

ARCHITECTURAL CONTROL GUIDELINES FOR THE
HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.'S
ARCHITECTURAL CONTROL COMMITTEE

SUBJECT TO CHANGE WITHOUT NOTIFICATION

ARCHITECTURAL CONTROL GUIDELINES

OVERVIEW

The Declaration

A system of Architectural Control is created by the Declaration of Covenants, Conditions and Restrictions for **HERITAGE SQUARE, SECTIONS ONE AND TWO** (collectively the "Declaration") which are recorded under Clerk's File No. 350028 and 358036, respectively, of the Official Public Records of Real Property for Harris County, Texas.

Purpose and Objectives

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

Whereas, it is the desire of Declarant to place certain restrictions, covenants, conditions, stipulations and reservations upon and against **HERITAGE SQUARE** in order to establish a uniform plan for the development, improvement and sale of such property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners in said subdivision.

Now therefore, Declarant hereby adopts, establishes and imposes upon those certain lots in **HERITAGE SQUARE** the following reservations, easements, restrictions, covenants and conditions applicable thereto, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the property which reservations shall run with the said property and shall be binding upon all parties having or acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof.

The Heritage Square Architectural Control Committee has exclusive jurisdiction over all original construction and currently consists of representatives of the developer.

These Guidelines are intended to function as a summary of the Declaration and to set out minimum constructed standards pursuant to Article IV, Section 4 of the Declaration. These construction standards are the basis for Heritage Square Community Association's Architectural Control Committee which has exclusive jurisdiction over all 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 Association's Architectural Control Committee (referred to in these Guidelines as the "AACC") consists of a Committee as established by the HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.

Application Procedure

Applications should include a cover letter, together with the Application Form explaining the proposed improvement(s). Attach a copy of a detailed site plan. It is recommended that a copy of the survey received at closing 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 AACC cannot respond to verbal requests.

Mail your application to: Crest Management Company, 16360 Park Ten Place Drive, Suite 310, Houston, Texas, 77084, Telephone Number 579-0761.

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 AACC or Board member to see if the guidelines have been reissued or amended.

The AACC 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 AACC incurs in processing the Application shall be paid by the homeowner.

Approvals/Disapprovals/Processing Period

The AACC will respond in writing to all applications.

Please note that the AACC has thirty (30) calendar days from date of receipt of a complete application within which to respond. If additional information is required by the AACC, the thirty (30) 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 the approval process. However, every effort will be made to respond

promptly.

In the event the AACC fails to indicate its approval or disapproval within the 30 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 AACC does not imply permission to encroach on an easement or building lines.

If an application is not approved, the AACC will state in its letter why such approval was denied. If an applicant wishes to discuss or appeal a decision made by the AACC, the chairman of the committee should be contacted for an appointment.

Please note that the AACC approval is required prior to the installation or construction of any improvement or change. If an improvement is made without AACC approval, the Board of Directors of the HERITAGE SQUARE COMMUNITY ASSOCIATION, INC., has the legal right to enforce its removal.

Easements

The AACC cannot approve any application if there is an encroachment on an easement until the homeowner provides a Consent for Encroachment, or resubmits revised plans. Any non-portable structure on an easement is considered permanent, and thus an encroachment. Homeowners must secure a Consent to Encroachment or a Release of Easement from all affected utility companies. If your plans show an encroachment, obtain your Consent for Encroachment before applying to the AACC, or your application will be rejected. If you have an aerial easement on your lot, the utility company may permit you to place a permanent structure in the easement, as long as the structure is not higher than the aerial easement. To be on the safe side, you should discuss it with them first.

Approval by the AACC of any encroachment of an easement shall not serve as an amendment or change of that easement and shall not create liability through the AACC, 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 AACC may grant a variance from these guidelines or the Declaration if, in the sole discretion of the AACC, 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 AACC.

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.

The Declaration was in existence prior to any home building in **HERITAGE SQUARE**. 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 AACC for all proposed construction or modification of improvements as specified in the Declaration.

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.

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 AACC.

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 AACC for any outstanding unapproved improvements.

Enforcement

Upon any violation or attempt to violate any of the covenants, it shall be lawful for the Association or any other Lot Owner to

prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other dues for such violations. Failure by any Owner to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter.

Complaints

Homeowners are encouraged to help maintain the beauty of **HERITAGE SQUARE**. To this end, we all have an obligation to conform to the Declaration and architectural guidelines, and to ensure non-complying improvements get corrected. Should you have a complaint regarding a violation, write to the AACC. 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

- 1.1 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 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 No improvements shall be constructed on the Lots except Residential Units and attendant improvements.
- 1.4 Location of Buildings:
 - (i) Pursuant to the Declaration, no Residential Unit shall be located nearer than five (5') feet to any side property Lot line except in the case of corner

lots where the Residential Unit or garage shall be no closer than ten (10') feet to the side Lot line adjacent to the corner.

