

**CERTIFICATION**

STATE OF TEXAS

§

COUNTY OF HARRIS

§

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an Agent for Eagle Springs Community Association, Inc. a Texas non-profit corporation;

(2) An Instrument titled: "**Architectural Modification Guidelines for the Eagle Springs Community Association, Inc.**", is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

Eagle Springs, Sections 1-51, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. U792723 and V736736, U792725, U792727, U792729, U792731, V495717, V495719, V959749, W881752, V959752, V920558, W549541, W204074, W588525, X093023, X093045, Y421889, Y421887, X354245, X268460 and Y716454, X354256, X803244, Y920194, 2007-0171502, Y493344, Z359050, Z021029, 2007-0079106, 2006-0215486, 2007-0271995, 2007-0052303, 2006-0215489, 2007-0271998, 2008-0176120, 2008-0110551, 2009-0387836, 2009-0078109, 2009-0078110, 2012-0156238, 2010-0343528, 2009-0078111, 2012-0156024, 2010-0418322, 2011-0309512, 2014-0120395, 2011-0431342, 2013-0091207, 2013-042212, 2013-0422127, 2013-0440506, and 2015-0386732, respectively, along with any replats, supplements, and amendments.

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this 5 day of April, 2017.

By:

Luke P. Tollett  
Luke P. Tollett, Attorney for Eagle Springs Community Association, Inc.

STATE OF TEXAS

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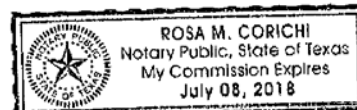
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Attorney for the Eagle Springs Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this 5<sup>th</sup> day of April, 2017.

Rosa M. Corichi  
Notary Public, State of Texas



RP-2017-153730

**Architectural Modification Guidelines  
For The  
Eagle Springs Community  
Association, Inc.**

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**Architecture Modification Guidelines  
FOR  
EAGLE SPRINGS COMMUNITY ASSOCIATION, INC.**

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The undersigned, being all of the members of the Board of Directors of Eagle Springs Community Association, a Texas nonprofit corporation ("the Association") and its New Construction Committee ("the NCC") and Modification Committee ("the MC"), do hereby certify that a joint meeting of the board of Directors of the Association and its NCC and MC, duly called and held, the following guidelines were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors, and the NCC and MC desire to exercise the authority granted to it by the provisions of the Declaration of Protective Covenants applicable to Eagle Springs, ("the Declaration" filed May 9, 2001, file #V039773) to maintain the harmonious and architectural design of the Association in accordance with the provisions of the Declaration; and

WHEREAS, the Declaration expressly creates the NCC and MC for the specific purposes set forth below; and

WHEREAS, the Declaration provides that no buildings, additions or modifications of any kind shall be erected or placed on any lot until the construction plans and specifications have been submitted to and approved in writing by the NCC and or MC including but not limited to site layout, building location, building materials, colors and elevation; and

WHEREAS, the Declaration further provides that the NCC and MC shall have the discretion to approve or disapprove plans and specifications for buildings, additions or modifications on the basis of color, quality of building materials and harmony of external design with existing structures; and

WHEREAS, the Board of Directors of the Association, NCC and the MC desire to establish guidelines with respect to the type, quality and color of exterior additions and modifications on lots within Eagle Springs, to be followed by the NCC and MC, so that harmonious exterior design within the Association is consistently maintained;

NOW, THEREFORE, the Board of Directors of the Association, NCC and the MC hereby adopt the following guidelines relating to the buildings, additions and modifications on lots within Eagle Springs, which guidelines shall supplement the applicable restrictive covenants set forth in the Declaration:

## Definitions

Terms used in this document have the following meanings:

|                          |                                                                                                                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Association</b>       | Eagle Springs Community Association, Inc.                                                                                                                                                                                                           |
| <b>NCC</b>               | New Construction Committee of the Association                                                                                                                                                                                                       |
| <b>MC</b>                | Modification Committee of the Association                                                                                                                                                                                                           |
| <b>Eagle Springs</b>     | All sections of Eagle Springs under the jurisdiction of the Association                                                                                                                                                                             |
| <b>Board</b>             | The Board of Directors of the Association                                                                                                                                                                                                           |
| <b>Declaration</b>       | The "Declaration of Protective Covenants" and all "Amended Declaration of Covenants, Conditions and Restrictions" applicable to Eagle Springs (recorded May 9, 2001, file #V039773)                                                                 |
| <b>Guidelines</b>        | Rules, standards and procedures established by the Board of Directors, NCC and MC pertaining to buildings, additions or other modifications in Eagle Springs (see Article XI, Section 11.5 of the Declaration)                                      |
| <b>Property Managers</b> | Professional, property-management organization contracted and compensated by the Association to provide day-to-day assistance to the Board, NCC and MC as defined in the By-Laws of the Association. Property Managers are identified in Appendix A |
| <b>Sixty Days</b>        | Sixty (60) days, not including legal holidays<br><u><b>This sixty day time period begins to run upon receipt of the application and plan(s) by the NCC or MC</b></u>                                                                                |

## **Overview**

The purpose of architectural design is to keep the community attractive for the enjoyment of residents and for the protection of property and property values. The Declaration authorizes the Board of Directors, NCC and MC to establish rules, standards and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the NCC or MC for any buildings, additions or other modifications to their property. This is to ensure that the improvements and or modifications comply with the provisions of the Declaration and the Architectural Modification Guidelines. The NCC, MC and the Board have established these guidelines in accordance with the authority granted to them by the provisions of the Declaration and certain grants made by the Declarant.

These guidelines have been established to assure uniform and fair application of the Declaration and are intended to provide all lot owners in Eagle Springs with information about: the type, color, quality of materials which may be used in the construction of various kinds of improvements; the size and locations of such improvements; and information about the procedures used by the NCC and MC in reviewing applications for proposed improvements.

The NCC and MC reserves the authority to review and approve applications for buildings, additions, or improvements which are not explicitly described by these Guidelines, and to consider additional guidelines in the review process whether published or not. The NCC and or MC may amend these Guidelines, as it deems necessary and appropriate, subject to approval by the Board.

## **Intent of Guidelines**

The Residential Design Guidelines are intended for the use of the various builders in the Eagle Springs project and the design professionals they employ. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each project. However, certain standards have been adopted for key elements to provide continuity and ensure that neighboring projects reinforce each other's quality.

The Residential Design Guidelines contain the construction and development standards adopted by the Eagle Springs Community Association, Inc., New Construction Committee (the Committee) but do not necessarily represent all of the restrictions which may be imposed on a specific lot or parcel of land. Prior to commencing design of a project, the property deed, the builder contract, the recorded subdivision plat and the "Covenants, Conditions and Restrictions" should be referred to. In addition, Eagle Springs is located in an unincorporated area of Harris County and within the extraterritorial jurisdiction (ETJ) of the City of Houston and therefore, must abide by the City's rules and regulations regarding infrastructure improvements and platting. The City Planning Commission is responsible for approving preliminary and final plats.

Harris County has responsibility for the roads in the community. The County receives bonds in their favor prior to the approval and recordation of plats. The County also conducts inspections and accepts the roads for maintenance at the appropriate time.

Although State law does not presently permit the establishment of building codes within unincorporated areas, it is the intent that construction within Eagle Springs be of the highest quality. As a minimum, builders will be required to warrant compliance with the Southern Building Code.

Additional Criteria:

- a) No alteration or other improvement (i.e. landscaping, curb, obstacle, etc.) is permitted within the street ROW.
- b) All lots must have positive drainage, away from the house, and lots must drain to the drainage system provided to said lot.
- c) All approved modifications to a lot must be maintained to the standards of the Association as outlined in the deed restrictions.

## **A. Application Procedure:**

**1. Submission:** All site or building construction, improvements, modification, alterations or additions thereto require approval in writing from the NCC or MC prior to construction or placement. This covers new construction as well as, but not limited to, additions, fences, patios, storage buildings, play equipment, pools and changes in house colors. All applications for approval to site or building construction, improvements, modification, alterations or additions thereto shall be submitted to the NCC or MC in writing by fully completing the application form currently in use by the NCC and MC, a copy of which is attached hereto as Appendix "B", or such form as may hereafter be adopted by the NCC and or MC. Each application must be accompanied by TWO SETS of plans/specifications. The plans/specifications must be supported by the following information:

- a) Drawing(s) of the proposed addition/modification showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) of the modification; and the layout and dimensions of supporting structures;
- b) A copy of a plot plan (showing location of easements, existing buildings and structures, the proposed location of the modification and applicable building set back lines);
- c) A description of all materials to be used. Specifically, before exterior colors are used, they must be approved, including but not limited to, brick, siding; roofing material, and paint;
- d) Color samples for all colors involved should be included, if possible. If providing: color samples or photographs, please include 2-copies, if possible.

It is the owner's responsibility to determine all easements and setbacks that exist upon their property. No construction should occur within these easements or building set back lines. If approved construction is not commenced within six (6) months a new application will have to be submitted. All building permits must be in effect at the time of construction. The NCC and MC have sixty (60) days from final submittal of plans and permits to approve the plans and authorize commencement of construction.

The NCC and MC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. In the event that the NCC or MC requests additional information and such information is not submitted by the applicant in a timely manner (so that the application may be approved or disapproved within sixty (60) days of its receipt), the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the NCC or MC for its review.

The completed application form shall be submitted to the Eagle Springs Manager with plans and specifications as indicated. Failure to obtain NCC or MC approval before construction or modification on the property is subject to penalties defined in Appendix "A".

Any questions pertaining to these standards may be directed to the Property Managers.

**2. Residential Plan Standards:** All plans and specifications shall be drafted in a professional manner. An architect or designer is not required, but recommended for easier interpretation and generally better design results. Our plan standards as follows:

- a) Site Plan(s): A site or plot plan to show the dimensions of the proposed construction or modification. Draft at a minimum scale of 1/16" = 1'0".
- b) Elevations: Draft at an architectural scale (1/4" = 1'0").
- c) Specifications: List all specifications relating to project design, structural framing; quality of exterior materials, colors, textures and shape.
- d) Basis of Approval: Approval of plans and specifications shall be based, among other things, on adequacy of site dimensions, structural design, conformity and harmony with external design and of location with neighboring structures and sites, and conformity to both specific and general intent of the restrictions.

**3. Contractor / Owner Construction Requirements:** The property owner has contracted with their selected contractor to provide construction services. It is the property owner's responsibility to ensure the contractor is aware of and understands the requirements of these Guidelines. The owner and contractor acknowledge and accept the authority of the Association to require certain standards. The owner and contractor acknowledge and accept the authority of the Association to enforce adherence to these standards through fines or other legal action. The owner and contractor agree to abide by the following.

- a) The burning of construction material, debris and other scrap on the property is **strictly prohibited**.
- b) The work site shall be kept clean. The property owner and the contractor are responsible for all trash and debris being picked up and removed promptly. No dumping within Eagle Springs is allowed.
- c) Contractors are responsible for keeping mud, dirt, etc. off the roadway and meeting all E.P.A. requirements regarding movement of silt and other materials from construction site to drainage swales and/or adjacent properties. Contractors will be responsible for repair to any road, road right-of-way, shoulders or drainage swales damaged during the course of construction.
- d) Dumping or cleaning of cement trucks or dumping of construction materials is not allowed within Eagle Springs, common areas and right-of-way (i.e., ditches, parks, dumpsters, and all easements).
- e) Design of roadside drainage swales must not be altered.
- f) Construction access is limited to Applicant's property. Any damage done to the Association and/or neighboring property shall be restored to the original condition as determined by the Association and/or neighbor.
- g) No building materials or contractor's equipment shall be left on the street overnight.
- h) No construction signs are permitted.

**4. Compliance Inspection:** The NCC, nor the MC are NOT required to perform site inspections, however may elect to as outlines in Article XI, Section 11.13 and Article IV, Section 4.2.8 of the Declaration.

- a) **Periodic Inspection:** If performed will be by the NCC or MC to assure compliance of utility easement, drainage easements, flowage easements, and setbacks to assure compliance of all building requirements such as disposal of debris, burning of debris and all other requirements made by the contractor/owner.
- b) **Final Inspection:** If performed will be to review the site after completion of modification(s). Included are, but not limited to additions, pools, decking, walkways, painting, landscaping and other items necessary to present an aesthetic condition on the lot. Final inspection shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of improvements. Neither the Board of Directors, NCC, MC, Association, Property Managers, nor any of their respective members, officers, directors, shareholders, employees or agents shall be liable because of the approval or non-approval of any modifications.
- c) **Non-compliance with NCC or MC approval:** If for any reason a structure is deemed not to be in compliance with approved plans, the owner will be notified. The NCC or MC will require the cessation of construction until the item(s) in non-compliance are corrected. Other permits or approvals may be required from the City, County or other governmental entities. It is the responsibility of the owner to obtain all required City, County or other governmental approval.

**FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS MAY RESULT IN FINES AND/OR LEGAL ACTION.** Amounts for fines are defined in Appendix "A".

**5. NCC and MC Decisions:** NCC and MC Members shall consider each application for compliance with the restrictive covenants of the Declaration and with these guidelines. The decision of a majority of the Members necessary to approve or disapprove an application shall be considered the decision of the NCC or MC.

NCC and MC decisions shall be conveyed, through the Property Managers, in writing, by regular mail to the applicant, postmarked within seven (7) days of determination, subject to the 60-day provision of paragraph 1.A. of these Guidelines, and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within Sixty (60) days of the date of its receipt by the NCC or MC shall be deemed to have been **denied**; in no event shall non-action be deemed to constitute approval of an application for any change, addition, or modification or any other item that would violate the restrictive covenants in the Declaration. Unless otherwise stated in the NCC's or MC's written response, all approved changes, additions or modification (other than the construction of the

main dwelling) shall be completed within ninety (90) days of the date that construction, installation or erection is commenced unless otherwise provided by the NCC or MC.

**6. Appeal of the NCC or MC Decisions:** In the event that the NCC or MC disapproves an application, the applicant may, within thirty (30) days, submit a written appeal to the Board of Directors, along with any additional information the application considered relevant to the original application. The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received. The decision of a majority of Directors in attendance at a duly held Board meeting shall be considered the decision of the Board and shall be final. Final Board decisions shall be conveyed in writing to the applicant and shall include a statement of the conditions under which the application is approved (if any), or the primary reason(s) for disapproving the application.

**7. Status of Applications during Appeal:** During the appeal period, the decision of the NCC or MC on the original application shall remain in effect. Failure of the Board of directors to respond to a request for a reconsideration within sixty (60) days of the date of its receipt shall NOT automatically result in approval of the original application.

## **B. General Guidelines**

The NCC and MC shall consider the following factors upon the review of each application for all site or building construction, improvements, modifications, alterations or additions thereto:

1. The quality of construction and materials, colors, exterior design (elevation), size (dimensions), and location must be harmonious with existing and other proposed structures and location with respect to topography and finished grade elevation, and must be in compliance with the provisions of the declaration.
2. The location must not violate the building setback lines, utility or drainage easements as shown on the official recorded plat, nor obstruct drivers' vision at street intersection.

NOTE: Neither the NCC nor the MC may grant permission to place a building over, under, upon or across any utility easement. Consent to encroach upon any utility easement must be obtained in writing from the owner of the easement (i.e. utility companies). The NCC and the MC may grant permission to place an improvement upon or across a drainage easement subject to the condition that the improvement must not impeded drainage of any property served by the drainage easement (i.e., including adjacent lots). If deemed necessary, in its sole discretion, the Association may revoke consent to encroach upon any drainage easement. Removal of improvements (if required by the owner of the easement or the Association) shall be solely the property owner's responsibility, cost and expense.

3. Improvements that are intended for other than single-family residential purposes, or that may become an annoyance or nuisance to the neighborhood are not permitted.

4. Improvements must be located so that their uses will not infringe upon the enjoyment of neighboring amenities or place neighboring property at increased risk of drainage.

### **C. Developmental Standards**

#### **1. Exterior Materials**

Typically single-family residences within production neighborhoods of Eagle Springs must be, at a minimum, comprised of at least 50.0 percent masonry products exclusive of windows, doors and other building openings. Specific neighborhoods may be considered for less masonry only with approval of the New Construction Committee. Homes within custom neighborhoods must be 100 percent masonry up to the eaves. Hardi-plank siding is not considered a masonry product and will not be calculated in the percentages. Changes in materials should have a logical relationship to the changes in the form of the house. No more than two different building materials shall be permitted on the front elevations unless otherwise approved by the Committee.

Samples of all exterior building materials must be submitted to the Committee for approval. Exterior building materials for single-family residences within Eagle Springs must comply with the following standards and/or guidelines.

#### **Masonry:**

##### **Stone**

- The use of any type of stone on the exterior of a residence must be approved by the Committee to ensure architectural compatibility within the neighborhood.

##### **Brick**

- Brick used on residences in Eagle Springs shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C216-87.
- The same brick selection (manufacturer and color) must not be used on adjacent homes.

##### **Wood**

- All wood used on houses must be painted or stained, naturally weathered wood is prohibited. If a stain is used. A wood sealant must be utilized.

