved terraces and walks, pool and pool deck, and other like improvements) shall not exceed fifty (50%) percent of the square foot land area of that Lot.
- 1.5.0 **Location of Buildings:**
- 1.5.1 Except as set forth below, no Residential Unit shall be located nearer than ten (10') feet to any side property Lot line.
- 1.5.2 A detached garage adjacent to an interior side property Lot line shall be no nearer than five (5') feet to such side Lot line.
- 1.5.3 **For Lots described in the Supplemental Amendments for Commonwealth Park, Section Two and Section Three, Oxford, Sections One and Two** - No Residential Unit or any portion thereof shall be located nearer than five (5') feet to any side Lot line.
- 1.5.4 **For Lots described in the Supplemental Amendment for Oxford, Sections One and Two** - A detached garage adjacent to an interior side property Lot line shall be no nearer than five (5') feet to such side Lot line; provided, however, if the improvements on the Lot adjacent to such side Lot Line have previously been completed and are greater than five (5') feet from the side Lot line, a detached garage may be located nearer than five (5') feet as long as it is a minimum of (10') feet from the improvements on the adjacent Lot and is no nearer than three (3') feet from the side Lot line.
- 1.5.5 **For Lots described in the Supplemental Amendments for Bridgewater, Section One, Sutton Park, Section One, and Sutton Forest, Section One.** No residence shall be

located nearer than five (5') feet to any side property Line.

-No single-family residence shall be located on any interior Lot nearer than fifteen (15') feet to the rear Lot line, except where a garage is attached to the main structure of the residence in which case the rear wall of the living area shall not be nearer than fifteen (15') feet to the rear Lot line, and the rear wall of the garage shall not encroach upon any easement.

-A detached garage adjacent to an interior side property line (which abuts the side property line of another Lot) may be no nearer than five (5') feet to that property line provided, however, if the improvements on the Lot adjacent to such side Lot line have previously been completed and are greater than five (5') feet from the side Lot line, a detached garage may be located nearer than five (5') feet as long as it is a minimum of ten (10') feet from the improvements on the adjacent Lot and is no nearer than three (3') feet from the side Lot line.

-The front face of any porte-cochere or carport shall be at least eight (8') feet farther from the front building line than the predominant front wall face of the residence.

1.5.6 For Lots described in the Supplemental Amendment for Commonwealth Estates, Section One, and Section Two:

-No Residential Unit shall be located nearer than ten (10') feet to any side property line. Any Residential Unit must be located within the building lines shown on the Subdivision Plat.

-No single-family residence shall be located on any interior lot nearer than fifteen (15') feet to the rear lot line, except where a garage is attached to the main structure of the residence in which case the rear wall of the living area shall not be nearer than fifteen (15') to the rear lot line, and the rear wall of the garage shall not encroach upon any easement.

-A garage adjacent to an interior side property line (which abuts the side property line of another Lot) may be no nearer than five (5') feet to that property line.

-The front face of any porte-cochere or carport shall be at least eight (8') feet farther back from the front building line than the predominant front wall face of the residence.

-No above ground swimming pools are permitted. All swimming pools must be constructed within the building lines shown on the Subdivision Plat. Pool decks may extend beyond the building lines and should allow adequate room for landscaping. The pool surface, deck and equipment must be fenced and screened from public view, including public streets, common areas and reserves. For the Lots described in Section 8, of this Supplemental Amendment, the screening must be landscape screening approved by the Architectural Committee.

1.6.0 Height.

No residence shall exceed a reasonable height required for two (2) stories of living space (above finished grade) plus pitched roof. No residence shall have more than two (2) stories of living space above finished grade, except in a case where third story of living space is contained within the volume defined by the roof planes of the residence. No other building (such as a detached garage) shall have more than two (2) stories of habitable space above finished grade.

1.7.0 Walls/Fences.

With the exceptions cited below, any fence, wall or hedge row intended for the purposes of privacy and/or security shall be not greater than six (6') feet in height and shall be no nearer to the front property line of the lot which it serves than the building line which is closest to that property line, subject to the following exceptions:

- 1.7.1 A fence or wall may vary in height for aesthetic reasons at a corner, gate, or connection to a building, or at locations of pilasters or major fence posts.
- 1.7.2 Any fence or wall required to exceed six (6') feet in height solely for specific reasons of privacy related to the use of an interior space of the residence (such as a wall enclosing a bath garden) shall not exceed eight (8') feet in height; and
- 1.7.3 A fence, wall or hedge row intended to serve an aesthetic purpose may be located, outside the limits defined by building lines on any street frontage of any Lot, provided that it does not exceed four (4') feet in height.
- 1.7.4 Fences must be maintained.

1.8.0 Special Lots

Lots which have a property lot line in common with any designated water detention area, park area or landscape reserve area, shall be subject to the applicable provisions of the Supplemental Amendments for each Neighborhood.