(ii) A detached garage adjacent to an interior side property Lot line shall be no nearer than three (3') feet to such side Lot line.

1.6 **Height.** No residence shall exceed a reasonable height required for two and one-half (2½) stories of living space (above finished grade).

1.7 **Walls/Fences.** With the exception cited below, any fence, wall or hedgerow intended for the purposes of privacy and/or security shall be not greater than eight (8') 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:

(i) A fence or wall may vary in height for aesthetic reasons at a corner, gate, or connection to a building, or at the locations of pilasters or major fence posts;

(ii) Any fence or wall required to exceed eight (8') 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 garden bath) shall not exceed nine (9') feet in height; and

(iii) A fence, wall or hedgerow 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 three (3') feet in height.

(iv) Fences must be maintained.

1.8 **Garages.** Except as otherwise approved in writing by the MC, or as otherwise specifically set forth in the Declaration, 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.

1.9 **Masonry and roof requirements.** The exterior finish of each Residential Unit shall be at least fifty-one (51%) percent brick, stone or other masonry. However, in

computing such percentage, the garage shall be excluded. All Residential Units shall be roofed with tile roof, composition shingles, or built-up roof, and no roof shall be composed of wooden shingles. The acceptable colors are earthtone (i.e. black, brown, tan or gray, no blues, reds or yellows).

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 AACC will consider small prefabricated metal storage buildings providing the color blends with the main residence or is unobtrusive.
- 2.4 Storage sheds should have a 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 the distance from a 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 AACC will consider it 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 a five (5') foot minimum set back is observed.

- 2.8 A playhouse/fort must not have a roof higher than twelve (12') feet. If a fort has a platform, then the platform can be no higher than six (6') feet off the ground. Neither is to be within five (5') feet of any property line and must be placed at the rear of the property, behind a privacy fence or otherwise screened from public view from any street abutting the Lot.
- 2.9 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 Basketball Goals

- 3.1 Portable Basketball Goals are acceptable as long as positioned the same as permanent basketball goals. Portable goals must be kept out of the street at all times.
- 3.2 Must be mounted on garage or placed on the side of the driveway, as far to the rear of the property as possible.
- 3.3 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.
- 3.4 The basketball goal backboard, net and post must be maintained in usable condition and kept in acceptable appearance.
- 3.5 Basketball goals not maintained, will be required to be removed.
- 3.6 Only one basketball goal per lot will be permitted.

4.0 Patio Covers

- 4.1 Should be constructed of materials which complement the main structure.
- 4.2 Prefab covers made of aluminum may be approved providing they are of a color that substantially matches the house

trim color. Unfinished aluminum will not receive AACC approval. All metal must be painted. Certain structures using wood framing may be allowed to go unpainted provided treated or insect resistant wood is used.

- 4.3 If attached to house, must be integrated into existing roof line (flush with eaves) and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be brick, painted wood, or metal columns. No pipe is allowed.
- 4.4 At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house whether treated or untreated wood is used.
- 4.5 Patio construction materials are as follows:
- a. Painted aluminum (to match trim of house).
 - b. Painted wood (to match trim of house).
 - c. Treated wood or naturally rot and insect resistant woods (such as cedar and redwood) may be used. Staining or painting is not required. All other woods must be painted or stained to match trim of house

General note: All patio cover material, i.e., corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.

- d. If canvas is used as roofing material on a 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 AACC. The color of the canvas cover must be an earthtone (i.e. black, brown, tan beige or gray, no primary colors such as blues, reds, greens or yellows).

- 4.6 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

- 4.7 Patio covers must be situated on the lot to provide drainage solely onto the owner's Lot. If a proposed patio cover location is less than five (5') feet away

from a side lot line, the AACC will require that it be guttered with downspouts if it is to be a solid cover.

- 4.8 Maximum height at the peak of the roof is twelve (12') feet.

5.0 Room Additions

- 5.1 Exterior materials and colors should match the house as much as possible.
- 5.2 Detailed plans must be submitted to the AACC.
- 5.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 5.4 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.
- 5.5 Building permits as required by the municipalities (city, county, etc.) must be submitted with the application. In some instances, the AACC will grant approval with the provision that a copy of the permit must be received by the AACC within thirty (30) days of the approval letter and prior to construction beginning.
- 5.6 Balconies must also be approved prior to construction.