#### Siding

- Wood siding may be either horizontal or vertical lap type. The use of diagonal siding is strongly discouraged but may be allowed by special consent of the Committee.

#### Trim

- All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the Committee.

#### Stucco

- Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing materials.

#### Metal

- Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.

#### Synthetic Materials

- Synthetic materials such as metal siding Masonite and vinyl siding may only be used with the approval of the Committee.

### **2. Exterior Color Schemes**

All Exterior colors must be submitted to and approved by the Committee. The palette of exterior colors for each residence shall be selected to complement or harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by special approval of the committee. Paints or stains should be limited to three (3) complimentary colors per residence.

### **3. Exterior Painting**

No exterior surface of any residence, garage or other structures on any lot shall be painted a color different from the original NCC or MC approved color without prior approval of the MC. This applies to existing and new construction. Color samples or "paint chips" of the proposed exterior color(s) must be included with each application submitted to the MC. Only consistent with the Association Standards (earth tones) will be approved. The following additional guidelines shall also apply:

- a) Harmonious Colors – The proposed colors must be harmonious with each other and with the colors of the exterior brick and roofing materials.

- b) Trim – Soffit, fascia boards, window and door trim and rain gutters must also be harmonious colors; however, the shades of trim color may be deeper than the principal color of the residence or garage.
- c) Gutters – When rain gutters are painted, their color must match the color of the fascia board trim. When “maintenance free” gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.

#### **4. Exterior Siding**

When siding is replaced or added to any existing structure or new modifications on the lot, it must be of the same type, quality, size and color as the existing siding on the main residence (unless all exterior siding is being replaced at one time).

- a) If all exterior siding is being replaced at one time, the type of siding may be changed to any of the following acceptable materials: wood, wood product (e.g., Masonite), hardboard, vinyl, vinyl coated aluminum or vinyl coated steel. The following guidelines apply to replacement or additional exterior siding:
- b) A minimum 20-year manufacturer’s warranty is required on all vinyl products. Warranty information must be submitted with the application.
- c) Thickness, visible width and spacing of siding must be consistent with that of the original exterior siding; each application submitted to the MC shall specify the thickness, width and spacing of the existing and proposed siding.
- d) Color of all siding (including siding that is not painted) must comply with the Guidelines for painting.
- e) Exterior siding must be installed and maintained to avoid sagging, warping or irregular coloration; the NCC and or MC may require the homeowner.

#### **5. Skylights and Solar Collectors**

The committee shall approve the location and design of all skylights and solar collectors. No solar collectors shall be allowed on any roof slope visible from a public street.

#### **6. Rain Gutters and Drains**

The installation of rain gutters and drains is required on all roof sections where runoff occurs affecting pedestrian entrances and walkways. Rain gutters and drains shall be integrated with the architectural design in color, shape and location. Drain pipes tied into the rain gutter downspouts must be screened from public view either by suitable material or by planted shrubs or ground cover. The use of a splash pad or hidden drain pipe is required.

## **7. Roof Treatment**

### **a) Materials:**

- Roofing materials used on all production or semi-custom homes shall be as a minimum PRESTIQUE II of a black or brown color range. Wood shingles are strictly prohibited.
- The use of alternate roofing materials (such as clay, slate, tile or metal) is limited to neighborhoods containing custom or estate homes and must receive the approval of the Committee. The use of the aforementioned materials as an architectural element (i.e. over porches, on bay windows, etc.) is permitted in custom and production homes.

### **b) Form:**

- Gabled and hipped roofs of varying pitch throughout the residence is preferred. Mansard roofs and other types of raised roof forms may only be used with special permission of the Committee in those neighborhoods containing custom or estate homes.

### **c) Chimneys:**

- All fireplace chimneys located on the exterior portion of a dwelling unit shall be constructed of brick, stucco or stone. Prefabricated metal fireplaces and metal flues may be used but their chimneys must be masonry clad to present the appearance of traditional masonry chimneys.
- Fireplace chimneys located in the interior portion of a dwelling unit must be constructed of materials that match dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.
- All custom home chimneys shall be constructed of masonry or stone.

### **d) Exposed Roof Metal:**

- All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In cases where metal roofing is employed (following Committee approval) roof accessories may be made of same metal.

## **8. Roofing Materials and Accessories**

If the replacement shingles are the same grade, type, quality and color as the existing approved shingles, no approval is required from the MC. If the replacement shingles vary from the originally approved shingles an application must be submitted to the MC.

- a) **Material:** The proposed shingles shall be of an acceptable type, quality and color that is harmonious with the residence. Shingles shall have a minimum 25-year warranty. The NCC or MC may approve other types of roofing material of equal or superior quality in writing.
- b) **Accessories:** All roof ventilators shall be located to the rear of the ridgeline and/or gable of any structure and shall not extend above the highest point of the structure. The MC shall have the right to approve exceptions to the foregoing in cases where energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be hidden from public view. All roofing additions, and vents (if any) must be harmonious with the color of the roofing material.

## **9. Driveways**

The lot builder is required to build driveways into the street right-of-way. The Committee must approve all driveway locations. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.

- a) **Driveway Extensions:** Driveway extensions will be reviewed on an as submitted basis. Under no circumstances will a driveway extension be granted for the sole purpose of providing additional automobile parking.
- b) **Driveway Accents:** Driveway accents will be reviewed on an as submitted basis. Under no circumstances will painted driveways be permitted.
- c) Concrete driveways are to be a minimum four (4) inches thick over a sand base. A #6, six (6) inch woven wire mesh shall be installed within the "drive-in" portion of the driveway between the curb and sidewalk. County specifications regarding driveway cuts and curb returns at driveway openings shall be adhered to.
- d) Driveways may be paved with concrete or unit masonry although use of materials should be consistent with the architectural character of the entire neighborhood. The use of stamped concrete, interlocking pavers, brick pavers and brick borders are encouraged in certain sections, but must be approved by the Committee. Asphalt paving is prohibited.
- e) Driveways should not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with county regulations, which may require inlet adjustment and/or upgrade, will be necessary.
- f) Driveways shall be located no closer than two (2) feet from the side property line.
- g) Driveways serving residences with attached side loaded or detached garages shall be a minimum of ten (10) feet in width (see Illustration IV-1).
- h) Driveways serving attached two car garages facing the street shall not exceed twenty-two (22) feet in width (see Illustration IV-1).
- i) Driveway slopes should be uniform with smooth transitions between areas varying pitch.
- j) The use of circular drives is discouraged and will only be allowed by the Committee in instances where the width of the lot is sufficient to accommodate such driveways

while leaving a significant amount of green space. Under no circumstance may an entire front yard be paved as a driveway.

## **10. Garages**

- a) Garages cannot exceed the residential lots main dwelling in height nor stories. Detached, two story garages are not permitted.
- b) Carports (porte-cochere) constructed of the same building materials and as an integral part of the residence is acceptable. All other carports are prohibited.
- c) At a minimum, garages for all production homes must be able to accommodate the storage of two (2) full size automobiles at the same time. Attached front loading garages to accommodate three cars will be permitted, but the doors must be setback and staggered from the main front façade and a porte-cochere must be constructed with the same building materials used on the house. An extension in the length of a garage, which permits additional storage space, is permitted with approval from the Committee.
- d) All Garage doors should be metal design and colored to complement the adjacent wall. Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- e) Windows with shutters or blinds may be required on the façade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
- f) Garage doors containing windows are prohibited.

## **11. Garage Placement**

- a) In order to diminish the effect of garages on the street scene, the Committee may require in specific neighborhoods that front loading attached garages be set back a minimum of five (5) feet from the major façade of the house. A porte-cochere or overhang constructed of the same building materials as the house may also be required in front of the garage. A third garage may be permitted, but it must be setback an additional five (5) feet from the other two garage bays.
- b) When a lot sides onto a neighborhood entry street or collector/loop street, driveways and garages are to be placed near the property line farthest from the entry street.
- c) Detached garages are not permitted on lots that back onto a lake.
- d) When the side of a lot is exposed to a lake, a detached garage may be allowed provided that the garage is on the side of the lot opposite of the lake.
- e) Lots that have a side exposed to a greenbelt must have detached garages positioned on the side of the lot opposite the greenbelt.

## **12. Utility Easements**

- a) All single-family residential lots contain a utility easement for the distribution of electrical, telephone, gas and cable television service. In some instances, sanitary sewer lines are also placed within the utility easement. Utility easements are typically

located along the rear lot line, although, selected lots may contain a side lot utility easement for the purpose of completing circuits or distribution systems. Both the recorded subdivision plat and the individual lot survey should be consulted to determine the size and location of utility easements on a specified lot.

- b) Generally, interior lots contain a seven (7) foot wide utility easement along the rear lot line. Perimeter lots or lots that back up to drainage facilities, pipeline easements, property boundaries and non-residential tracts typically contain a fourteen (14) foot wide utility easement. Encroachment of permanent structures upon the utility easement is prohibited.

### **13. Screening**

- a) Mechanical and electrical devices, pool equipment, garbage containers and other similar object visible from a public street, or common area, or located on property boundaries, must be screened from view by either fences, walls, planting, or combination thereof. Air conditioning compressors must be screened along both the front and side. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity.

### **14. Street Address Markers**

- a) Street address markers and/or plaques are required to be installed on the front elevation of each residence within Eagle Springs. The size and style of the street address markers and/or plaques shall be consistent throughout each village within Eagle Springs.
- b) Curb address markers shall be permitted at the owner's discretion so long as they have a white background with black numbers and are maintained in a "like-new" condition. The use of different colors, designs, background or borders are prohibited.

### **15. Sidewalks**

Sidewalks are required along both sides of local residential streets within Eagle Springs and are to be constructed by the lot builder in accordance with the specifications shown in Illustration II-1.

- a) Locations of sidewalks are not to be varied except where required to avoid existing trees.
- b) Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway.
- c) Where sidewalks deviate from a straight line, gentle radii, instead of abrupt curves and angles, shall be utilized.
- d) Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustments of heights may be required.
- e) All sections in Eagle Springs must have sidewalks except for the following: Arlington Park Section 20 and Arbor Heights Section 23.

## **16. Walkways**

Walkways should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape.

- a) A walkway at least three (3) feet in width and no more than five (5) feet in width shall be provided from the front door of the residence to the street curb or the driveway.
- b) Walkways shall be constructed with unity masonry, quarried stone or concrete. The use of alternate materials shall require the approval of the Committee. Asphalt walkways are prohibited.
- c) In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum two (2) feet in width) may be required between the house and walkway to help de-emphasize the concrete. In such cases, the planting area shall be planted with an appropriate ground cover/shrubs.
- d) Sidewalks shall not be visually or physically broken by crossing walkways.

## **17. Outdoor Lighting**

All outdoor lighting must conform to the following standards and be approved by the Committee.

- a) Floodlighting fixtures shall be attached to the rear of the house or detached garage. Floodlighting shall not illuminate areas beyond the limits of the property line.
- b) Ornamental or accent lighting is allowed, but should be used in moderation and compliment the associated architectural elements.
- c) Moonlighting or up lighting of trees is allowed, but the light source must be hidden.
- d) Colored lenses on low voltage lights, colored light bulbs, florescent and neon lighting is prohibited.
- e) Mercury vapor security lights, when the fixture is visible from public view or from other lots, is prohibited. Mercury vapor lights, when used for special landscape lighting affect (such as hung in trees as up and down lights) is permissible.

## **18. Outdoor Lighting**

Outdoor lighting shall be installed in such a way to minimize the amount of spill light on adjacent properties, homes or streets. All lights must be installed on the rear of the home or garage. The only exception are low voltage landscaping lights, lamppost or decorative fixtures of an understated design which complements the architectural style of the residence.

- a) Landscape Lighting: lights must be located at ground level in flowerbeds and must luminate white.
- b) Lamppost: Only one (1) lamppost may be approved for placement in the front yard, it must not be placed in the street right-of-way and must luminate white. Lamppost must not exceed seven (7) feet in height, including the globe(s) and any decorative

components. Post must be constructed of metal in one of the following colors: black or earth tone. Lamppost must harmonize with the architecture of the residence and neighborhood.

- c) Fixtures: All fixtures must be Underwriter Laboratories (UL) approved and may be of the following type: Incandescent cannot exceed 150-watts; Gas cannot exceed the equivalent amount of light produced by a 100-watt incandescent fixture. High Pressure Sodium cannot exceed 35-watts.

## **19. Front Yard Accessories**

Front yard accessories shall be permitted under the following conditions:

a) Location:

- Accessories must be an integral part of the landscaping and blend with the existing shrubbery or trees. This includes the lot front of the fence and any side yards on corner lots.
- Accessories shall not be hung in trees and/or placed in tree wells.

b) Size:

- A maximum of four (4) front yard accessories will be allowed with a combination of accessories.
- Height must not exceed 24" and size must not exceed 18"x 18"x 24".

c) Maintenance:

- Front yard accessories must be maintained in like new condition and harmonious with the exterior design of the home.

d) Material/Colors:

- Decorative front yard accessories must be resistant to decay, fading or discoloration.
- Colors must be "earth tone" colors harmonious to the neighborhood.
- Materials shall be precast concrete, marble, painted cast aluminum or wood. Plastic/Resin, fiberglass or other non-durable materials will not be approved.

e) Prohibited Accessories:

- Bird baths, bird houses, pinwheels, bird feeders/hanging feeders, shepherd hooks, hanging tree décor, stepping stones along driveways or front/side yards, free standing flagpoles, park benches or other items not meeting the established guidelines and not permitted within the visible front or side yards of residential lots.

f) Garden Flags:

- A maximum of one (1) garden flag will be allowed in the front yard.
- A garden flag may not exceed three (3) feet in height.
- Garden flags must be an integral part of the landscaped beds and maintained in good condition. Faded or frayed flags will need to be removed or replaced.
- Seasonal flags must be in accordance with the season.

g) Statues:

- A maximum of two (2) statues installed within a landscape bed or on the porch area of the home no further than ten (10) feet from the front façade of the home. The dimensions of the statues must not exceed two (2) feet in overall height and shall not exceed four (4) square feet.

h) Holiday Decorations:

- Holiday decorations may be displayed thirty (30) days prior to the holiday and taken down and put away within thirty (30) days after the holiday.

## **20. Swimming Pools, Spas and Ground Level Decks**

Pools and spas must be constructed in compliance with the National Electrical code to include ground fault interrupters and comply with the current Standard Swimming Pool Codes. Per Article 12, Section 12.11 of the Declaration no aboveground swimming pools shall be erected, constructed or installed on any lot.

- a) **Location:** All pools, spas and ground level decks must be located on the rear yard. Equipment such as filters, pumps, LPG tanks, etc. must be located in the rear yard, but must not encroach any easements. Pool or spa walls must not encroach into a side or rear utility easement. Decks may encroach into easements, but are subject to removal by utility companies and are placed there at the owner's risk. Pool decking or ground level wood decks must be located at least three (3) feet from the side and or rear property lines to ensure privacy to adjacent property owners and to allow for drainage. Above ground spas must be located a minimum of five (5) feet from either the side or rear property line. The contractor and the homeowner are responsible for establishing proper drainage of the lot and deck areas during and after construction. No swimming pool, spa or deck shall be constructed in a manner to impede drainage on a lot or cause water to flow on an adjacent lot.
- b) **Height:** Pool decks or freestanding ground level wood decks must not exceed eighteen (18) inches in height. Rock waterfalls must not exceed six (6) feet in height. Above ground spas must not exceed four (4) feet in height and any decking surrounding the structure must not exceed that height.
- c) **Maintenance:** All swimming pools, and spas must be properly maintained year-round to comply with all County and State regulations.

## **21. Building Setback Lines**

Minimum building setback lines are established by the City of Houston's Development Ordinance and are reflected on the recorded subdivision plat. The final plat, and possibly builder contract, should be referred to in determining the appropriate setback line for a specific building site. If there is a discrepancy between these two documents, the document specifying the greater setback lines of the two shall apply. Encroachment upon the aforementioned setback lines with residential structures and garages is prohibited. The committee may, in special cases, grant variances to building line NOT specifically illustrated on the recorded plat or increase the setbacks for certain subdivisions. A variance may be allowed only if it can be demonstrated by the designers of a particular house that variance will allow a significant positive contribution to the house design or, more importantly, to the site design of the community as a whole. Typical setback lines for residential lots are as follows:

- a) 25 foot front yard setback lines on typical lots;
- b) 20 foot front yard setback lines on typical cul-de-sac lots;
- c) 5 foot side yard setback lines on typical lots;
- d) 10 or 15 foot side yard setback lines (houses only) for side yard that is adjacent to a public street R-O-W on corner lots (refer to plat);
- e) 20 foot rear yard setback lines for lake lots; and,
- f) Detached garages, where allowed, have three (3) foot side yard building setback line.

Pools, spas, decks and walkways, located in the rear yard, are not considered building encroachments to the side or rear setback lines. However, a minimum space of two (2) feet in width must be maintained between the fence line and the aforementioned structures for drainage purposes.

## **22. Playhouses, Play Structures, Trampolines and Swing Sets**

For the purpose, hereof, a playhouse, play structure, trampoline and or swing set shall mean any type of children's play houses, play set, climbing/jumping structure, slides, raised play sets, or swing set.