1.9.0 Garages.

Except as otherwise approved in writing by the MC, or as otherwise specifically set forth in the Supplemental Amendment for each Neighborhood, each Residential Unit shall be served by an enclosed garage large enough to provide parking for a minimum of two (2) cars, but no more than three (3) cars. Garages may be attached or detached from the residence, but detached garages shall be no closer than eight (8') feet from the rear property line of the lot and no closer than five (5') feet from any side property line of the lot. No attached garage

shall face the street to which the residence is addressed. No driveway shall be closer than three (3') feet from any side property Lot line. No garage shall be placed in front of a residence as viewed from the street to which such Residential Unit faces and no portion of a garage shall be closer than the residence it serves to the street on a side property lot line shall be closer than twenty-five (25') feet to the side property Lot line common to such side street.

- 1.9.1 **For Lots described in the Sweetwater and Commonwealth Park Supplemental Amendment** - all garages and driveways shall be on the right side of the Residential Unit as viewed from the street to which the Residential Unit faces; and no driveway shall enter from and no garage shall face Knightsbridge Boulevard.
- 1.9.2 **For Lots described in the Sweetwater, Section 12-A Supplemental Amendment** no driveway shall enter from and no garage shall face Knightsbridge Boulevard
- 1.9.3 **For Lots described in the Supplemental Amendment for Bridgewater, Section One: Sutton Park, Section One; Sutton Forest, Section One** - No circular drives or motor courts are allowed.
- 1.9.4 **For Lots described in the supplemental Amendment for Commonwealth Estates, Section One and Section Two** - All garages shall be equipped with an automatic garage door opener.

1.10.0 Masonry and Roof

- 1.10.1 The exterior finish of each residential unit shall be at least fifty-one percent (51%) brick, stone, or other masonry. The garage shall be excluded in computing this percentage.
- 1.10.2 All residential units and garages shall be roofed with composition shingles and no roof shall be composed of wooden shingles.
- 1.10.3 Composition shingles will be a minimum of 240#, 25 year warranty. Acceptable colors are weathered cedar (weathered wood) or black. A sample of proposed replacement shingle must be submitted to the Modification Committee along with the application to replace roof.
- 1.10.4 All roofing must be maintained in such a fashion that it does not detract from the neighborhood. Minor and emergency repairs do not require specific Modifications Committee approval, but can only be temporary. Final, permanent repairs must meet Guidelines.

- 1.10.5 All roofs must meet any applicable Government codes and it is the property owners responsibility to insure they do so. Additionally, any permits and contractor registrations are the property owners responsibility and must be obtained prior to beginning work.

1.11.0 Roof Accessories

- 1.11.1 All exposed metal roof accessories including stack vents, roof flashing, attic ventilators, wind turbines, chimney caps, skylight curbs, solar collector frames, etc. shall match the color of roofing material as closely as possible.
- 1.11.2 Attic ventilators, wind turbines, solar collectors must be mounted on the rear portion of the roof so that they are not visible from the front of the house or above the roof line.
- 1.11.3 Sky lights and light tubes may be permitted as long as they are not placed on the front slope of the house.

1.12.0 Solar Panels

- 1.12.1 Solar panels, including photovoltaic and solar heating, may be approved by the Modifications Committee provided they are unobtrusive and blend in to the roof shingle color.
- 1.12.2 Solar panels may not be visible from the street and should be mounted so that the panel does not extend above the roof line.
- 1.12.3 Solar panel frames and mounting hardware and electrical/water connections should be black or bronze in color to best blend with the roof shingle color. If unfinished, these materials must be painted the color of the roof shingles.
- 1.12.4 Parabolic solar collectors which are not mounted flush with the roof are not permitted.
- 1.12.5 Solar panels must be installed and maintained in such a fashion that they do not detract from the neighborhood.
- 1.12.6 The colors and manufacturer of the solar panels must be acceptable to the Modifications Committee.

- 1.12.7 Solar panels mounted at ground level may be approved if installed in a back or side yard and screened from public and neighbor's view by an approved 6 foot high cedar perimeter fence.

2.0 Outbuildings

- 2.1 An **outbuilding** is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garages, but does include storage sheds, gazebos, and playhouse/forts.
- 2.2 The colors should match or blend with the predominant exterior colors of the main residence.
- 2.3 Materials should match those of the main residence in both size and color, however, the MC will consider small prefabricated metal storage buildings providing the color blends with the main residence.
- 2.4 Storage shed should have a peaked roof, no higher than eight (8') feet from the ground to the highest point, and a maximum of ten by twelve (10' x 12') feet of floor space. The structure must be kept a minimum of five (5') feet off any property line and distance from side fence will be determined based on visibility from the street in front of the lot. Location must also be far enough away from the fence to allow for drainage to occur entirely on the owner's lot.
- 2.5 Any storage building placed on a concrete slab on top of a utility easement will require a letter of Consent to Encroach as it will not be considered portable. If a storage building is on a utility easement, but is not on a slab and can be moved, the MC will consider it as portable.
- 2.6 No storage building can be built up against any side or rear wall of a home unless its maximum height is less than six (6') feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.
- 2.7 If the storage building is under six (6') feet, it may be placed in side yard provided five (5') feet minimum set back is observed.
- 2.8 A freestanding gazebo must be at least six (6') feet away from the house. Approval will be granted on a case-by-case basis. The gazebo, at the peak of the structure, must not be higher than twelve (12') feet and must be five (5') feet away from any property line. If the roof is shingled, it must match the house shingles.