6.0 Exterior Painting

- 6.1 Every home should maintain the same color as originally painted or stained. Even if a homeowner intends to paint in accordance with an original color scheme, or to rebuild in accordance with original plans and specifications, an application must be submitted and no work begun until approved by the AACC.
- 6.2 Color changes must be approved by the AACC. Color of brick used in house and color of neighboring houses are considerations.
- 6.3 Exterior paints and stains for each residence shall be

selected to complement or harmonize with the colors of the other materials with which they are used.

- 6.4 Wood siding and trim should generally stay within the earth tone color family (i.e. black, brown, tan, beige or gray, no primary colors such as blues, reds, greens or yellows). Soft and muted earthtone pastel colors are acceptable. The use of white is also permitted.
- 6.5 Extremely bold colors, primary colors, yellow, blue or green pastels are prohibited.
- 6.6 Front doors must be maintained. They may be stained, a natural wood color, or painted the same color as the house trim. Other paint colors may be approved on a case by case basis.

7.0 Storm Windows and Storm Doors

- 7.1 The frames of storm windows and storm doors must be of a color compatible with the exterior house colors and/or general use and appearance of the house. All storm doors must be a full glass door. No screen doors are allowed.

8.0 Decks

- 8.1 If wood is used, see Section 4.5c.
- 8.2 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 8.3 Decks should not be situated on a Lot if they pose a problem to the effective drainage of the Lot or a neighboring Lot.
- 8.4 Decks cannot be higher than eighteen (18") inches.

9.0 Swimming Pools and Spas

- 9.1 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. Consents must be received prior to approval.
- 9.2 Ideally, any pool or spa should be located at least five

(5') feet from a side and rear lot line to maintain proper drainage on the Lot. However, a minimum of three (3') feet will be allowed in certain instances. The pool must meet all building line and easement restrictions on the recorded plat.

- 9.3 All private swimming pools and spas shall be completely enclosed by a fence enclosure pursuant to local regulations.
- 9.4 Pools are to be drained 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. Minimum white schedule - 40 PVC pipe is to be used for pool drain.
- 9.5 All new pools are required to be inspected for proper water connections and drains.
- 9.6 Yard drains must also be of white schedule - 40 PVC pipe.

10.0 Solar Panels/Screens/Film

- 10.1 The AACC will only approve solar panels which are unobtrusive and which blend in with the roof shingle color.
- 10.2 Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.
- 10.3 Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the roof shingles.
- 10.4 No solar panel should be mounted so that it extends above the roof line.
- 10.5 Solar panels may not be visible from the street.
- 10.6 Solar panels mounted on stands are not permitted.
- 10.7 Solar screens are allowed on windows only if they blend with the brick and roof color.
- 10.8 Colors and manufacturers must be acceptable to MC for other screens and panels.
- 10.9 Solar window film must be non-reflective type.
- 10.10 Samples of window film must accompany each application.

11.0 Antennas

- 11.1 No exterior antennas of any type shall be erected, constructed, placed, or permitted to remain on any house, structure, improvement or building.
- 11.2 No freestanding antennas whatsoever including, without limitation, satellite dishes shall be placed on any portion of the Properties.

12.0 Fences, Fence Extensions, Walls and Hedges

- 12.1 All proposed fences must be approved by the AACC. See also Section 1.7.
- 12.2 Any painting, staining, or varnishing of fence must be approved by the AACC.
- 12.3 Fence, wall or hedge extension requests should be submitted by both neighbors sharing the side lot line and fence, wall or hedge except in the case of a corner Lot.
- 12.4 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.
- 12.5 If both neighbors do not concur as to a proposed fence, wall or hedge extension, the AACC will examine the effect the extension will have on both properties. If one party will suffer detrimentally from the extension (e.g., an existing sight line will be blocked), the AACC will reject the application.
- 12.6 All corner fences and fences which face a restricted reserve must be installed picket side out.
- 12.7 Replacement or repairs of fences, walls or hedges must be made with similar materials and construction details as used in original fence, wall or hedge. Replacement with any other material must be approved by the AACC.
- 12.8 No chain link fence type construction will be permitted on any Lot.
- 12.9 Fences must be maintained in good condition.

13.0 Decorations

- 13.1 On front lawns of Lots and on any portion of a Lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, permanently affixed flag poles, fountains, benches, swings 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.
- 13.2 Benches, gliders and all other outdoor furniture are not permitted in front yards and side yards on corner lots visible from any street. A bench or glider may be approved in a covered entrance way or covered front patio/porch as long as the color blends into the area and is maintained.
- 13.3 Birdbaths must be solid gray concrete, no higher than 3 feet, diameter no larger than 28 inches, only one birdbath per yard and it must be within five (5) feet of the incorporated landscaping.
- 13.4 Statues must be of solid gray concrete, no higher than twenty (20) inches, statues will not be allowed if there is nudity or display urination, only one statue per yard and it must be within five (5) feet of the building line and incorporated into the landscaping
- 13.5 Burglar bars and gates will be reviewed on an individual basis.
- 13.6 House numbers may be placed on the house, but not on any type of freestanding structure in the front yard.