- a) Location: Playhouses, play structures, trampolines and swing sets shall be located in the rear yard so they are screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage or wood fences). All playhouses, play structures, trampolines and swing sets must be a minimum of eight (8) feet from the side and rear property lines. No play equipment shall be approved for construction on easements, or may impede the drainage on the lot or cause water to flow to an adjacent lot.
- b) Size: The maximum allowable height for playground equipment is twelve (12) feet. Standing platforms shall not exceed six (6) feet above natural ground nor exceed one hundred twenty (120) square feet in size ascending/descending-accessories (swings, swing arms, slides, etc.) are not considered in the one hundred twenty (120) square foot measurement.

- c) **Materials:** Playhouses, and play structures must be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood cedar, cedar or treated wood painted to be in harmony with the existing residence. Tarp roofs, awnings, or covers must be in primary or earth tone solid colors. Swing sets and trampolines may be constructed of metal. Trampoline safety netting and foam covered poles shall be allowed in the color of black or blue only.
- d) **Maintenance:** All playhouses, play structures, trampolines and swing sets shall be maintained in such a fashion as to not detract from the neighborhood, such as, but not limited to: for playhouses, play structures and trampolines replacement of torn or discolored tarps, covers and netting; for swing sets, painting of any rusted or discolored parts.

### **23. Lot Fencing**

The builder shall be responsible for installing a fence along the rear and side property lines of each residence, except where specifically stated otherwise, in conformance with the standards adopted for each lot type.

The following fencing standards apply to all residential lots within Eagle Springs. However, due to the location of certain lots to greenbelts, wetlands, lakes, etc. The Committee may outline specific requirements for individual sections.

The following represents minimum fencing requirements for subdivisions where production homes or semi-custom homes are built. To ensure compatibility of fence design throughout the community, all fences visible from the public street that depart from the guidelines must be approved by the Committee. The Committee may establish separate standards for neighborhoods containing custom or estate homes.

- a) Fence sides visible to the public must be the “finished” side.
- b) All fencing is to be staggered or stair-stepped down slopes. The tops of these fences are to be level with the horizon. Height levels should be changes at normal column spacing. Fences running parallel to the slope are not acceptable.
- c) A hinge gate similar to the one shown in Illustration IV-2 shall be installed in the most appropriate side yard. Double hinged gates are not permitted.
- d) Stained fences are not permitted.
- e) Trim cap and bottom rot boards on interior street facing fence is permitted in accordance with Article XI of the declaration.

The following information represents the fencing standards for the different lot types found within Eagle Springs.

### **24. Typical Interior Lot**

- a) Typical interior lots require wood fences of six (6) feet in height to be constructed with quality (no used fencing) treated cedar and treated pine in accordance with the specifications (see illustration IV-3).

- b) Wood fences shall be installed with alternating seven (7) foot panels and exposed rails along common interior lot lines to provide a uniform, attractive fence to each abutting property.

#### **25. Typical Corner Lot**

- a) The fencing located on the exterior lot side (lot side abutting the public street) must be an upgraded wood fence with a trim cap (see Illustration IV-4). The trim cap shall consist of treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.
- b) The upgraded wood fence must be located five (5) feet from the street R-O-W line and constructed from the rear lot line parallel to the public street to past the rear elevation of the house.

#### **26. Corner Lots at Neighborhood Entrances**

- a) The fencing located on the exterior lot side (lot side abutting the landscape easement) shall be the adopted upgraded wood fence with a trim cap (see Illustration IV-4). The trim cap shall be treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.
- b) The upgraded wood fence must be constructed from the rear lot line adjacent to the landscape reserve to a point past the rear elevation of the house.
- c) In certain locations, the Committee may, at its discretion, require brick columns to be incorporated into the six (6) foot upgraded wood fence (see Illustration IV-5).

#### **27. Lake Lot Fencing**

- a) The builder will fence the entire rear yard of all lots backing onto a lake with a five (5) foot wrought iron fence that conforms to the standards shown in Illustration IV-6.
- b) Where lots side onto a lake, a five (5) foot wrought iron fence must be constructed along the common property line between the lake and such lots. Property lines not exposed to a lake shall be fenced with the standard residential wood fence. Where a six (6) foot wood fence ties into the five (5) foot wrought iron fence, the wood posts are to abut the wrought iron posts with no transitional slope in height.
- c) Where a lot both backs and sides onto a lake it is considered to be backing onto the lake and shall be fenced accordingly.
- d) Hedgerows, if used for screening purposes, may be planted inside the wrought iron fence and are not exceed four (4) feet in height.

#### **28. Greenbelt Lot Fencing**

- a) The exterior lot side of lots abutting a greenbelt shall be constructed with a six (6) foot high upgraded wood fence with a trim cap (see Illustration IV-4). The trim cap shall be treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.

- b) Where lots side onto a greenbelt, the upgraded wood fence must be constructed along the common property line between the greenbelt and such lots to a point a minimum of 5 feet behind the front elevation of the house.
- c) Additional fencing for lots abutting a greenbelt shall be constructed in accordance with the aforementioned criteria for typical interior lots.
- d) The placement of fence gates within fences along the greenbelts is permitted if constructed according to Illustration IV-7. Only one gate is allowed per yard. Gates must be a minimum width of three (3) feet and must not exceed four (4) feet in width. Double gates will not be allowed.

### **29. Approved Fence Sealant List**

The Board of Directors has voted to allow CLEAR sealants on perimeter lot fencing. The products that have been approved include:

- Woleman Clear Water Repellant Sealant 3 Year
- Olympic Maximum Water Proofing Clear Sealant 3 Year
- AgraLife – Lumber –Seal Clear Wood Sealant 5 Year
- TriCoPolymer VOC Free Non Toxic Fence-Seal 5 Year

These are the only products the Board has approved. Sealants with color will not be permitted. Also, stains and paints are strictly prohibited. In the Board's opinion, clear sealants will protect the wood, but not create noticeable color variations in fences like stains would. The board requires that prior to applications; an exterior modification request form noting the name of one of the approvable sealants shown on the Approved Fence Sealant List must be submitted and approved. If approved, the fence sealant must be reapplied every 3 years. Fence sealant products may only be applied to new or power washed fences; the application of sealant to gray weathered fencing is prohibited.

### **30. Perimeter Lot Fencing**

Prohibited fencing: Vinyl, chain link and wire fencing shall not be permitted.

### **31. Outbuilding**

Outbuildings (i.e., tool or storage shed) are to have an exterior that architecturally compliments the exterior of the main dwelling. The roof of an outbuilding shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines. The placement of said structure shall conform to MC Guidelines and the Declaration. No used outbuildings may be moved onto the property and no metal buildings are permitted.

- a) Location: Outbuildings shall be located in the rear yard so they are screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage or wood fences). All outbuildings must be a minimum of five (5) feet from the side and rear property lines. When the rear or side lot lines of a

- lot is adjacent to a street, no outbuildings shall be permitted on that side of the lot. No outbuildings shall be approved for construction on easements, or may impede the drainage on the lot or cause water to flow to an adjacent lot.
- b) Size: Outbuildings shall not exceed nine (9) feet in height and must not exceed one hundred twenty (120) square feet in size.
  - c) Material: The standard, type, quality and color of the materials used in the construction of an outbuilding must be harmonious with the standard, type, quality and color of the materials used in construction of the main residence. No plastic, PVC, metal exterior or corrugated roofs shall be permitted under any circumstances. Flooring must be 4" concrete slab.

### **32. Patio Covers**

Patio covers are considered to be additions to the rear of the residence that have no enclosure walls. No aluminum style patio covers will be permitted.

- a) Location: Patio covers must not encroach on any utility or drainage easement, nor shall it violate the building setback lines applicable to the residential dwelling on any lot. Patio covers must not interfere with drainage or cause water to flow onto any adjacent lot.
- b) Material: The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in construction of the main residence (wood and or brick). The roof of all patio covers (other than arbor or trellis type) must be covered with shingles meeting the roofing guidelines set forth herein, and must have a minimum of 3.12 slope. In cases where it is not possible to have a minimum 3.12 slope (e.g., patio covers attached to a single story dwelling) the NCC and or MC may approve a flat type roof with a modified membrane type roofing material provided the color and appearance of such roofing closely matches the roofing of the house. Corrugated roofs for patio covers shall not be permitted under any circumstances. All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping.
- c) Dimensions: Patio covers shall be securely attached at a height not less than seven (7) feet, no more than twelve (12) feet from ground level. The top of the patio cover at its lowest point shall not be higher than eight (8) feet from ground level. The patio cover roof shall provide an attractive slope away from the house at an angle that does not exceed that of the roof of the residence. No patio cover shall protrude from the sides of the residence.

### **33. Enclosures**

A "patio enclosure" is any patio cover that has exterior walls (other than "sun rooms").

- a) Location: Patio enclosures must not encroach on any utility or drainage easement, nor shall it violate the building setback lines applicable to the residential dwelling on

any lot. Patio enclosures must not interfere with drainage or cause water to flow onto any adjacent lot.

- b) **Material:** The standard, type, quality and color of the materials used in construction of a patio enclosures must be harmonious with the standard, type, quality and color of the materials used in construction of the main residence. The floor of all patio enclosures must be of reinforced concrete slab construction with three (3) inch minimum thickness. No other flooring material will be permitted. The roof of all patio enclosures must be covered with shingles meeting the roofing guidelines set forth herein, and must have a minimum of 3.12.slope. In cases where it is not possible to have a minimum 3.12 slope (e.g., patio enclosures attached to a single story dwelling) the NCC and or MC may approve a flat type with a modified membrane type roofing material provided the color and appearance of such roofing closely matches the roofing of the house. Corrugated roofs for patio enclosures shall not be permitted under any circumstances. The exterior color of the walls, doors, windowsills, beams, frames or other visible supports must match the exterior color of the residence.

#### **34. Screened Enclosures**

- a) **Location:** Screened enclosures shall not extend beyond the side and rear building setback lines. They shall be located in the rear yard so that they are screened from public view to the maximum extent possible and may require additional landscaping to sufficiently screen the enclosure from public and private view.
- b) **Dimensions:** Screened enclosure shall not exceed twelve (12) feet in height. Social restrictions as to the percentage of a lot, which may be covered by hard case elements, and restrictions as to the amount of lot coverage may apply.
- c) **Materials:** Enclosure beams must be made of aluminum alloy 6063 T-6 electro-static painted to match the residence. Screens must be a patio fiberglass screen 18x14 or 20x20 in silver gray or charcoal coloring. Window screen material is not acceptable since it will not withstand high winds. Framing of the screened enclosure must match the materials existing on the house.
- d) **Maintenance:** All screened enclosures must be maintained in such a fashion that they do not detract from the neighborhood.
- e) **Submittal:** Detailed drawings and elevation drawing which indicate how the proposed improvement will relate architecturally to the existing residence; plot plan of the property indicating the location of the improvement in relation to all building lines and setbacks; specifications on all materials to be used and landscape plan indicating how the improvement will be screened are required along with a signed modification request form. In evaluating submittals, consideration will be given to the harmony of the enclosure with the massing and style of the residence.

#### **35. Sunrooms**

A “sunroom” is defined as a patio enclosure constructed with glass walls and glass roofing.

- a) Location: Sunrooms must not encroach on any utility or drainage easement, nor shall it violate the building setback lines applicable to the residential dwelling on any lot. Sunrooms must not interfere with drainage or cause water to flow onto any adjacent lot.
- b) Material: Supporting structural members must be of a color and shade similar to and harmonious with the exterior of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval. The floor of all sunrooms must be of reinforced concrete slab construction with three (3) inch minimum thickness. No other flooring material will be permitted. Only safety glass will be permitted. Only safety glass will be permitted for the panes, no fiberglass, Plexiglass, plastic, acrylic, mesh or other materials will be permitted.
- c) Safety glass must be a minimum 3/16 inch thick if tempered glass or a minimum ¼ inch if laminated glass. Maximum width of glass between support trusses will be 36 inches measured center-to-center. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint. No natural aluminum oxidation coloring will be permitted. No wood composite, steel, fiberglass or plastic trusses will be permitted. Trusses must be of structural box or I-beam construction. Round, oval or "T" shaped trusses will be permitted.
- d) Prohibited Accessories: No sunroom shall exposed air conditioning or heating duct work installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible. Window coverings are not required, however only interior covering will be permitted; there shall be no exterior coverings of the sun room glass permitted.

### **36. Gazebo**

A roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment.

- a) Location: Gazebos must be located on the rear yard and must be a minimum of five (5) feet from side and rear property lines. Gazebos must not encroach on any utility or drainage easement and must not interfere with drainage or cause water to flow onto any adjacent lot.
- b) Material: Supporting structural members must be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar or treated wood painted a color and shade similar to and harmonious with the exterior of the residence. Metal materials will be reviewed on a case by case basis.
- c) Dimensions: The maximum height of a gazebo shall not exceed twelve (12) feet measured from the natural ground. The maximum height of the walking area shall be no greater than eighteen (18) inches measured from the natural ground. The total walking area shall not exceed one hundred twenty two (122) square foot. Diagonal

measurement will be reviewed on an individual basis taking into consideration rear yard size and location to rear and side property lines.

### **37. Pergolas**

A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.

- a) Location: Pergolas must not encroach on any utility or drainage easement, nor shall it violate the building setback lines applicable to the residential dwelling on any lot. Pergolas must not interfere with drainage or cause water to flow onto any adjacent lot.
- b) Material: supporting structure members shall be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar, or treated wood painted a color and shade similar to a harmonious with the exterior of the residence.
- c) Dimensions: Pergolas shall have a height of no less than eight (8) feet, nor more than ten (10) feet from ground level. No pergola shall protrude from the sides of the residence.

### **38. Window and Door Awnings**

Awnings that are visible from the street shall not be permitted. No metal awnings shall be permitted. The color and materials selected shall be harmonious with the residence and other improvements on the lot. Awnings are required to be cleaned periodically to avoid discoloration caused by mildew and shall be replaced/repared when torn or faded.

### **39. Storm Doors**

Only full view storm doors may be installed, and must be harmonious to the home. No mesh screening is allowed on storm doors. Full view storm doors may be installed on the front, side, or back of the home. The suggested material for storm doors is aluminum. The frame color must match the door trim on which it is installed. The mounting of the storm doors should not detract from the overall appearance of the house.

### **40. Window Treatment**

- a) Wood or metal windows may be used. When metal windows are utilized the finish shall compliment the color and architectural style of the house.
- b) No reflective glass or glazing will be allowed on any front or side façade, or on any façade which is visible from a public street, golf course or common area.
- c) The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of the Committee.

#### **41. Basketball Goals**

No application is required for portable basketball goals, however compliance with these guidelines must be adhered to. No garage mounted basketball goals will be permitted.

- a) **Location:** Permanent goals must be located a minimum of five (5) feet behind the house front elevation line. Portable goals must never be more than ten (10) feet in front of the most setback portion of the façade on houses with front loading or corner lot side loading garages. Houses with recessed garages may only place portable goals behind the front building setback line. Goals must never violate the side building lines or be permitted in the streets.
- b) **Construction: Pole** – the pole must be metal. Backboards must be standard size. Material must be plexiglass, graphite or fiberglass. The color must be white, clear or gray with the exception of the manufacture’s outline markings. Nets are required on all rims, no chain type nets are allowed.
- c) **Maintenance:** All goal supports, backboards, rims and nets must be well maintained at all times.

#### **42. Skateboard Ramps**

Skateboard ramps are not permitted on public streets. When ramps are not in use they must be stored from public view.

#### **43. Generators**

Generator used for Emergency standby power only. Only Natural Gas Fueled generators will be allowed to be permanently installed (no propane, diesel or gasoline generators).

- a) **Location:** Generator must not be installed near any neighbor’s bedrooms and must be located on the rear yard, but must not encroach any easements. The generator must be anchored to a 4” concrete slab.
- b) **Size:** Generator power output will not be restricted, but the overall operating noise rating at 23-feet shall not exceed more than 80 decibels in operation mode.
- c) **Maintenance:** Unit should be programmed so that the test mode only occurs during the day between 10:00 a.m. and 4:00 p.m. The test cycle should only occur monthly. The only time the generator is allowed to function in operational mode is when the electrical utility power is out, due to power outage, natural disaster (other reasons the unity needs to be in operational mode for a period longer than determined by a power outage and/or natural disaster, the management company needs to be notified in writing as to causes and estimated time of usage).
- d) **Submittal:** Homeowner must obtain approval from the MRC before any generator is installed. Plot plan with the proposed location and indicating where neighbor’s bedrooms are located must be submitted with application.

#### **44. Outdoor Fireplaces and Fire Pits**

Must be a minimum of five (5) feet from side and rear property lines.

#### **45. Landscaping**

The residential lot builder is responsible for landscaping all front yards, including the portion of the street right-of-way between the property line and the street curb and the rear yards of lake lots. Installation of all landscaping must occur prior to occupancy of the house or within 30 days after completion of construction, whichever occurs first. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards.