3.0 Room Additions and Habitable Improvements

- 3.1 Exterior materials and colors should match the house as much as possible.

- 3.2 Detailed plans must be submitted to the MC.
- 3.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachments.
- 3.4 On individual basis, size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Plans for room additions must show room size in proportion to room dimensions of the residence. Roof of addition must integrate with existing roof line so as to appear to have been part of the original house. Additions cannot exceed one-third (1/3) of the remaining back yard, but may be denied for other reasons, e.g., structural integrity, architectural suitability, etc., even if it only uses one-third of the remaining yard.
- 3.5 Additions must comply with lot coverage restrictions as set forth in the Declaration and must include with their application written acknowledgment from a licensed architect that they have read the Declaration and Guidelines and blueprints stamped by a registered professional engineer and that the improvement meets or exceeds them. Any costs incurred with the request will be incurred solely by the homeowner.
- 3.6 Building permits as required by the municipalities (city, county, etc.) must be submitted with the application. In some instances, the MC will grant approval with the provisions that a copy of the permit must be received by the MC within thirty (30) days of the approval letter and prior to construction beginning.
- 3.7 Balconies must also be approved prior to construction.
- 3.8 Any second story garage exterior, must be architectural consistent with the main dwelling.
- 3.9 All windows should face the backyard or driveway. Windows should not face toward any neighboring home such as to allow someone to view directly upon neighboring property.

4.0 Garage Conversions

- 4.1 Conversions of garage to living areas are not permitted.
- 4.2 Additional garages or carports are not permitted.
- 4.3 An application must be submitted for lean-to sheds, potting sheds or any other attachments to a garage. These attachments must meet the structural guidelines set forth in other sections of these Guidelines.

5.0 Driveway Extensions/Sidewalks

- 5.1 An application must be submitted for any driveway and/or sidewalk removal, addition or modification.
- 5.2 Driveway extensions (widening) are not permitted, unless associated with the construction of a MC approved expansion of a two car garage to a three car garage.
- 5.3 A paved walkway to allow access to the backyard, through a pedestrian gate in a perimeter fence, will be considered.
- 5.4 Driveways may be no closer than three (3') feet to any property line.
- 5.5 Width of driveway between the front building line and the street shall not exceed twelve (12') feet. Exceptions will be made for corner lots with side-out garages.
- 5.6 Driveways must be properly maintained.
- 5.7 Painting a topcoat on driveways and sidewalks is not permitted.

6.0 Patio Covers

- 6.1.0 Should be constructed of materials which complement the main structure.
- 6.2.0 Patio construction material are as follows:
 - a. The structure may be painted aluminum or wood (to match trim of house). Treated wood or naturally rot or insect resistant woods (such as cedar and redwood) may be used. (Staining or painting of these types of woods is not required.) Supports must be brick, wood, or metal columns.
 - b. The roofing material should be glass, clear acrylic sheet, clear plexiglass, standing seam metal roof (to match existing house trim) or roofing shingles to match existing house roof.
 - c. All material, i.e. metal, wood, glass, plastic, or lattice, must be completely framed in so that no raw edges of material are visible.
 - d. If canvas is used as patio cover, the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or its removal will be requested by the MC. The color of the canvas cover must be earthtone (i.e. black, brown, tan, beige or gray), no primary colors such as blues, reds, or yellows.

- 6.3.0 If attached to a single story house the structure must be integrated into the existing roof line (flush with eaves).
- 6.4.0 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 6.5.0 ~~Patio covers must be situated on the lot to provide drainage solely onto the owners Lot. If a proposed patio cover location has a solid cover and is less than five (5') feet away from a side lot line, the MC will require that it be guttered with down spouts.~~
- 6.6.0 Maximum height at the peak of the roof should be no more than twelve (12') feet.

7.0 Decks

- 7.1 If wood is used, see Section 6.2.
- 7.2 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 7.3 Decks should not be situated on a Lot if they pose a problem to the effective drainage of the Lot or a neighboring Lot.
- 7.4 Decks cannot be higher than eighteen (18") inches.