14.0 Exterior Lighting

- 14.1 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- 14.2 Exterior decorative lights, security lights or floodlights must be aimed so as not to shine onto a neighboring property.
- 14.3 Low voltage landscape lighting must receive AACC approval prior to installation.

- 14.4 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. If none, a variance may be granted, or if affected neighbors approve.
- 14.5 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 earthtone 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.
- 14.6 Exterior lights must be clear and not affect overall aesthetic appeal.

15.0 Wind Turbines

- 15.1 Wind turbine vents must be mounted in the rear portion of the roof so that they are not visible from the front, or above the roofline.
- 15.2 The wind turbine vents must be a color which will blend with the shingle color, or be painted to match the shingle color.

16.0 Outdoor Carpeting

- 16.1 Can only be installed on porch area - no walkways, etc.
- 16.2 Colors must match or complement house trim color.
- 16.3 Visibility from street will be considered.

17.0 Gates & Gate Covers

- 17.1 Full wooden panel to match trim of house or existing fence.
- 17.2 No chicken wire, chain link or lattice.

- 17.3 Wrought iron and simulated iron gates are permitted, but shall be painted black or the same color as the house trim.

18.0 Burglar Bars

- 18.1 Acceptable provided in harmony with house.
- 18.2 Painted to match exterior trim.
- 18.3 Interior burglar bars that are visible from the street must also be applied for.

19.0 Birdhouses

- 19.1 Maximum permitted height of fourteen (14') feet.
- 19.2 If mounted on a pole, must be unobtrusive and painted to match trim color of house.
- 19.3 Must be placed not closer than five (5') feet to any property line, and must be situated in the rear of the house.
- 19.4 Birdhouse and mounting structure must be maintained.

20.0 Landscaping

- 20.1 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 AACC 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, not in harmony with the surrounding neighborhood, or is specifically referenced in the Declaration.
- 20.2 Pots with plants or flowers are acceptable in entrance ways and at corners of garages as long as they blend in with the landscaping. Pots must be of neutral colors and must be well maintained.
- 20.3 Trellises, window boxes, arbors, and permanent brick borders, must have AACC approval.
- 20.4 Landscape timbers and bricks without mortar do not need

AACC approval unless they exceed a height of two (2') feet.

21.0 Swing Sets

- 21.1 Maximum height of eight (8') feet.
- 21.2 Location will be considered for neighbors' privacy, but not closer than five (5') feet to any property line, and must be located to rear of house.

22.0 Driveway Extensions/Sidewalks

- 22.1 An application must be submitted for any driveway removal, addition or modification.
- 22.2 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.
- 22.3 Driveways must be maintained.
- 22.4 Painting a topcoat on driveways and sidewalks is not permitted.

23.0 Garage Conversions

- 23.1 Conversions of garage to living areas are not permitted.
- 23.2 Aluminum, sheetmetal or fiberglass carports are not permitted.
- 23.3 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.

24.0 Window Air Conditioners

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

25.0 Awnings/Window Shades

- 25.1 Awnings are permitted on the side and rear windows of a house and must be of the same color of the house. Awnings on playhouses or used as patio covers must be of the same color as those on the house. In all cases, colors must match or complement the primary color of the house. The color selections of awnings must be in accordance with the Section 6 of these Guidelines. Once installed, awnings are to be maintained in excellent condition at all times.
- 25.2 Metal and wooden slat-type exterior shades are not permitted on the front of the house. All exterior shades must be approved by the AACC prior to installation. The color selections of exterior shades must be in accordance with the Section 6 of these Guidelines. After installation, they must be kept in excellent condition at all times.

26.0 Signs, Advertisements, Billboards

- 26.1 No signs, billboards, posters or advertising devices of any character shall be erected or displayed to the public view on any Lot except for one (1) sign of not more than six (6') square feet advertising the property is for sale.
- 26.2 Permanent or semi-permanent flag poles are not permitted. Bracket mounted flags, placed near the front entry of the home, may be permitted.
- 26.3 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.

27.0 Garage Sales

- 27.1 Garage sales are highly discouraged because of aesthetic and security reasons.
- 27.2 No signs may be erected anywhere in **HERITAGE SQUARE**, which advertise garage sales.