##### **A. Front Yards – All Lots**

- a) Minimum planting bed specifications include:
  - Minimum planting bed width of five (5) feet from the house foundation. Curvilinear planting beds are encouraged;
  - Shrubs are to be planted in a pleasing, organized design; and
  - The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of seven (7) different species of planting may be utilized within a front yard.
- b) Planting bed edging is not required, but is encouraged for maintenance purposes and to design the shape of planting beds. Plastic, corrugated aluminum, wire wicket, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging is Ryerson steel, bricks set in mortar, stone set in mortar laid horizontally and continuous concrete bands.
- c) All planting beds are to be mulched with shredded pine bark.
- d) The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.
- e) The front lawn of each completed residence shall be completely sodded with St. Augustine grass. Seeding, and/or sprigging is prohibited.
- f) All landscaping is required to be maintained in a healthy and attractive appearance.

Proper maintenance includes:

- Adequate irrigation, automatic irrigation systems are encouraged;
- Appropriate fertilization;

- Pruning;
- Mowing;
- Weed control in lawns and planting beds;
- Seasonal mulching of planting beds;
- Insect and disease control;
- Replacement of diseased or dead plant materials; and,
- Warranty of all planting materials.
- Isolated tree planting will not be allowed between the sidewalk and street.

In addition to the standard front yard landscaping requirements, the lot types listed below require minimum landscape material and trees:

**B. Lots 50' Wide and Under**

- a) A minimum of one (1) tree (existing or from List A1) must be planted in the front yards. The tree must be a minimum of two (2) inches in caliper when measured six (6) inches above grade. Minimum tree height is eight (8) feet and gallon size is thirty (30) gallons. Existing trees (in healthy condition) in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat.
- b) Shrubs shall include a minimum of 10 larger species (minimum five (5) gallon), 15 smaller species (minimum one (1) gallon and two (2) 15 gallon specimens or one (1) ornamental tree such as a crape myrtle.

**C. Lots 60' Wide and Under**

- a) A minimum of two (2) tree (existing or from List A1) must be planted in the front yards. The tree must be a minimum of two (2) inches in caliper when measured six (6) inches above grade. Minimum tree height is eight (8) feet and gallon size is thirty (30) gallons. Existing trees (in healthy condition) in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat. Removal of natural existing trees is not required in order to comply with the approved front yard tree list.
- b) Trees must be planted in an informal manner with one (1) tree, on every other lot, planted within ten (10) feet of the back of curb, to promote a street tree program. There should be a mix of tree species.
- c) Shrubs shall include a minimum of 10 larger species (minimum five (5) gallon), 15 smaller species (minimum one (1) gallon and two (2) 15 gallon specimens.

**D. Lots 65' – 70' Wide**

- a) A minimum of three (3) tree (existing or from List A1) must be planted in the front yards. The tree must be a minimum of two (2) inches in caliper when measured six (6) inches above grade. Minimum tree height is eight (8) feet and gallon size is thirty (30) gallons. Existing trees (in healthy condition) in lieu of planted trees can be

- substituted and are preferred in order to preserve natural habitat. Removal of natural existing trees is not required in order to comply with the approved front yard tree list.
- b) Trees must be planted in an informal manner, although one (1) tree (either pine or hardwood) must be located within ten (10) feet of the back of curb to promote a street tree program. There should be a mix of tree species.
- c) Front yard planting shall consist of a minimum of 20 larger species (five gallon), 25 smaller (one gallon), and two (2) fifteen gallon specimens.

**E. Lots 80' Wide and Over (Custom Program)**

- a) A minimum of four (4) tree (existing or from List A1) must be planted in the front yards. The tree must be a minimum of two (2) inches in caliper when measured six (6) inches above grade. Minimum tree height is eight (8) feet and gallon size is thirty (30) gallons. Existing trees (in healthy condition) in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat. Removal of natural existing trees is not required in order to comply with the approved front yard tree list.
- b) Trees must be planted in an informal manner, with every lot having one (1) tree located within ten (10) feet of the back of curb to promote an informal street tree program and every other lot having two (2) trees located within ten (10) feet off the back of curb. There should be a mix of tree species.
- c) Shrubs shall include a minimum of 40, five (5) gallon, 20, one (1) gallon, and 4, fifteen (15) gallon species.

**F. Corner Lots**

Supplemental landscaping specifications for all corner lots include the following:

- a) Minimum planting requirements are five trees, a minimum of two (2) inches in caliper. Three of the trees should be pines and the remaining two oaks.

**G. Lake Lots**

Supplemental landscaping specifications for all lake lots include the following:

- b) The rear lawn of each golf course and lake lot shall be completely sodded with St. Augustine grass;
- c) The rear yard of each lake lot shall be planted with a sufficient amount of shrubs (minimum twenty) so as to completely screen all housing foundations; and,
- d) Two (2) trees, with a minimum tree height of eight (8) feet and two (2) inches in caliper, must be planted in the rear yard of all golf course and lake lots. A minimum of one (1) tree is to be selected from List A1 with the other tree chosen from either List A1 or A2.

## **H. Master Plant Lists**

Three master plant lists, a front yard tree list and a residential lot master plant list to be used by builders and a project master plant list to be used by developers, are provided in the appendix for assistance in selecting species for landscaping lawns and landscape easements. The plants listed are generally suitable to conditions in the Houston area. However, in selecting plants from this list, careful consideration should be given to their cultural requirements as compared to the particular conditions they must endure in a given location. Any soil, water or other tests necessary to determine the existing conditions on a particular site are the responsibility of the individual tract developer.

## **I. Front Yard Trees List – A1**

### **Trees**

#### **Botanical Name**

#### **Common Name**

|                              |                                |
|------------------------------|--------------------------------|
| Quercus Nigra                | Water Oak                      |
| Quercus Phellos              | Willow Oak                     |
| Quercus Texana               | Texas Red Oak                  |
| Quercus Virginiana           | Live Oak                       |
| Ulmus Crassifolia            | Elm                            |
| Pinus Taeda                  | Loblolly Pine                  |
| Magnolia Grandiflora & Vars. | Southern (little gem) Magnolia |
| Betula                       | Birch                          |
| Lagerstroemia                | Crape myrtle                   |
| Fraxinus                     | Ash                            |
| Pyrus                        | Pear                           |

### **Tree Diameter Size**

Two (2) Inch Diameter Tree

- a) Trees shall be a minimum of two (2) inches in diameter when measured six (6) inches above grade. Minimum tree height is eight (8) feet and gallon size is thirty (30) gallons. Existing trees (in healthy condition) in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat.

## **J. Residential Lot Master Plant List – A2**

### **Trees**

#### **Botanical Name**

#### **Common Name**

|              |             |
|--------------|-------------|
| Acer Rubrum  | Red Maple   |
| Betula Nigra | River Birch |

Carya Illinoensis & Vars.  
 Cersis Canadensis & Vars.  
 Crataegus Marshallii  
 Crataegus Spathulata  
 Fraxinus Pennsylvanica Vars.  
 Ilex Decidua  
 Ilex Opaca & Vars.  
 Ilex Vomitori  
 Kocleuteria Bipinnata  
 Lagerstroemia Indica Vars.  
 Magnolia Grandiflora & Vars.  
 Magnolia Soulangiana & Vars.  
 Magnolia Virginiana  
 Myrica Cerifera  
 Parkinsonia Aculeata  
 Platanus Occidentalis  
 Prunus Caroliniana  
 Pyrus Calleryana & Vars.  
 Quercus Falcata & Vars.  
 Quercus Nigra  
 Quercus Nuttallii  
 Quercus Phellos  
 Quercus Shumardi  
 Quercus Texana  
 Quercus Virginiana  
 Taxodium Distichum  
 Ulmus Crassifolia  
 Pinus Elliottii  
 Pinus Taeda

Pecan  
 Redbud  
 Parsley Leaf Hawthorn  
 Little Hip Hawthorn  
 Green Ash  
 Possumhaw  
 American Holly  
 Yaupon Holly  
 Goldenrain Tree  
 Crapemyrtle  
 Southern Magnolia  
 Saucer Magnolia  
 Sweet Bay Magnolia  
 Southern Bayberry  
 Retama  
 Sycamore  
 Cherry Laurel  
 Callery Pear  
 Southern Red Oak  
 Water Oak  
 Nuttall Oak  
 Willow Oak  
 Shumard Oak  
 Texas Red Oak  
 Live Oak  
 Bald Cypress  
 Evergreen Elm  
 Slash Pine  
 Loblolly Pine

### **Shrubs**

#### **Botanical Name**

Berberis Thumbergii “Crimson Pygmy”  
 Buxus Microphylla Japonica  
 Camellia Sasanqua Vars.  
 Chamaerops Humilis  
 Cleyera Japonica  
 Cycas Revoluta  
 Elaeagnus Pungens Vars.  
 Eriobotrya X “Coppertone”  
 Fatsia Japonica  
 Feijoa Sellowiana  
 Gardenia Jasminoides “Radicans”

#### **Common Name**

Crimson Pygmy Barberry  
 Japanese Boxwood  
 Sasanqua Camellia  
 Mediterranean Fan Palm  
 Japanese Cleyera  
 King Sago Palm  
 Elaeagnus  
 Coppertone Loquat  
 Fatsia  
 Pineapple Guava  
 Dwarf Gardenia

Ilex Cornuta Vars.  
 Ilex Dedidua  
 Ilex Vomitoria & Vars.  
 Juniperus Spp. & Vars.  
 Lagerstroemia Indica (Dwarf Vars.)  
 Ligustrum Japonicum & Vars.  
 Ligustrum Sinense "Variegatum"  
 Mahonia Bealei  
 Michelia Figo  
 Myrica Cerifera  
 Nandina Domestica & Vars.  
 Nandina Domestica "Compacta"  
 Nerium Oleander (hardy Vars.)  
 Photinia Fraseri  
 Pittosporum Tobira & Vars.  
 Pyracantha Spp. & Vars.  
 Raphiolepis Indica Vars.  
 Rododendrom (Azelea) Spp. & Vars.  
 Viburnum Japonicum  
 Viburnum Odoratissimum  
 Viburnum Suspensum  
 Viburnum Tinus & Vars.  
 Xylosma Congestum  
 Yucca Spp. & Vars.

Chinese Holly  
 Possumhaw  
 Yaupon Holly  
 Juniper  
 Dwarf Crapemyrtle  
 Wax Leaf Ligustrum  
 Variegated Privet  
 Leatherleaf Mahonia  
 Banana Shrub  
 Southern Bayberry  
 Nandina  
 Compact Nandina  
 Oleander  
 Fraser's Photinia  
 Pittosporum  
 Pyracantha  
 Indian Hawthorn  
 Azalea  
 Japanese Viburnum  
 Sweet Viburnum  
 Sandankwa Viburnum  
 Laurustinus Viburnum  
 Shiny Xylosma  
 Yucca

### **Groundcovers**

#### **Botanical Name**

Ajuga reptans & Vars.  
 Asparagus Sprengeri  
 Berberis Thunbergii "Crimson Pygmy"  
 Cyrtomium Falcatum  
 Gardenia Jasminoides "Radicans"  
 Hedera Canariensis & Vars.  
 Hedera Helix & Vars.  
 Juniperus Spp & Vars.  
 Liriope Muscari & Vars.  
 Lonicera Japonica Chinensis  
 Lonicera Japonica "Halliana"  
 Nandina Domestica "Harbour Dwarf"  
 Ophiopogon Japonicus  
 Ophiopogon Japonicus "Nanus"  
 Pyracantha "Red Elf"

#### **Common Name**

Ajuga  
 Sprenger Asparagus  
 Crimson Pygmy Barberry  
 Holly Fern  
 Dwarf Gardenia  
 Algerian Ivy  
 English Ivy  
 Juniper  
 Liriope  
 Purple Japanese Honeysuckle  
 Hall's Honeysuckle  
 Harbor Dwarf Nandina  
 Monkey Grass  
 Dwarf Monkey Grass  
 Red Elf Pyracantha

Pyracantha "Ruby Mound"  
 Trachelospermum Asiaticum & Vars.  
 Trachelospermum Jasminoides & Vars.

Ruby Mound Pyracantha  
 Japanese Star Jasmine  
 Confederate Jasmine

## **Grass**

### **Botanical Name**

Cynodon Dactylon  
 Cynodon Hybrids  
 Festuca Arundinacea  
 Latium Multiflorum  
 Stenotaphrum Serotum & Hybrids

### **Common Name**

Common Bermuda  
 Hybrid Bermuda  
 Tall Fescue Ky-31  
 Annual Rye Grass  
 St. Augustine Grass

## **Vines**

### **Botanical Name**

Bignonia Capreolata  
 Clematis Dioscoreifolia  
 Campsis Radicans  
 Clytostoma Callistegioides  
 Ficus Pumila  
 Gelsemium Sempervirens  
 Lonicera Japonica Chinensis  
 Lonicera Japonica "Halliana"  
 Lonicera Sempervirens & Vars.  
 Millettia Reticulate  
 Rosa Banksiae  
 Wisteria Sinensis

### **Common Name**

Crossvine  
 Sweet Autumn Clematis  
 Trumpet Creeper  
 Lavender Trumpet Vine  
 Climbing Fig Vine  
 Carolina Jessamine  
 Purple Japanese Honeysuckle  
 Hall's Honeysuckle  
 Trumpet Honeysuckle  
 Evergreen Wisteria  
 Yellow Lady Banks' Rose  
 Chinese Wisteria

## **Perennials**

### **Botanical Name**

Aster Frikarti  
 Chrysanthemum Maximums Vars.  
 Coreopsis Spp. & Vars.  
 Cyrtomium Falcatum  
 Fern Spp.  
 Gerbera Jamesonii Vars.  
 Hymenocallis Spp.  
 Hemerocallis Vars.  
 Iris Vars.  
 Tulbaghia Violacea

### **Common Name**

Aster  
 Shasta Daisy  
 Coreopsis  
 Holly Fern  
 Fern  
 Gerbera Daisy  
 Basketflower  
 Daylily  
 Louisiana Iris  
 Society Garlic

## **Annuals**

### **Spring Planting (March/April)**

Geraniums  
Lantana Montevicensis Vars.  
Perwinkle  
Petunia (last only through May)  
Purslane  
Scarletta Bogonia  
Marigolds  
Portulaca

### **Wildflowers**

#### **Botanical Name**

Rudbeckia Hirta  
Buchloe Dactyloides  
Coreopsis  
Trifolium Incarnatum  
Phlox Drummondii  
Liatris Pycnostachya  
Gaillardia Pulchella  
Monarda Citriodora  
Monarda Citriodora  
Verbena Tenax  
Cassia Fasciculata  
Echinacea Purpurea  
Lupinus Texensis  
Castilleja Indivisa  
Coreopsis Lanceolata

### **Fall Planting (October/November)**

Calendula  
Pansy  
Snapdragons  
Dianthus  
Mums

#### **Common Name**

Black-eyed Susan  
Buffalograss  
Coreopsis varieties  
Crimson Clover  
Drummond Phlox  
Gay Feather  
Indian Blanket  
Lemon Mint  
Mexican Hat  
Moss Verbena  
Partridge Pea  
Purple Coneflower  
Texas Bluebonnet  
Texas Paintbrush  
Tickseed

## **K. Project Master Plant List**

### **Trees**

#### **Botanical Name**

Betula Nigra  
Carya Illinoensis & Vars.  
Cercis Canadensis & Vars.  
Fraxinus Pennsylvanica Vars.  
Ilex Vomitoria  
Lagerstroemia Indica Vars.  
Liquidambar Styraciflua & Vars.

#### **Common Name**

River Birch  
Pecan  
Redbird  
Green Ash  
Yaupon Holly  
Crape Myrtle  
Sweetgum

Ligustrum Japonicum (tree form)  
 Myrica Cenfera  
 Pyrus Calleryana & Vars.  
 Quercus Falcata & Vars.  
 Quercus Nigra  
 Quercus Phellos  
 Quercus Shumardi  
 Quercus Virginiana  
 Ulmus Crassifolia

Wax Leaf Ligustrum  
 Southern Bayberry  
 Callery Pear  
 Southern Red Oak  
 Water Oak  
 Willow Oak  
 Shumard Oak  
 Live Oak  
 Evergreen Elm

### **Shrubs**

#### **Botanical Name**

Berberis Thunbergii "Crimson Pygmy"  
 Buxus Microphylla Japonica  
 Chamaecyparis  
 Cleyera Japonica  
 Elaeagnus Pungens Vars.  
 Eriobotrya X "Coppertone"  
 Gardenia Jasminoides "Raid Cans"  
 Ilex Cornuta Vars.  
 Ilex Vomitoria & Vars.  
 Juniperus Spp. & Vars.  
 Lagerstroemia Indica (Dwarf Vars.)  
 Ligustrum Japonicum & Vars.  
 Ligustrum Sinense "Variegatum"  
 Myrica Cerifera  
 Nandina Domestica & Vars.  
 Nerium Oleander (Hardy Vars.)  
 Photinia Fraseri  
 Pittosporum Tobira & Vars.  
 Pyracantha Spp. & Vars.  
 Raphiolepis Indica Vars.  
 Viburnum Tinus & Vars.  
 Yucca Spp. & Vars.