8.0 Exterior Painting/Siding and Trim

8.1.0 Exterior painting

- 8.1.1 Exterior painting requires Modification Committee approval. Paint sample must be submitted with application. The color of the brick used on home and color of neighboring homes are a consideration.
- 8.1.2 A sample of a proposed paint color must be submitted for approval when repainting the exterior of the house and garage.
- 8.1.3 Existing paint which is chipping, peeling, faded and/or discolored should be repainted. Rotten wood should be replaced. Timely removal of mildew on painted surfaces may obviate the need to repaint.
- 8.1.4 Only one "base color" is permitted per house. "Base color" refers to the principal paint color of the house. It is typically applied to house siding, garage doors (entry and

overhead), garage siding, underside of eaves, fascia boards, siding trim boards, wood window and door trim, and down spouts and gutters.

8.1.5 "Accent color" referring to painted doors and shutters is usually different from (darker than) house "base color".

8.1.6 "Base color" of house should be a light, neutral color, eg. white, beige, tan, etc.

8.1.7 "Accent color" for front doors and/or exterior window shutters should stay within the earth-tone family of colors, eg. black, brown, green, etc.

8.1.8 Primary colors, extremely bold colors and/or pastels are not permitted.

8.1.9 House and garage must be painted the same "base color".

8.1.10 The painting of exterior brick, stone, and/or other masonry is not permitted.

8.1.11 All painted exterior surfaces should be painted with "satin" or "semi-gloss" finishes rated for exterior use.

8.1.12 Re-staining and sealing a front door to its original color does not require Modifications Committee approval. Front door finishes should be "gloss" or "satin" finishes.

8.1.13 Front doors painted other than the same color as the "accent color" of the house may be approved on a case by case basis and must include a paint sample.

8.2.0 Siding and Trim

8.2.1 Applications for siding and/or trim replacement must include samples and a product specifications brochure indicating the type and design of proposed replacement material.

8.2.2 Modern construction products specifically engineered for exterior use ie. cementitious materials, such as "Hardi" plank and resin impregnated wood chips such as "Smartside" products, will be considered.

8.2.3 Fiberboard and/or cellulose/paper based products such as those used by original builder/developer are not permitted.

8.2.4 Vinyl and/or aluminum siding or other trim materials are not permitted for either siding or trim.

9.0 Exterior (Primary) Windows and Doors

9.1.0 Windows

- 9.1.1 Replacement of or changes to builder installed (original) windows require approval of the Modifications Committee.
- 9.1.2 Windows replacing those that are original to the home are required to have mullions that divide the single panes of glass into smaller squares or rectangles. The size and shape of divided panes shall duplicate the original windows.
- 9.1.3 Original windows installed by builder/developer without divided lights may be replaced with same.
- 9.1.4 The color of window framing material and mullions must be white or match the original color and be compatible with the exterior house colors and/or general use and appearance of the house.
- 9.1.5 Primary windows may be metal, wood, or vinyl construction or combination thereof.
- 9.1.6.1 Glass blocks are not permitted on front of house. Art glass or stained glass windows must be approved by Modification Committee.
- 9.1.7 Mirrored, fully reflective glass is not permitted. Any tinted glass must be approved by Modifications Committee.
- 9.1.8 Replacement of windows original to the house with windows of a different design (e.g. mullionless) may be permitted only for ground floor windows on the rear of the home.

9.2.0 Doors

- 9.2.1 Replacement of or changes in builder installed (original) exterior doors require approval of the Modification Committee.
- 9.2.2 Exterior doors that are visible from public view, dwelling front and public view side, if on a corner lot, are required to closely match the design of the builder installed original, in keeping with the architecture of the house and in harmony with the neighborhood. The Modification Committee may approve alternate designs.
- 9.2.3 Exterior doors shall be rated for exterior use and be protected with finishes appropriate for exterior exposure (see Section 8.0).

9.2.4 Exterior doors may be of wood, fiberglass or metal construction.

9.2.5 Door color/finish shall match builder/developer installed (original) in keeping with the architecture of the house and shall be in harmony with the neighborhood. The MC may approve alternate finishes and/or colors. (See Sec. 8.0)

9.2.6 Mirrored, fully reflective glass is not permitted. Any tinted glass must be approved by the Modifications Committee.

9.2.7 Design of door glass requires Modifications Committee approval and should be similar to builder installed (original).

9.3.0 Storm Windows

9.3.1 Storm windows must be maintained in such a fashion that they do not detract from the neighborhood.

9.3.2 The color of storm window frame material must be white or match the color of the primary window frames and window trim of the house.

9.3.3 Aluminum is the suggested material for storm windows.

9.3.4 Rolling window shutters are not permitted.

9.3.5 Hurricane shutters may be installed three to five days prior to a storm and must be removed within five days after the storm.

9.3.6 Storm windows must be installed on all windows on the side of the house for which the Modifications Committee has approved any storm window installation.

9.3.7 Mirrored, fully reflective glass is not permitted. Any tinted glass must be approved by the Modifications Committee.

9.4.0 Storm/Screen Doors

Storm doors, screen doors and/or combination storm/screen doors that are visible from public view are not permitted.

10.0 Solar Screens/Window Film/Awnings/Window Shades

10.1.0 Solar Screens

10.1.1 No applications for Solar Screens will be accepted or approved by the Modifications Committee after 12/31/2010.

10.1.2 Solar screens approved prior to 1/1/2011 must be maintained in good condition and not appear loose, worn or wrinkled.

10.2.0 Window Film

10.2.1 Window film may be approved if the material quality and color is acceptable to the Modifications Committee.

10.2.2 Samples of window film must accompany application.

10.2.3 The only acceptable colors for window film are gray, charcoal, or crystal light/silver clear film.

10.2.4 No mirrored, fully reflective bronze or any other color film is allowed on any window or door.

10.2.5 The Modifications Committee may approve the use of window film on windows on any side of the home.

10.2.6 Window film (including that used on doors) must be installed and maintained in such a fashion that it does not detract from the overall appearance of the home or the neighborhood.

10.2.7 Solar film must be installed on all the windows on the side of the house for which the Modifications Committee has approved any solar film installation.

10.3.0 Awnings/Window Shades

10.3.1 Awnings are permitted on the side and rear windows of a house and must be of the same color of the house. Colors must match or complement the primary color of the house. The house selections of awnings must be in accordance with the Section 8 of these Guidelines. Once installed, awnings are to be maintained in excellent condition at all times.

10.3.2 Metal and wooden slat-type exterior shades are not permitted on the front of the house.

10.3.3 All exterior shades must be approved by the MC prior to installation. The color selections of exterior shades must be in accordance with the Section 8 of these Guidelines. After installation, they must be kept in excellent condition at all times.

11.0 Burglar bars (prev 19.0)

Decorative door and window grill work and/or security bars on doors and windows are not permitted.

12.0 Fences, Gates, Walls and Hedges

12.1.0 General

- 12.1.1 Every Residential Property must have a perimeter fence.
- 12.1.2 All proposed replacement, relocation and/or changes from original as installed by builder/developer must have Modifications Committee approval.
- 12.1.3 All fences, gates, walls and hedges must be maintained in good condition. This includes but is not limited to: trimming hedges; replacement of rotted, missing, broken or warped wooden pickets; repair or replacement of leaning fence sections; repairing/replacing metal fences where paint is faded, peeled and/or where rust has formed. Hedges must be trimmed to a height of 8 ft or less.
- 12.1.4 Minor repairs must be made with same materials and construction details used in original.
- 12.1.5 No chain link, chicken wire, or lattice type fence construction will be permitted on any lot.
- 12.1.6 Fences are not to be built or altered, in any form or fashion, to incorporate any artistic designs, cutouts, initials, symbols or other "decorative" elements.
- 12.1.7 No fence, wall or hedge may extend so as to encroach across the recorded front building line or the recorded front building line of an adjacent house, and may never extend beyond the actual front building line.
- 12.1.8 No new fence shall extend beyond any side building line adjacent to a street.
- 12.1.9 Replacement of perimeter fences should align with and match overall height (6') of neighboring and adjacent fences.
- 12.1.10 Both neighbors sharing a lot line must concur as to a proposed fence, wall or hedge extension on their common lot line. If both neighbors do not concur as to a proposed fence, wall or hedge extension, the Modifications Committee

will examine the effect the extension will have on both properties. If one party will suffer detrimentally from the extension (such as a existing site line will be blocked) the Modification Committee may reject the application. Lot line fence, wall or hedge extension must not obstruct neighbor's view or access to or use of their property.

12.1.11 No mixing of fence materials is permitted across rear or front property lines or fences adjacent to a street. Dual use of wood and metal fencing is permitted only on side yard fences adjoining a neighbor and must have Modifications Committee approval.

12.1.12 Fence requests are subject to the Covenants, Conditions and Restrictions for Commonwealth. Some neighborhoods have Supplemental Restrictions which may supercede these Architectural Control Guidelines.

12.2.0 Wood Perimeter Fencing (as installed along lot lines by builder/developer)

12.2.1 Materials permitted:

- Pickets – 1X6 Cedar, clear or #1 grade, dog eared; fastened with galvanized nails
- Posts – 4X4 treated yellow pine
- Rails – 2X4 treated yellow pine; three (3) rail construction required.
- Rot Board (optional) – single, 1X6 treated yellow pine or 2X6 treated yellow pine with a beveled edge. If rot board option is selected, it must be installed along entire side of any lot line perimeter fence subject to public view. Individual panels being replaced using rot boards are not permitted.