#### **Common Name**

Crimson Pygmy Barberry  
 Japanese Boxwood  
 Mediterranean Fan Palm  
 Japanese Cleyera  
 Elaeagnus  
 Coppertone Loquat  
 Dwarf Gardenia  
 Chinese Holly  
 Yaupon Holly  
 Juniper  
 Dwarf Crape Myrtle  
 Wax Leaf Ligustrum  
 Variegated Privet  
 Southern Bayberry  
 Nandina  
 Oleander  
 Fraser's Photinia  
 Pittosporum  
 Pyracantha  
 Indian Hawthorn  
 Laurustinus Viburnum  
 Yucca

### **Groundcovers**

#### **Botanical Name**

Berberis Thunbergii "Crimson Pygmy"  
 Gardenia Jasminoides "Radicans"  
 Hedera Canariensis & Vars.  
 Juniperus Spp. & Vars.  
 Liriodendron Muscari & Vars.  
 Ophiopogon Japonicus

#### **Common Name**

Crimson Pygmy Barberry  
 Dwarf Gardenia  
 Algerian Ivy  
 Juniper  
 Liriodendron  
 Monkey Grass

Trachetospermum Asiaticum & Vars.  
Trachelospermum Jasminoides & Vars.

Japanese Star Jasmine  
Confederate Jasmine

### Grass

#### Botanical Name

Cynodon Dactylon  
Cynodon Hybrids  
Lolium Multiflorum  
Slenotaphrum Sercundatum & Hybrids

#### Vines

#### Botanical Name

Campsis Radicans  
Ficus Pumila  
Gelsemium Sempervirens  
Milletia Reticulata  
Rosa Banksiae  
Wisteria Sinensis

### Perennials

#### Botanical Name

Aster Frikarti  
Chrysanthemum Maximums Vars.  
Coreopsis Spp. & Vars.  
Cyrtomium Falcatum  
Fern Spp.  
Gerbera Jamesonii Vars.  
Hyrnenocallis Spp.  
Hemerocallis Vars.  
Iris Vars.  
Tulbaghia Violacia

### Annuals

#### Spring Planting (March/April)

Geraniums  
Lantana Montevidensis Vars.  
Perwinkle  
Petunia (last only through May)  
Purslane  
Scarletta Bogonia  
Marigolds

#### Common Name

Common Bermuda  
Hybrid Bermuda  
Annual Rye Grass  
St. Augustine Grass

#### Common Name

Trumpet Creeper  
Climbing Fig Vine  
Carolina Jessamine  
Evergreen Wisteria  
Yellow Lady Banks' Rose  
Chinese Wisteria

#### Common Name

Frikarti Aster  
Shasta Daisy  
Coreopsis  
Holly Fern  
Fern  
Gerbera Daisy  
Basketflower  
Daylily  
Louisiana Iris  
Society Garlic

#### Fall Planting (October/November)

Catendula  
Pansy  
Snapdragons  
Dainthus  
Mums

## **Wildflowers**

### **Botanical Name**

### **Common Name**

|                      |                     |
|----------------------|---------------------|
| Rudbeckia Hirta      | Black-eyed Susan    |
| Buchloe Dactyloides  | Buffalograss        |
| Coreopsis            | Coreopsis varieties |
| Trifolium Incarnatum | Crimson Clover      |
| Phlox Drummondii     | Drummond Phlox      |
| Pycnostachya         | Gay Feather         |
| Gaillardia Pulchella | Indian Blanket      |
| Monarda Citriodora   | Lemon Mint          |
| Monarda Citriodora   | Mexican Hat         |
| Verbena Tenuisecta   | Moss Verbena        |
| Cassia Fasciculata   | Partridge Pea       |
| Echinacea Purpurea   | Purple Coneflower   |
| Lupinus Texensis     | Texas Bluebonnet    |
| Castilleja Indivisa  | Texas Paintbrush    |
| Coreopsis Lanceolata | Tickseed            |

## **46. Right-of-Way and Paving**

- a) It is preferred that all minor street have a R-O-W of at least 60 feet, although a 50 foot R-O-W will be allowed on minor streets.
- b) All minor streets are to be paved with 28 foot wide curb and gutter sections.

## **47. Neighborhood Entrances**

- a) Neighborhood entrances off of a collector/loop street may be either divided or undivided with the appropriate landscaping and signage design for Eagle Springs. Please contact the Association office to obtain the plans for the typical landscape and signage design.
- b) Both Primary and secondary entrances to residential neighborhoods must have landscape treatment and irrigation within the landscape setback. The appropriate Eagle Springs Neighborhood Entry Identifier must be installed at primary entrances. Please contact the Association office to obtain the plans.
- c) A landscape reserve (minimum 10 feet) is required adjacent to corner lots siding on a neighborhood entrance. Esplanades and islands, if used, may require additional R-O-W and must be constructed and landscaped by the developer. If a minor street has an esplanade entrance or internal esplanade, the tip of the esplanade must match that used on the tips of the esplanades in the major thoroughfares.

#### **48. Square Footage**

Consult the supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for minimum living space square footage requirements for each section.

#### **49. Housing Plan and Elevation Repetition**

The following represents Eagle Spring's guidelines for determining when a plan and elevation can be repeated within a subdivision.

- a) When building the same plan, different elevation, on the same side of the street, two (2) lots must be skipped (see Illustration II-3).
- b) When building the same plan, different elevation, on both sides of the street, one (1) full lot must be skipped (see Illustration II-3).
- c) When building the same plan, same elevation, on the same side of the street or on both sides of the street, four (4) full lots must be skipped (see Illustration II-3).

The New Construction Committee reserves the right to reject an elevation that is similar to a nearby existing home or in any way detracts from the scene.

#### **50. Site Maintenance During Construction**

Each lot in Eagle Springs shall be maintained in a neat, clean, and orderly condition by the builder during construction. The builder shall place a minimum of one (1) wire mesh basket, anchored with metal stakes into the ground to prevent tipping, large enough for building debris containment within the boundaries of the lot on which the house is being constructed. A 55-gallon solid container labeled for litter must be placed on the lot for containment of builder trash. Trash must be removed from each lot weekly or as often as necessary to maintain attractiveness of the construction site. Construction debris, including excess concrete, may not be burned, dumped or disposed of in any area of the development unless a specific location for such a purpose is approved in writing by the committee. The appropriate governmental agencies should be contacted for erosion control and other NPDES permits.

Failure to comply with these guidelines may cause the Association to levy a compliance assessment for reimbursement of cost as further defined in the Declaration of Protective Covenants.

#### **51. Sediment Control**

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all project in Eagle Springs are required to practice sediment control during construction. As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, sediment fencing must be installed in such a way as to filter all storm water run-offs from the tract into the public street. The sediment control system shall remain in

place and in good repair until construction and landscaping is complete. If the Committee determines that a builder has not maintained his sediment or drainage course, the builder will be assessed the cost of clean-up.

Temporary sediment fencing must be constructed on the site out of wire mesh and burlap (see Illustration III-1), or a commercially manufactured fencing product (such as Enviro-Fence) may be used. Whichever fencing material is selected, it shall be securely anchored below the surface elevation of the ground so that any storm water sheet flow must pass through the fence material or be trapped behind it; and,

## **52. Concrete Wash Out Site**

Production builders will provide a single concrete wash out site on one of their reserved lots, for use during construction. The Committee will approve the selected site and an identification sign must be erected on the lot by the builder prior to use.

## **53. Protection of Adjacent Lots and Greenbelts**

Work done in esplanades or landscape reserves (to connect utilities, etc.) must protect existing plantings, berms, etc. Existing adjacent lots and greenbelts must be protected by erecting a temporary four (4) foot orange safety fence along or parallel to the property line prior to the beginning of lot clearing. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc., damaged during construction.

## **54. Protection of Existing Trees**

Successful preservation of existing trees depends on quality construction methods. Issues important to that success include construction of protective barriers, root pruning, removal of dead, diseased or obstructing branches, avoiding dramatic grading and/or altering the drainage patterns near a specimen tree or grove, avoiding soil compaction under the dripline, and providing supplemental feeding and/or watering to trees which have been or will be impacted by construction. In order to address these areas of concern, builders are required to adhere to the following steps for tree preservation and removal.

The builder is required to survey and stake the footprint for the proposed home, garage (if detached), swimming pool, patio, and driveway prior to clearing the lot. Trees existing on individual building sites should be evaluated carefully to determine their desirability and suitability to the proposed design. **A residual tree preservation area in the front and rear of a lot outside of the approved footprint areas should exist and be ribboned off in order to protect from clearing.** Absolutely no clearing is permitted in the tree preservation areas. **Underbrush within the tree preservation areas shall not be removed prior to or during construction.**

The tree preservation area is defined as follows and as shown on Illustration III-2.

- a) 10 feet outward from the slab of the home.

- b) 5 feet outward from the slab of the garage (if detached).
- c) 5 feet outward from the perimeter of the pool.
- d) 3 feet outward from the edge of the driveway or patio.

The tree preservation areas must be protected with the orange protective snow fence prior to and after clearing the footprint areas. This protective fence must be installed around the dripline of perimeter trees within the tree preservation areas. Metal fence post must be securely inserted in the ground and placed at a maximum of 8 foot centers along the identified ribboned area. The fence must then be secured to these post to prevent sagging. When construction begins after the tree protection fence is installed, the following provisions are to be strictly adhered to:

- a) No equipment, materials, or trash may be stored or ever trespass into areas within the tree protection fence. Driving or parking vehicles or equipment within the tree protection fence is strictly prohibited. The builder is to make every effort to avoid storing equipment and materials, or driving under the dripline of any tree within the tree protection fence. If, during construction, this fence is knocked down, the builder must repair it immediately.
- b) Nails, wires, ropes, reinforcement bars, etc. must not be attached to trees within a tree preservation area. Fencing must be attached to trees.
- c) Underbrush within the tree preservation fences shall not be removed prior to or during construction removal of the underbrush may cause root systems to dry out due to exposure to excessive light and air on the ground just below the understory. Where underbrush exists and is to be removed after construction, the ground underneath must be mulched. Removal of underbrush may occur only after construction activity is complete and at time of final landscaping. No trees greater than 2 inches in caliper may be removed from the tree preservation area.
- d) Appropriate tree removal methods must be utilized to prevent damage to the roots, trunk, and canopies of those trees which are to be preserved and/or relocated. Trees which will be impacted through root pruning or grading, and which are to be preserved, should be root pruned and fed in a timely manner to reduce stress from construction activity.
- e) Drainage patterns shall be respected where possible. In areas where swales or sheet drainage is inadequate to drain a lot and/or pose a potential hazard to the structure, the Builder shall supply and make use of area drains. Tree preservation areas may not be graded with fill other than that needed for fine grading or sodding without approval. The intent of the site drainage concept is to eliminate runoff onto adjoining property or other undesirable runoff locations. Generally, this can be accomplished through the construction of swales and drains which minimize the drainage impact to existing trees and vegetation. Situations may exist where this is difficult or impossible to accomplish without severely affecting vegetation or dramatically grading the lot.
- f) Grading under trees which are to be preserved, should not change grade elevations under those trees by more than ½ the caliper of the tree trunk up to a maximum of two inches, whichever is less. (For example, only 2" of fill may be placed under a 4" tree).

Grading activity may occur only at the time of final landscaping. Tree protection fencing must remain in place until grading in preparation for landscaping.

- g) Builders are responsible for the removal of all trees which die prior to the closing date or as negotiated with the homeowner. When tree replacements are necessary, the replacement tree(s) must be a minimum of 4 inches in caliper. The tree(s) installed must conform to the criteria set forth in Section IV of these guidelines.

## **55. Housing**

It is the intent of this section to establish basic criteria for the construction of residences within Eagle Springs. Emphasis is on quality in material, design and construction in order to promote well-crafted residence within the various communities. The house footprint and the roof form should work together to provide variety and interests when viewed from the street. These guidelines allow for diversity in design and should produce a climate of individually, while insuring the architectural integrity of the community as a whole.

Texas law does not presently permit the establishment of building codes in unincorporated areas. It is the intention, however, that all building construction in Eagle Springs be of the highest quality; as a minimum, builders are required to warrant compliance with Southern Building Code.

## **56. Foundations**

- a) Prior to foundation construction, an area soils test should be undertaken to ensure foundation quality.
- b) Prior to foundation construction, a form survey should be undertaken to ensure the building setback lines will not have been violated.
- c) All foundation plans must be signed and sealed by a Texas Registered Professional Engineer. Minimum slab elevations are determined by and should be coordinated with the appropriate county agency.

## **57. Mechanical Equipment**

- a) All air conditioning compressors, power and meter boxes and pool equipment shall be completely screen from public view. Screening may be behind the standard six foot wood fence or with planting elements as approved by the Committee.

## **58. Maintenance**

- a) Each residence shall be maintained in a neat, clean, orderly condition by the builder/owner prior to and after the sale of such residence. Periodic repairs shall be made to correct any condition, which suggest visual deterioration of a residence.

## **59. Model Home Parks/Sales Centers**

### **A. Location**

The location of all proposed model home parks and/or sales centers must be approved by the Committee. Proposed sites will be reviewed on an individual case by case basis and, therefore, no specific criteria will be developed. However, various items which should be considered in selecting a location for a model home park or sales office are listed below.

- a) Project phasing should be considered when establishing the initial model home park. Additional sites should be selected to accommodate future sections or changes in market strategy and updated product lines. Care should be taken to protect marketing windows to varying products or phases.
- b) Lots of short cul-de-sacs or “bubble” streets located off of the main entrance street to a neighborhood serve as excellent sites for model home parks. These lots not only provide a clustered setting for the model homes, but allow the main entrances to the neighborhood to maintain an open and uncluttered appearance.
- c) Free-standing sales office (not in a model home) may be appropriately located on a lot near the primary entrance to a neighborhood, but shall not, under any circumstances, be located or have frontage on an adjacent major thoroughfare within the designated residential areas.

### **B. Site Improvements**

Model home parks and sales centers should be representative of the type of neighborhood environment the builder/developer hopes to achieve. The project image is established by the way in which the model homes and sales office are handled. The following items should be considered when establishing a model home park and/or sales office.

- a) Traffic generated by model home parks and sales office should not interfere or conflict with the traffic of the surrounding neighborhood(s).
- b) In front of each model home a continuous sidewalk, two feet in width, must be constructed adjacent to the street curb.
- c) The architectural controls and design guidelines established for all residence in Eagle Springs shall be maintained in model home to ensure compliance when the models are eventually sold. Temporary exceptions related to non-standard driveways, sidewalks, lighting, flags, and flagpoles, signs or other marketing techniques will be considered by the Committee on an individual basis.
- d) Free-standing sales offices must be of permanent-type construction and comply with these design guidelines. The use of temporary structures or portable buildings is prohibited, except in the interim time period preceding the completion of a permanent sales office. The relocation of temporary sales offices are subject to the approval of the Committee.
- e) Signage for model home parks shall conform to the City of Houston sign ordinance and must not exceed four (4) feet in height and eight (8) feet in width. The height

above the existing lot grade must not be more than six (6) feet. All signs must be located on the builder's lot where the model home is located. Sign colors should be the builder's nationally recognized marketing colors or colors harmonious with those used on the home.

**C. Signage**

The City of Houston's sign ordinance defines both "off-premises" and "on-premises" signs. For the most part, "off-premises" signs are prohibited while "on-premises" signs are limited in size and number. The control and placement of all signs is especially important to the aesthetic harmony of Eagle Springs and must receive the approval of the Committee (except official signs by government agencies). Any sign which has not been approved and constructed in accordance with the specified regulations may be removed by the Committee without liability. In addition to these Eagle Springs requirements, signs must also conform to City of Houston, Harris County, and State of Texas laws. All signage information included within this document is for information purposes only. Refer to construction plans for completed signage specifications.

**D. Project Identification Signs**

Eagle Springs has adopted a signage program designed to identify, inform and direct motorists and pedestrians to the various streets, villages and activity centers located throughout the community. Both the location and design of the signage system has been carefully planned to perform a practical function while contributing to the architectural and aesthetic quality desired for Eagle Springs. Complete specifications and materials for all project identification signs, including location, can be obtained from Eagle Springs.

**Project Entry Identifier**

- a) Project entry identifiers will be placed at selected locations where motorists initially approach projects within Eagle Springs. These signs are located within the landscape setback areas adjacent to the major thoroughfares.

**Neighborhood Entry Signs**

- a) Neighborhood entry identifiers are placed at the primary entrance of individual neighborhoods within a village. Since neighborhood entrances contain both divided and undivided entrances, two distinct signage systems have been designed to demarcate the neighborhood entry.

## **E. Directional Signs**

When deemed necessary by the Committee, easy to read motorist and pedestrian directional signs will be placed along all public streets and greenbelts within Eagle Springs. The location of each of these signs must receive the approval of the Committee.

### **Primary Traffic Directional/Information Signs**

- a) These signs are strategically located near project entrances and direct motorists to the individual residential villages, regional recreation centers, educational facilities, etc., within Eagle Springs.

### **Secondary Traffic Directional/Information Signs**

- a) These signs are located periodically along the major thoroughfares and direct motorists to the individual subdivisions and neighborhood recreation areas within Eagle Springs.