12.2.2 Dimensions

- Finished fence must be six feet (6') in height, with or without rot board
- Posts will be a maximum of eight feet (8') apart

12.2.3 Other

- No painting, staining, or varnishing of wood perimeter fencing is permitted.
- Non pigmented wood sealant is not permitted.
- All cedar fencing visible from the street or common area shall all pickets nailed on the street or common area side of fence.
- All cedar corner fences or fences which face restricted reserve shall have all pickets nailed to the "public" side of the fence.
- “Good Neighbor” fencing is defined as a shared fence characterized by alternating eight foot (8') sections: pickets/pickets with rails and posts/pickets/pickets with rails and posts, etc.
- “Good Neighbor” fencing is permitted as a shared fence line for the side yards and back yards not visible to public view.
- The alignment of the top of the perimeter fences should parallel the natural/general slope

of the lot. Minor ground level irregularities along perimeter fences subject to public view should be mitigated by adjusting picket length or adding soil fill.

- No trim boards are permitted. Fence must consist only of one (1) rot board and pickets or pickets only.
- All fence posts must be set in concrete.

12.3.0 Metal Fencing

12.3.1 Materials

Metal, including wrought iron, steel and aluminum are allowed.
Minimum of ½" X ½" pickets and 2" X 2" posts are permitted.

12.3.2 Dimensions and Color

- Fence must be 6 feet (6') in height.
- Metal pickets must be a maximum of four inches (4") on center. Posts should be no more than 8' on center. All posts must be set in concrete.
- Finishes promoting longevity, such as powder coating and epoxy are permitted.
- Black is the only acceptable finish color.

12.3.3 Design

- Round pickets are not permitted.
- Spear points are required. No decorative elements are permitted.
- Puppy bars at base of fencing are permitted; must match fence material, and have a maximum height of 24".
- Metal fencing used to enclose a pool should meet all applicable city laws.
- Metal fencing added to or replaced on a lot shall match the original metal fence material installed by the builder/developer.
- Submittals for metal fences must include fence design.

12.4.0 Driveway Gates

12.4.1 Materials Permitted

- Metal, Wrought Iron, Steel and aluminum are permitted.
- Pickets – ½" X ½" minimum.
- Posts – 4" X 4" minimum; all posts must be set in concrete.
- Finishes promoting longevity, such as powder coating and epoxy are permitted.
- Black is the only acceptable finish color.

12.4.2 Other

- Metal driveway gates are permitted by the Modifications Committee
- Wooden gates are not permitted.
- Gate should not extend beyond the front building line or the most forward portion of the dwelling structure. No fence, wall or hedge may extend so as to encroach

across the recorded front building line or the recorded front building line of an adjacent house, and may never extend beyond the actual front building line.

- When sharing a common post with an adjoining section of metal fence, gate should match fence height of 6 feet (6') and fence material, design and color (black).
- All gate equipment must be located inside the gate and screened from view.
- No initials, symbols or artistic elements may be incorporated into or onto a gate.
- Spear points are required.
- All gates must swing onto property.
- Submittal for driveway gates must include gate design.
- Top of gate may be curved not to exceed a height of seven feet (7' or 84") at center.

12.5.0 Breezeway Fencing (Between House and Garage)

12.5.1 Materials

- Wood (clear cedar or #1 grade cedar), brick to match house, or metal may be permitted by the Modifications Committee.
- Material, color and style should match and/or compliment existing house.
- Lattice material is not permitted on breezeway fencing.

12.5.2 Dimensions

- Minimum height is four feet (4')
- Maximum height is six feet (6')

12.6.0 Rear Access Gates and Rear Fences

- Gates on/in fences that back up to bayous, retention ponds, reserves, etc., may be permitted with specific approval by the Modifications Committee.
- Rear access gates will match connecting fence size, material and height.

12.7.0 Swimming Pool Fences

See Section 13.0 Swimming pools and Spas

13.0 Swimming Pools and Spas

13.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking encroachment also requires a consent agreement.

13.2 The pool must meet all building setback lines. Any pool, spa or deck should be located at least five (5') feet from a side and rear lot line to maintain proper drainage on the Lot.

13.3 All private swimming pools and spas shall be completely enclosed by a solid wood or wrought iron type fence enclosure, being not less than four (4') feet, nor more than eight (8') feet in height and having pickets spaced not more than three (3") inches apart. All openings to any such enclosure shall be closed with a self-closing and self-locking gate of the same construction and material as the fence. As a safety precaution, no external surface of the enclosure shall provide a handhold or foothold.

13.4 Above ground pools are not permitted.

13.5 Pools must drain to the street and into the storm drain system. They are not to be connected to, or drain into, the community's sewage drain system. White minimum schedule - 40 PVC pipe is to be used for pool drain. Yard drains must also be of white schedule - 40 PVC pipe.

13.6 All new pools are required to be inspected by the City of Sugar Land for proper water connections and drains.

13.7 Pools, decks, spas, waterfall, and pool equipment must be located on recorded plat plan with all dimensions, site access, and drain lines indicated.

13.8 If any pool or spa construction uses access to the backyard over or through: (1) a landscape area maintained by the Association; or (2) a sidewalk; then either the homeowner or pool contractor must deposit \$1,000 with the Association. The \$1,000 will be returned only: (1) if there is no damage to the landscape area or sidewalk; or (2) any damage is repaired to the satisfaction of the Association. The Association may retain all, or any portion, of the \$1,000 deposit depending on the extent of the damage as determined by the Association. Nothing herein shall prevent association from seeking damages in excess of \$1,000.