### **Pedestrian Directional/Information Signs**

- a) These pedestal type signs direct pedestrians along the greenbelt and sidewalk system to all residential villages, recreation center, education facilities, etc.

### **Pedestrian Regulatory Signs**

- a) These particular signs are to be placed at appropriate locations by the Committee to regulate and caution pedestrians as to the rules and regulations of greenbelt and recreational use within Eagle Springs.

## **D. Variances**

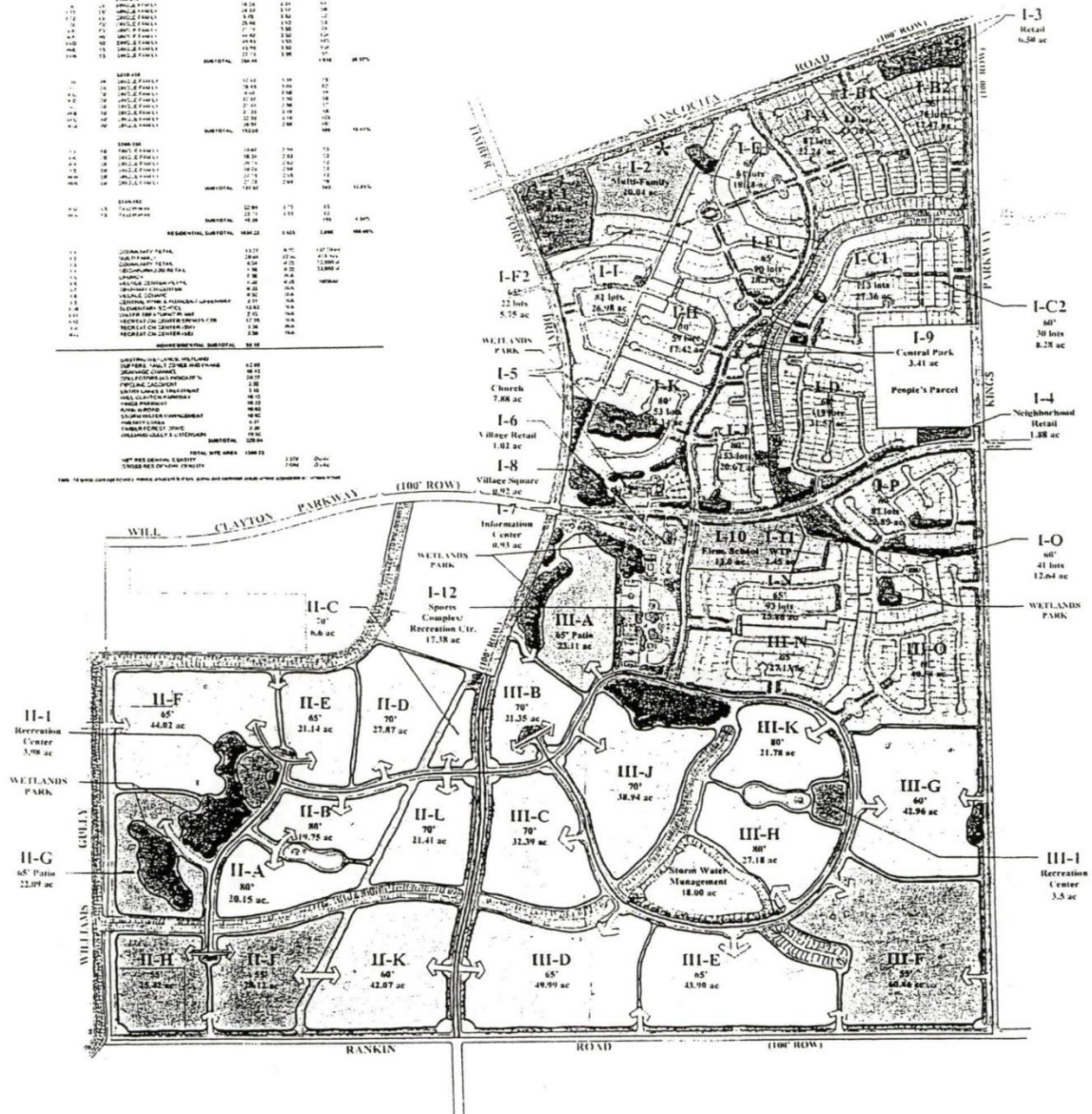
Variances to the design standards and development criteria may be granted at the sole discretion of the full Board of Directors when it can be demonstrated that strict compliance would create an undue hardship by depriving the owner of the reasonable utilization of the site, or where unusual circumstances or characteristics which affect the site make strict compliance not feasible. No variance shall be granted unless the general purposes and intent of the Declaration and design standards are maintained. Any variance granted shall only be applicable to the specific site and conditions for which the variance was granted, and shall not modify or change any design standards as they apply to other sites of conditions. All variances must be confirmed in writing and signed by the Board of Directors prior to construction of the improvement. No oral variance shall be granted.

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## **ILLUSTRATIONS**

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| TERRABROOK                                 |       |               |         |         |    |
|--------------------------------------------|-------|---------------|---------|---------|----|
| CONCEPT LAND STUDY - LAND USE DATA SUMMARY |       |               |         |         |    |
| PARCEL                                     | TYPE  | DESCRIPTION   | ACREAGE | PERCENT |    |
| RESIDENTIAL                                |       |               |         |         |    |
| 1-1                                        | 1-1   | Single-Family | 2,200   | 1.4%    | 37 |
| 1-2                                        | 1-2   | Single-Family | 1,775   | 1.1%    | 29 |
| 1-3                                        | 1-3   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-4                                        | 1-4   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-5                                        | 1-5   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-6                                        | 1-6   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-7                                        | 1-7   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-8                                        | 1-8   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-9                                        | 1-9   | Single-Family | 1,247   | 0.8%    | 20 |
| 1-10                                       | 1-10  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-11                                       | 1-11  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-12                                       | 1-12  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-13                                       | 1-13  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-14                                       | 1-14  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-16                                       | 1-16  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-17                                       | 1-17  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-18                                       | 1-18  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-19                                       | 1-19  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-20                                       | 1-20  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-21                                       | 1-21  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-22                                       | 1-22  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-23                                       | 1-23  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-25                                       | 1-25  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-30                                       | 1-30  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-31                                       | 1-31  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-34                                       | 1-34  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-35                                       | 1-35  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-36                                       | 1-36  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-37                                       | 1-37  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-41                                       | 1-41  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-43                                       | 1-43  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-46                                       | 1-46  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-47                                       | 1-47  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-49                                       | 1-49  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-50                                       | 1-50  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-51                                       | 1-51  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-54                                       | 1-54  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-55                                       | 1-55  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-56                                       | 1-56  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-57                                       | 1-57  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-58                                       | 1-58  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-59                                       | 1-59  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-60                                       | 1-60  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-61                                       | 1-61  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-62                                       | 1-62  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-63                                       | 1-63  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-64                                       | 1-64  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-65                                       | 1-65  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-66                                       | 1-66  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-67                                       | 1-67  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-68                                       | 1-68  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-69                                       | 1-69  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-70                                       | 1-70  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-71                                       | 1-71  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-73                                       | 1-73  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-76                                       | 1-76  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-77                                       | 1-77  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-78                                       | 1-78  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-79                                       | 1-79  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-80                                       | 1-80  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-89                                       | 1-89  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-90                                       | 1-90  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-91                                       | 1-91  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-92                                       | 1-92  | Single-Family | 1,247   | 0.8%    | 20 |
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| 1-94                                       | 1-94  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-95                                       | 1-95  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-96                                       | 1-96  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-97                                       | 1-97  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-98                                       | 1-98  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-99                                       | 1-99  | Single-Family | 1,247   | 0.8%    | 20 |
| 1-100                                      | 1-100 | Single-Family | 1,247   | 0.8%    | 20 |



MASTER PLAN

**WESTBROOK LAKE HOUSTON**

1360 Acres

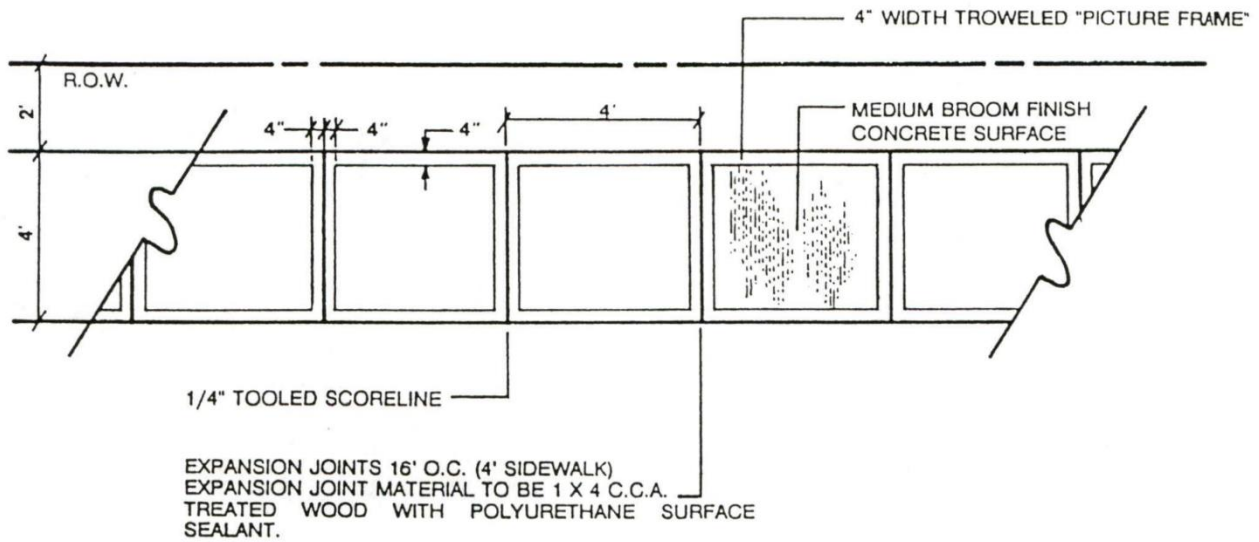
WESTBROOK LAKE HOUSTON I.P.

HOUSTON, TEXAS

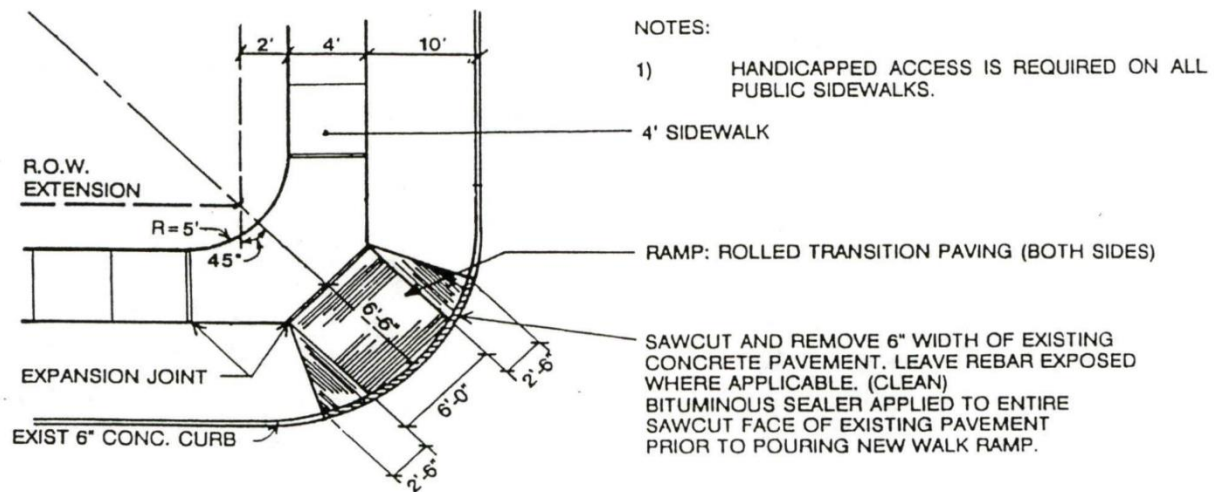
Scale: 1" = 400'

North Arrow

ILLUSTRATION I-1

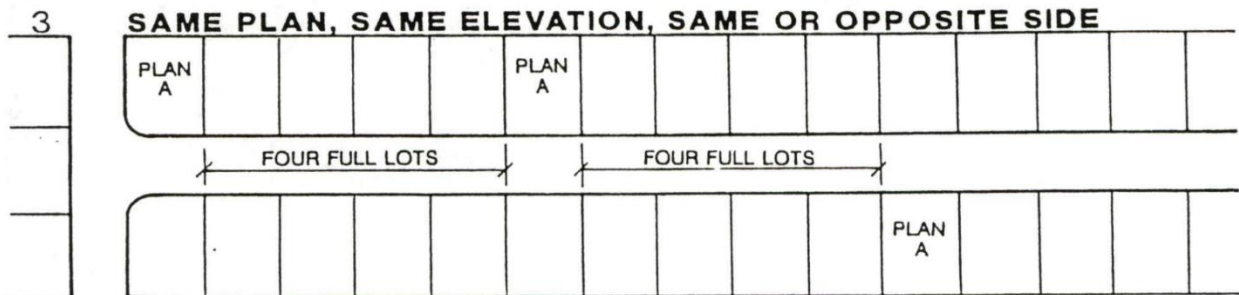
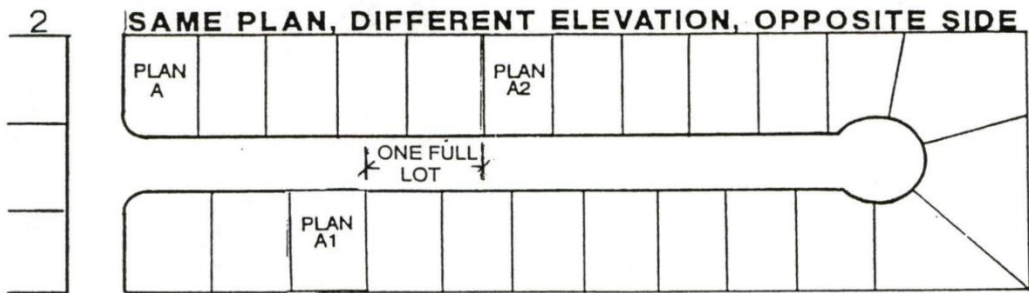
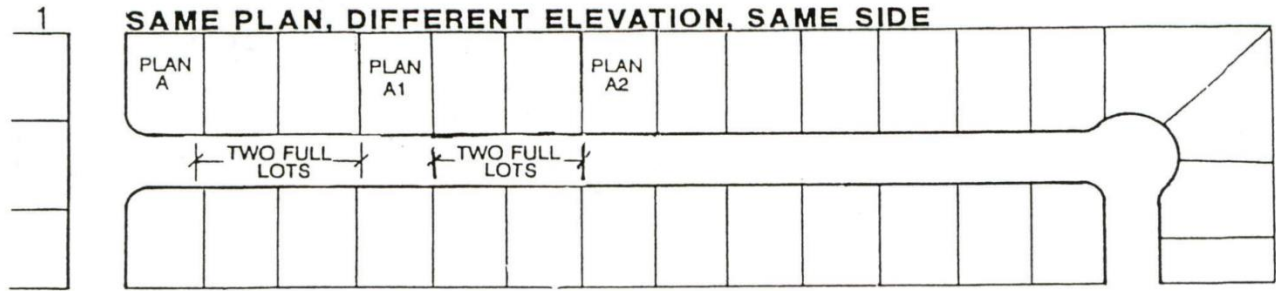


**NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.**



## SIDEWALKS ALONG COLLECTOR / LOOP AND MINOR STREETS

ILLUSTRATION II-1

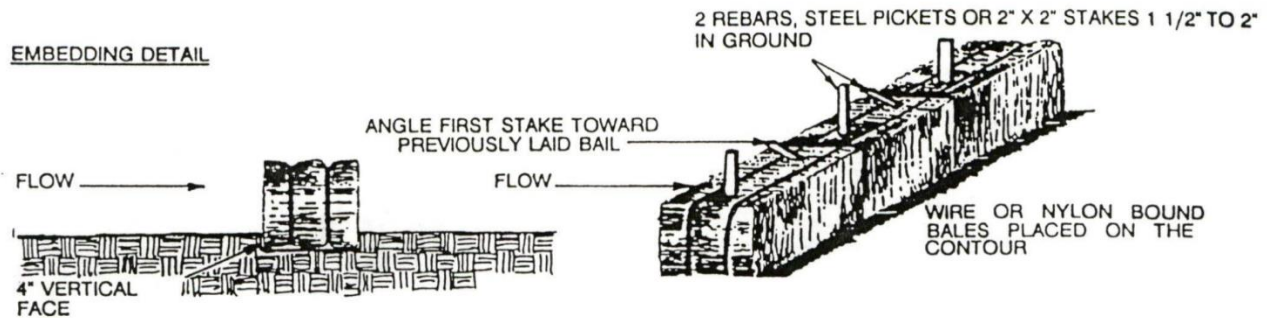


NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR COMPLETE  
DETAILS AND SPECIFICATIONS.

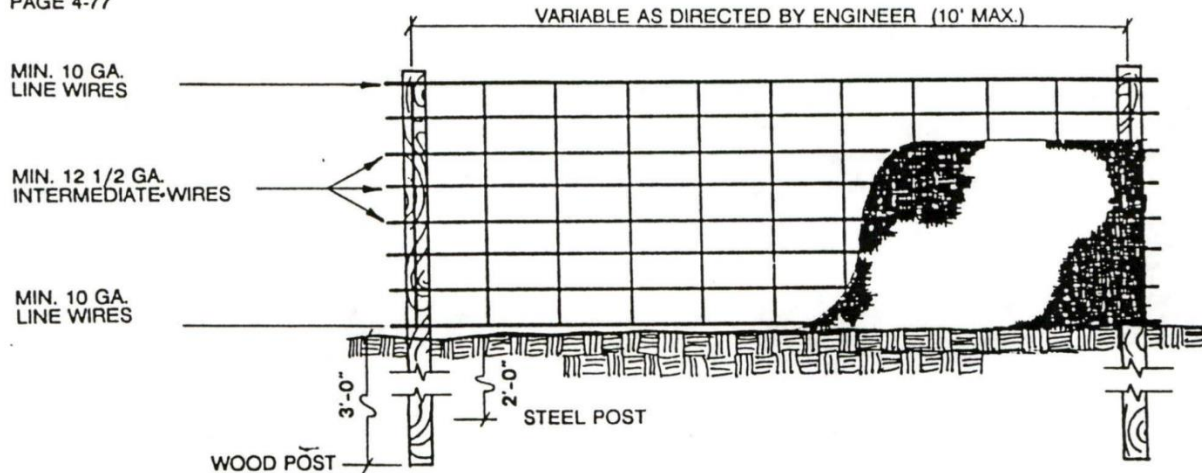
## HOUSING PLAN AND ELEVATION REPETITION

ILLUSTRATION II-3

### EMBEDDING DETAIL



SOURCE:  
EROSION AND SEDIMENT CONTROL GUIDELINES FOR  
DEVELOPING AREAS IN TEXAS, U.S. DEPT. OF  
AGRICULTURE SOIL CONSERVATION SERVICE FIG. 4-B,  
PAGE 4-77



SOURCE:  
CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS  
STD. NO. 20.05

### GENERAL NOTES:

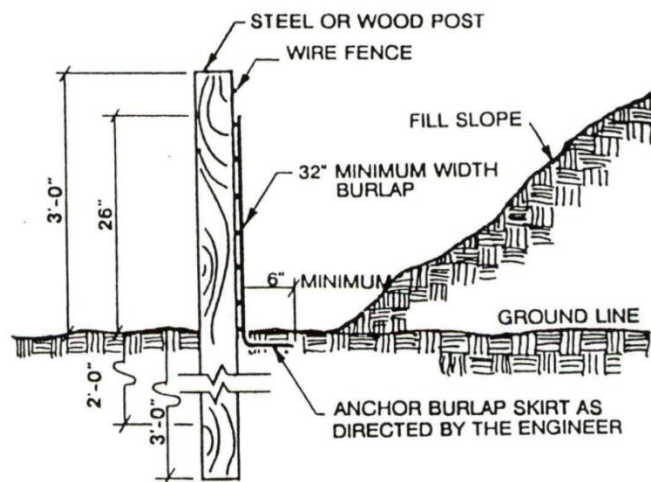
FENCE FABRIC SHALL BE MINIMUM 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

BURLAP SHALL BE 7-1/2 OZ. WEIGHT AND A MINIMUM OF 32" IN WIDTH. BURLAP SHALL BE FASTENED ADEQUATELY TO THE FABRIC AS DIRECTED BY THE ENGINEER. MIRAFT 140 OR EQUIVALENT MAY ALSO BE USED.

STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

WOOD POST SHALL BE 6 TO 7 FEET IN HEIGHT AND 3 TO 4 INCHES IN DIAMETER. WIRE FABRIC

SOURCE:  
CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS  
STD. NO. 20.05



NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

## TEMPORARY SEDIMENT CONTROL

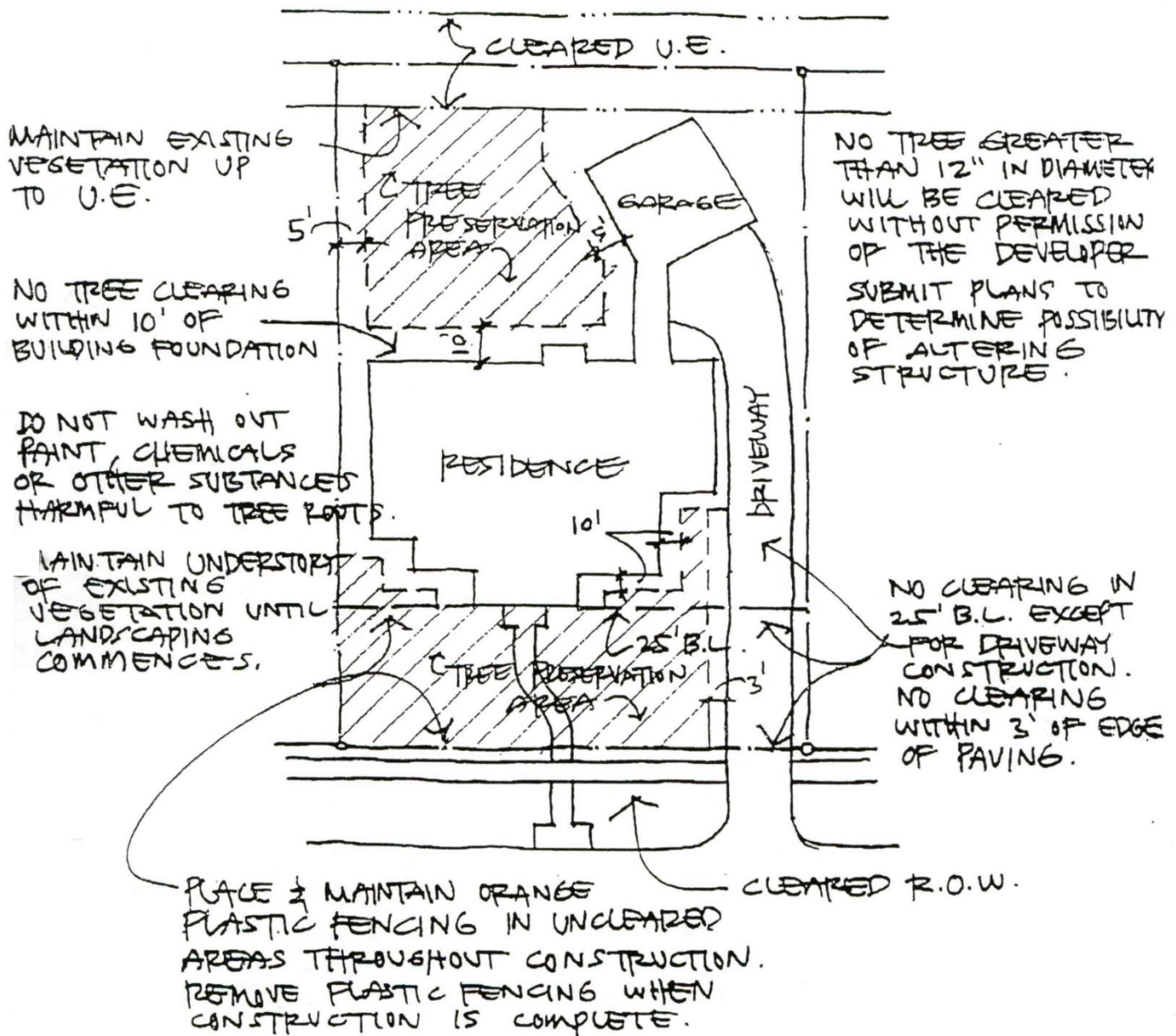
ILLUSTRATION III-1

## Legend:



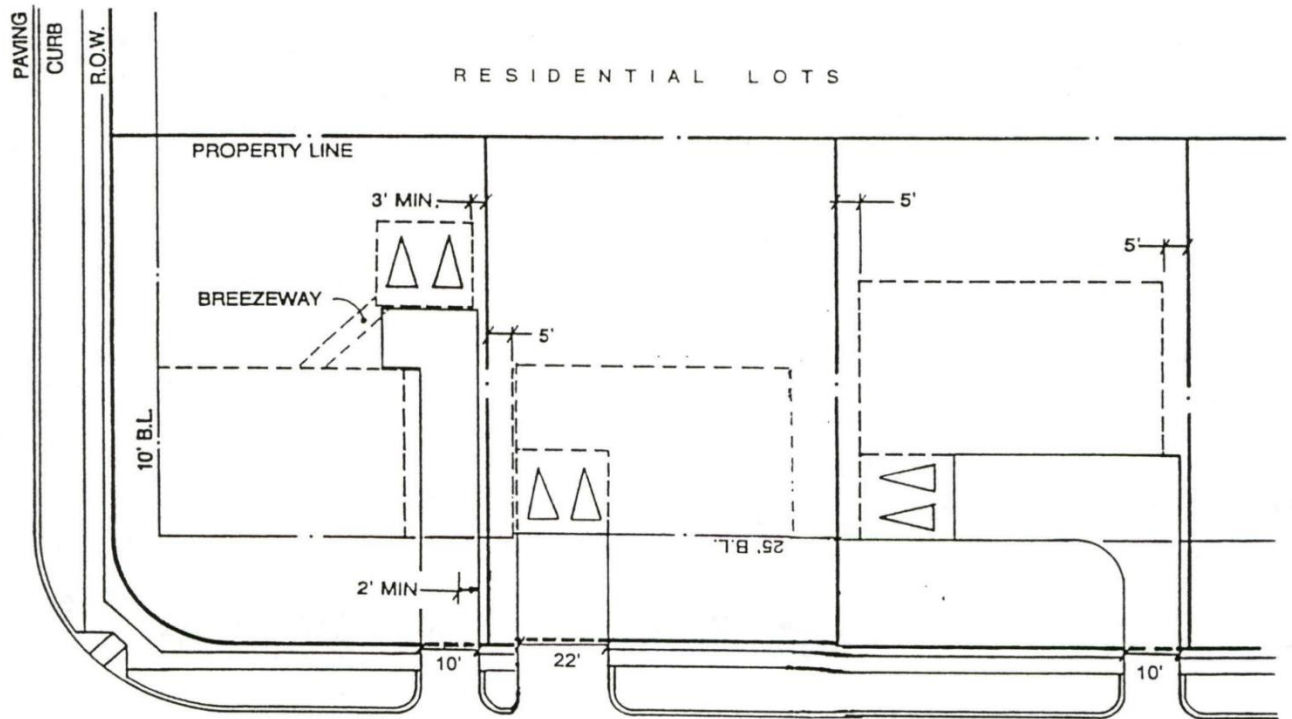
Tree Preservation Area

DO NOT PARK VEHICLES ON SITE.



## TREE PRESERVATION

ILLUSTRATION III-2

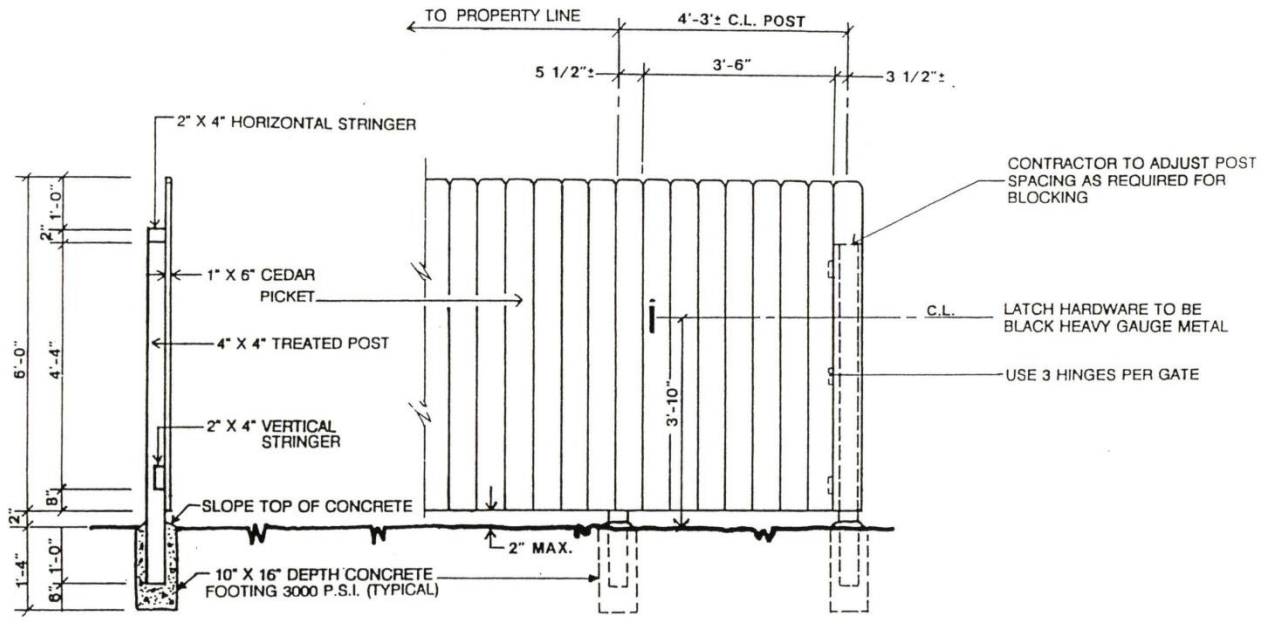


## GARAGE AND DRIVEWAY PLACEMENT

ILLUSTRATION IV-1

NOTES:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" X 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) ADD VERTICAL SUPPORTS, CROSSBRANCHING & METAL PLATES AS REQUIRED FOR LONG TERM STRUCTURAL INTEGRITY



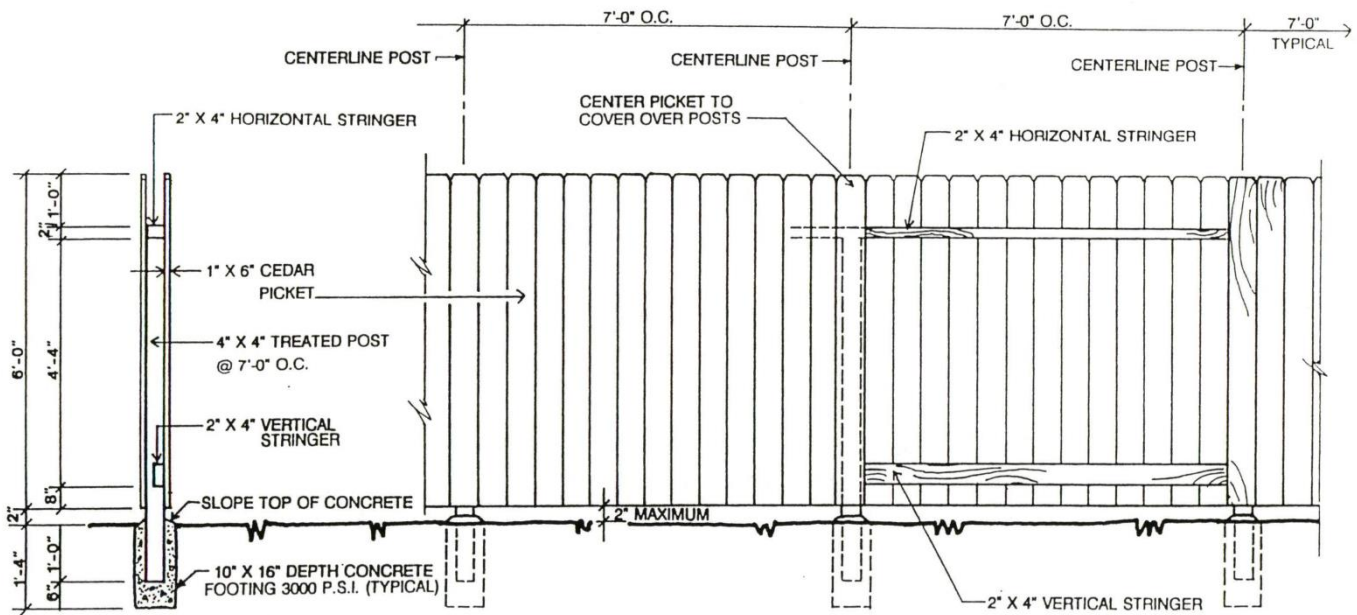
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR COMPLETE  
DETAILS AND SPECIFICATIONS.

## STANDARD RESIDENTIAL HINGED GATE

### ILLUSTRATION IV-2

GENERAL WOOD NOTES:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" X 6" CEDAR NOTCHED TOP
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.