13.9 Pool equipment must be screened from street view.

13.10 No waterfall can be higher than the fence line.

13.11 Screened pool enclosures are not allowed.

14.0 Basketball Goals

14.1 Must be mounted on garage or placed on the side of the driveway, as far to the rear of property as possible.

14.2 Basketball goals may not be erected beyond the front building line.

14.3 If the backboard is mounted onto the roof by use of a mounting structure, the mounting structure must be painted to match the roof shingle color.

- 14.4 The basketball goal backboard, net and post must be maintained in usable condition and kept in acceptable appearance.
- 14.5 Basketball goals not maintained, will be required to be removed.
- 14.6 Only one basketball goal per lot will be permitted.

- 14.7 Portable goals that are commercially manufactured are allowed.
- 14.8 Portable basketball goals are permitted without ACC application if they meet all of the above guidelines.

15.0 Swing Sets, Play Houses and Play Forts, Sports Equipment, and Sports Courts

- 15.1 A swing set, playhouse, or play fort, sports equipment, sports courts, trampolines and the like must not have a topmost point higher than twelve (12') feet. The Platform can be no higher than six (6') feet off the ground.
- 15.2 Location will be considered for neighbor's privacy, and must not be closer than five (5') feet to any property line. The equipment must be placed in the backyard, behind a fence.
- 15.3 All play equipment must be maintained.

16.0 Exterior Lighting

- 16.1 Low voltage landscape lighting must receive MC approval prior to installation. Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- 16.2 Exterior decorative lights, lights or floodlights must be aimed so as not to shine onto a neighboring property. Decorative or security lights should not be placed to line the sidewalk or driveway unless they are integrated into the existing landscaping. Placement of such lights should be no closer than every two feet on centers.
- 16.3 Security, mercury vapor, or fluorescent lights, must be attached to the back of the house or the garage, so long as the light fixture is not visible from the street. Mercury vapor, fluorescent, and sodium halite are not permitted in back or side yard if there are neighboring houses. Variances may be granted on a case by case basis.
- 16.4 Gas or electric post lights may be in front or back of house. Such lights must be no taller than eight feet (8') in height and the illumination must be a low wattage. The color of the

post shall be selected to complement or harmonize with the colors of the other materials on the house. This means that the color should generally stay within the earth tone color family (i.e. black, brown, tan, beige or gray, no blues, reds or yellows). Soft and muted earth tone pastel colors are acceptable. The use of white is also permitted. Extremely bold colors, primary colors, yellow, blue or green pastels for the post are prohibited.

16.5 Exterior lights must not negatively affect overall aesthetic appeal.

17.0 Landscaping

- 17.1 General: Landscaping (defined as living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth e.g., bark, mulch, etc.) is generally not subject to MC review and approval except in circumstances wherein such landscaping is intended to accomplish a structural objective, such as a hedge or a visual barrier, or is visually objectionable is not in harmony with the surrounding neighborhood, or is specifically referenced in the Declaration.
- 17.2 Front lawns must be sodded predominantly with St. Augustine grass
- 17.3 Trellises, lattices, window boxes, arbors, and permanent brick borders, must have MC approval.
- 17.4 Landscape timbers and bricks without mortar do not need MC approval unless they exceed a height of two (2') feet.

18.0 Decorations

18.1.0 General

On front lawns on Lots and on any portion of a Lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, swings, birdbaths, birdhouses, permanently affixed flag poles, fountains, or other decorative embellishments. Christmas, holiday or other festive decorations of a temporary nature are exceptions. Decorations must be removed within four (4) weeks after the calendar date of the holiday.

18.2.0 Yard Benches

- 18.2.1 A single bench may be placed either in the front of the house or in the driveway side yard, with approval of the Modifications Committee. In either case, the bench may not be placed more than ten (10) feet forward (toward the street) of the front building line or the predominant front wall face of the building.

- 18.2.2 The bench may be no longer than five (5) feet in length. It must be constructed of materials designed for exterior exposure, e.g. metal, concrete, stone, wood, fiberglass, etc. and must be properly maintained at all times.
- 18.2.3 Permissible colors include dark earth tones like green, brown, black, and gray. White or the color of house trim may be acceptable but primary colors are not permitted.

18.3.0 House Address Numbers

House numbers may be placed on the house, but not on any type of freestanding structure in the front yard. (See Section 24.1)

19.0 Antennas and Satellite Dishes

- 19.1 No exterior antennas of any type shall be erected, constructed, placed, or permitted to remain on any house, structure, improvement or building unless such antenna is located to the rear of the roof ridge line, gable or center line of the principal building.
- 19.2 No freestanding antennas whatsoever shall be placed on any portion of the properties without the prior written consent of the MC; provided, however, any freestanding antenna approved by the MC must be located behind the rear wall of the main improvement or building structure and must be screened from view by installation of approved fencing or other screening devices.
- 19.3 No antennas, either freestanding or attached, shall be permitted to extend higher than the roof peak of the structure on which erected, nor shall be erected on a wooden pole.
- 19.4 Satellite dishes larger than 18" must be screened from view.
- 19.5 Where possible, the homeowner is encouraged to place antenna inside the garage's attic space or the house's attic space.
- 19.6 All satellite dishes must be approved by the MC.