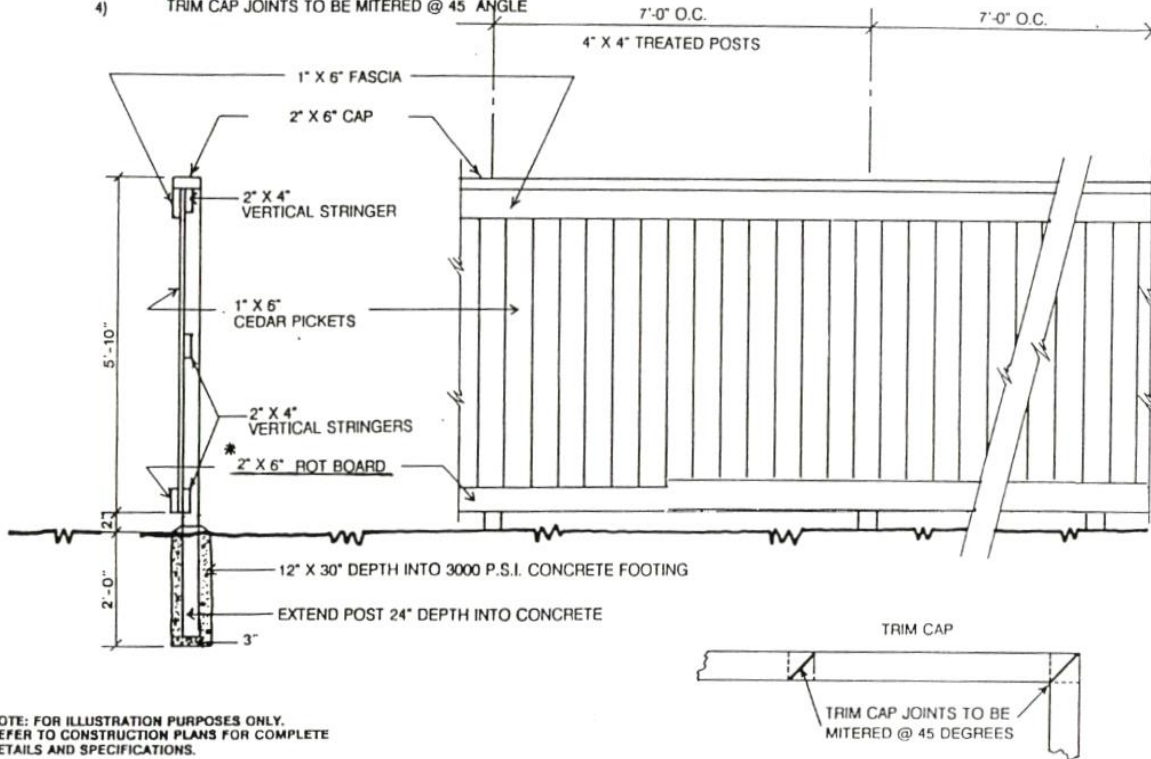
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR COMPLETE  
DETAILS AND SPECIFICATIONS.

## STANDARD RESIDENTIAL WOOD FENCE

ILLUSTRATION IV-3

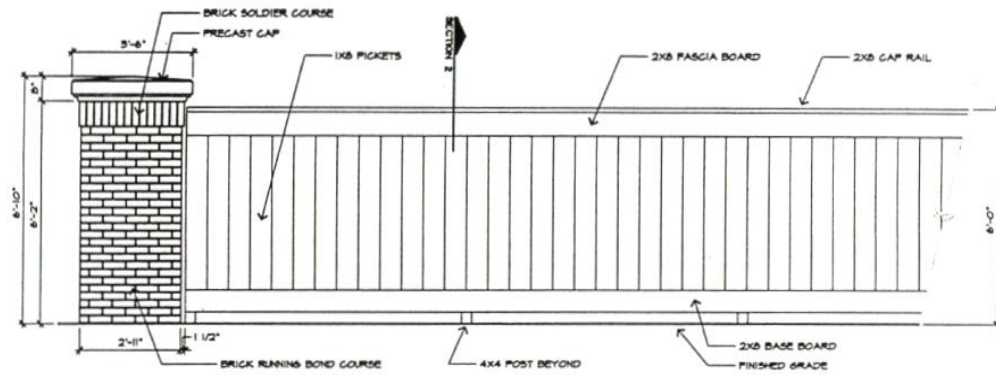
GENERAL WOOD NOTE:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" X 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) TRIM CAP JOINTS TO BE MITERED @ 45° ANGLE



## 6' UPGRADED WOOD FENCE

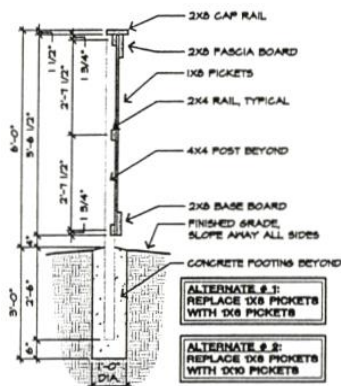
ILLUSTRATION IV-4



# 1 UPGRADED WOOD FENCE

ELEVATION

Scale: 1/4"=1'-0"



# 2 UPGRADED WOOD FENCE

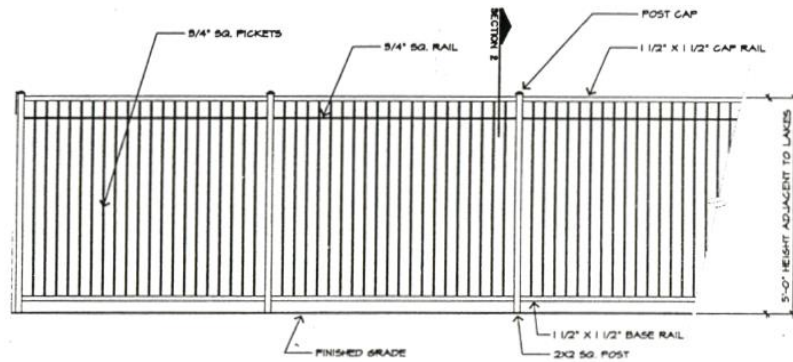
SECTION

Scale: 1/4"=1'-0"

EAGLE SPRINGS

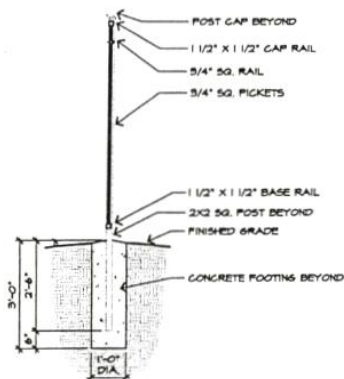
6' UPGRADED WOOD FENCE WITH BRICK COLUMNS

ILLUSTRATION IV-5



**1 ORNAMENTAL STEEL FENCE**  
ELEVATION

Scale: 1/4"=1'-0"



**2 ORNAMENTAL STEEL FENCE**  
SECTION

Scale: 1/4"=1'-0"

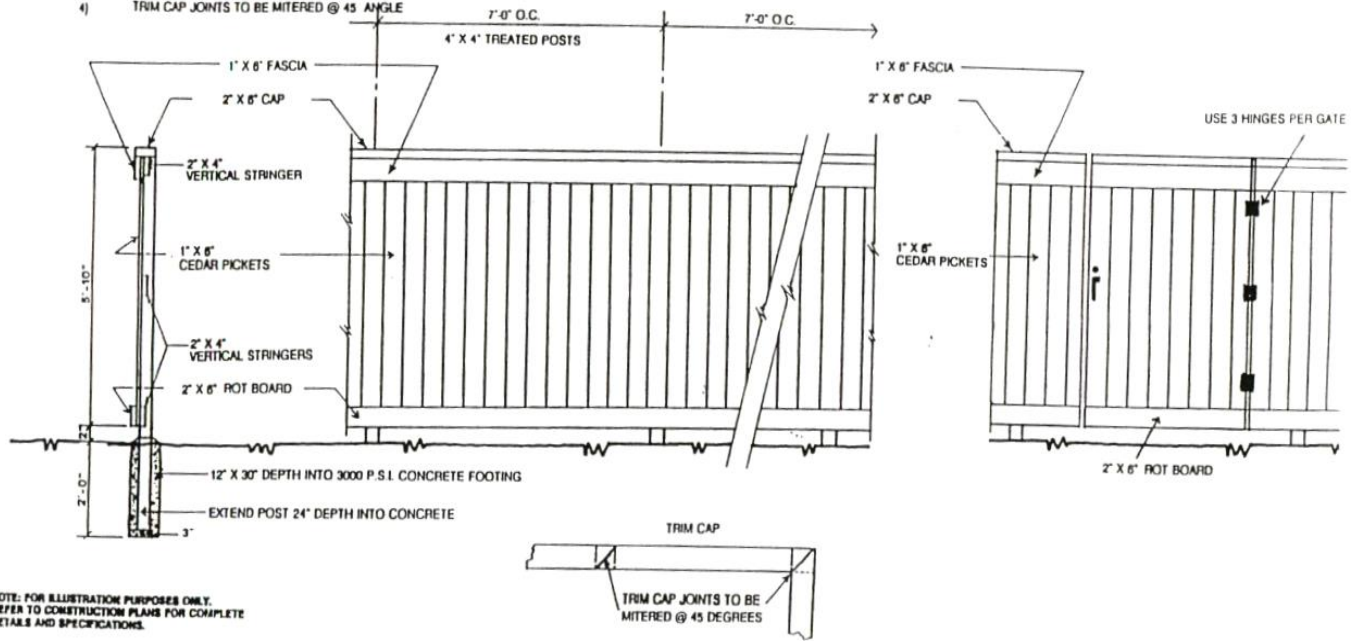
**EAGLE SPRINGS**

**LAKE LOT  
ORNAMENTAL STEEL FENCE**

**ILLUSTRATION IV-6**

GENERAL WOOD NOTE:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" X 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) TRIM CAP JOINTS TO BE MITERED @ 45° ANGLE



6' UPGRADED WOOD FENCE  
FOR GREENBELTS WITH GATE

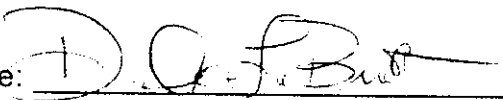
ILLUSTRATION IV-7

ADOPTED on the date set forth opposite each name to become effective upon this  
10<sup>th</sup> day of November, 2016.

BOARD OF DIRECTORS  
Eagle Springs Community Association, Inc.

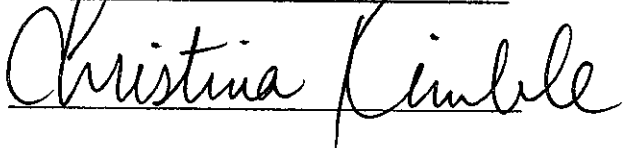
Date: 11-10-2016

Print Name: David LaBrot - President

Signature: 

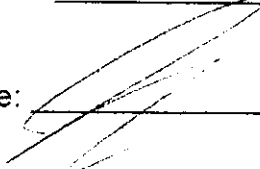
Date: 11-10-2016

Print Name: Christina Kimble - Vice President

Signature: 

Date: 11-10-2016

Print Name: Jordan Gerard - Secretary

Signature: 

Date: 11-10-2016

Print Name: Michelle Button - Treasurer

Signature: 

Date: 11-10-2016

Print Name: Michael Hamlin - Director

Signature: 

## **Appendix A**

### **Property Managers**

Property-Managers for Eagle Springs:

Crest Management Company  
Attn: Dana Mohler  
17171 Park Row, Suite 310  
Houston, TX 77084

Phone: 281-579-0761

Fax: 281-579-0762

### **Fines**

Refer to Article XI, Section 11.5 of the Declaration.

Fines imposed on property owner for non-compliance of NCC or MC approval or conditions of approval can be up to \$10,000.00 for the first and subsequent violations. Notice of violation will be served by Hand Delivery and Certified US Mail, Return Receipt Requested. If each violation is not corrected within 10 days, an additional fine of \$100.00 per month until the problem is rectified. If there are extenuating circumstances, the property owner may request relief or an extension from the NCC, MC and or Board by way of a written request with an explanation submitted through the Property Manager.

## **Appendix B**

### **EXTERIOR MODIFICATION REQUEST – CHECKLIST**

This checklist is to ensure that your modification request is ready for the MRC's review. The checklist is in the order of the modification request form, so that you may check off the list as you fill out your request. **Please be sure you fill out a separate request for each individual modification.**

#### **DESCRIBE IMPROVEMENT: (located on request form)**

- ☐ Explain what the improvement, addition or change will be or what it is currently, if already existing.

#### **SKETCH, DRAWING OR PHOTO: (Must be attached to each request form)**

- ☐ Attach a sketch, drawing, color photo/brochure color photo of what the modification will look like once completed. Or if already existing – attach a color photo modification/addition.

#### **DIMENSIONS: (located on request form)**

- ☐ List the dimensions for each improvement/addition being submitted. This includes slab and/or decking thickness as well.
- ☐ Play Sets/Forts: Standing platform deck(s) – list each standing deck height on the request form. Ex. 4', 5'6" and 6'. (the standing deck height is the height from the ground to the top of any standing decks)

#### **LOT SURVEY/PLOT PLAN OF HOME: (Must be attached to the request form. (This document can be found enclosed with your closing paperwork – it is usually a legal size document with your property address listed)**

- ☐ Draw in the location of the improvement and/or addition onto this document specifically. Per your documents, this document is necessary for each modification request being submitted for approval – (EX. Exterior paint, replace/add gutters, replace fence, extend fence, gazebos, trampolines, etc.) \*Applications will be denied without this document with the location of the modification/addition drawn in.

#### **MATERIALS: (located on request form)**

- ☐ All materials pertaining to the improvement must be listed specifically. If paint or stain will be used – the color must be stated and a paint/stain chip/sample must be attached.
- \*attachments/spec sheets included with the request form should reflect the materials listed on the request form.



## Exterior Modification Request

The Modifications Review Committee (MRC) must approve, in advance, all exterior modifications to your property. The MRC will review your request to make sure that the modification(s) will be done in a professional, sound manner and will fit with the aesthetics of the community. Please provide as much detail as possible so that the MRC can properly understand your request. **Requests submitted without a complete description and copy of plot plan showing improvement may be returned to you for additional information.**

**POOL REQUESTS REQUIRE A \$1000 REFUNDABLE DEPOSIT.  
Applications will not be processed without deposit.**

**Owner Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_ HUMBLE, TX 77346

*Mailing Address (if different from above):* \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**Describe the Type of Improvement/Modification** - (Be Specific - State what the project will be & **MUST** attach a sketch, drawing or color photo of what the project will look like completed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Dimensions:** (width, length and peak height of each improvement (if applicable) must be given)

Width: \_\_\_\_\_ Length: \_\_\_\_\_ Peak Height: \_\_\_\_\_ Ceiling Height: \_\_\_\_\_

**Additional Dimensions:**

*Pool heights only:* Raised Spa: \_\_\_\_\_ Waterfall: \_\_\_\_\_ Weeping Wall: \_\_\_\_\_ Slide: \_\_\_\_\_

*Play Systems/Forts:* Platform deck height(s) only - must list all heights if multiple decks: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

*Decks/slabs/patios/walkways/extensions/etc.:* Width: \_\_\_\_\_ Length: \_\_\_\_\_ Thickness: \_\_\_\_\_

**State the Location of Improvement/Modification** - Ex. Backyard, Front Yard, Side Yard, Left, Right, etc.  
\_\_\_\_\_

- **MUST attach official Plot plan/Lot Survey** with property address visible and the **DRAWN IN** location of the improvement/modification - \*request are at risk of denial without this document\*

**Materials:** (Be specific - request are at risk of denial without applicable materials listed and/or samples attached)

Paint/Stain (state the color & must attach color sample): \_\_\_\_\_

Lumber (must list the type): \_\_\_\_\_

Brick (must list the type, color, if matches existing residence): \_\_\_\_\_

Roofing (must list the type, color & if matches existing residence): \_\_\_\_\_

Piping/Electrical (ceiling fans/lighting/etc.): \_\_\_\_\_

Decks/slabs/patios/walkways/extensions/pool deck/etc.: \_\_\_\_\_

Waterfalls/Weeping Walls/Slides (for pools): \_\_\_\_\_

Other materials: \_\_\_\_\_

**2 | Modification Request**

Other Comments/Information: \_\_\_\_\_

Planned Start Date: \_\_\_\_\_ Expected Completion Date: \_\_\_\_\_

According to the Protective Covenants, the Modifications Review Committee has up to **sixty (60) days** after receipt of this application to make a decision; therefore we ask that you submit your request well in advance of your projected start date. For your own protection, please make sure that you do not start the modifications until you have received proper approval. The more detail you can provide about your improvement/modification, the easier it will be to understand what you plan to do and for the committee to come to a timely decision.

Signature of Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE DO NOT WRITE BELOW THIS LINE**

Account Number \_\_\_\_\_ VREF# \_\_\_\_\_

Date of Request \_\_\_\_\_ Date Received \_\_\_\_\_

Date Decision Letter Mailed to Homeowner: \_\_\_\_\_

Check# \_\_\_\_\_ Check Date \_\_\_\_\_ Date Received \_\_\_\_\_ Date Returned \_\_\_\_\_

Comments Concerning Request: \_\_\_\_\_

☐ APPROVED with the following restriction(s), if any: \_\_\_\_\_

☐ DISAPPROVED for the following reason(s): \_\_\_\_\_

MRC Signatures:

Date of MRC Decision:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RP-2017-153730  
# Pages 69  
04/11/2017 09:59 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$284.00

RECORDERS MEMORANDUM

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

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

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



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2017-153730