20.0 Birdhouses

- 20.1 Maximum permitted height of fourteen (14') feet.
- 20.2 If mounted on a pole, must be unobtrusive and painted white or to match trim color of house.
- 20.3 Must be placed not closer than five (5') feet to any property line, and must be situated in the

rear of the house.

- 20.4 Birdhouse and mounting structure must be maintained.

21.0 Outdoor Carpeting

- 21.1 Can only be installed on back porch area or patio-no walkways, etc.
- 21.2 Colors must match or complement house trim color.
- 21.3 Visibility from street will be considered.

22.0 Water Softeners

- 22.1 Must be screened from view from the street.

23.0 Window Air Conditioners

- 23.1 Must not be visible from street and must be below fence line.

24.0 Signs, Advertisements, Billboards

- 24.1 Signs and picketing. No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling Unit, fence or other improvement upon such Lot so as to be visible from public view except the following:
- a. For Sale Signs. An Owner may erect one (1) sign on his Lot, not exceeding 2'x3' in size, fastened only to a stake in the ground which should not extend more than three (3) feet above the surface of such Lot.
 - b. Developer's Signs. Developer may erect and maintain a sign or signs deemed reasonable and necessary for the construction, development, operation, promotion, leasing and sale of the Lots.
 - c. Builder's Signs. Any Dwelling Unit builder may utilize one professional sign (of not more than six (6) square feet in size) per Lot for advertising and sales promotion of such Dwelling Unit.
 - d. Political Signs. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship

of a political party, issue or proposal, provided that such signs shall not be erected more than thirty (30) days in advance of the election to which they pertain and shall be removed within ten (10) days after such election.

- e. Address Numbers. One set of numbers corresponding to the address of the Dwelling Unit may be placed upon the Dwelling Unit. The numbers may be no higher than six (6) inches. The color and display of the address numbers shall be compatible with the exterior house colors and appearance of the house. Address numbers may be painted on the curb directly in front of the Dwelling Unit provided total painted area does not exceed six (6) by twelve (12) inches. (See Section 18)

24.2 Contractor signs, painter, and pool company signs are not permitted.

24.3 Lost pet signs are not permitted.

24.4 Permanently affixed flag poles are permitted in the backyard only, at a height no greater than fifteen (15) feet. Bracket mounted flags, placed near the front entry of the home, may be permitted. The American and State flag may be flown. Decorative flags representing the four seasons or recognized holidays may also be flown. Decorative flags should be displayed only within (3) days of the season or holiday. Flags should be no larger than (15) square feet in size. All flags must be maintained. (See Section 18.0)

24.5 Signs which give notice of a home security system are permitted if placed at or near the front entrance and are no larger than 144 square inches. Window stickers which give notice of a home security system are also permitted.

25.0 Garage Sales

25.1 Garage sales are highly discouraged because of aesthetic and security reasons.

25.2 No signs may be erected anywhere in The Commonwealth which advertise garage sales.

The ACC Guidelines are subject to change and modifications as the needs of the community change. Such modifications will be adopted by a majority vote of the Board, at a duly constituted meeting of the Board.

accguid12/1999

accguidrev 11/2002

accguidrev 8/2010

Ret:
Baitley & Spear PC
14811 St Mary's Ln Ste 270
Houston, Tx 77079-2987

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2011 Mar 22 04:00 PM

2011026399

VCK \$139.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS



SECRETARY'S CERTIFICATE OF FILING

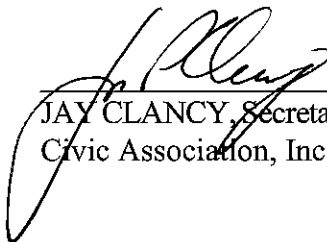
I, Jay Clancy certify that:

I am the duly qualified and acting secretary of The Commonwealth Civic Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to The Commonwealth Civic Association, Inc.

The attached instrument is being presented for recording in the Official Public Records of Real Property of Fort Bend County, Texas, pursuant to Section 202.006 of the Texas Property Code.

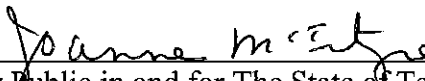
Dated: 24 February 2011



JAY CLANCY, Secretary, The Commonwealth
Civic Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24th day of February, 2011, by Jay Clancy, Secretary of The Commonwealth Civic Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:
Walter E. Spears
Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079



RECEIVED
MAR 05 2011

BY:.....