



**EIGHTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
FIELDSTONE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §


The undersigned, being the authorized representative of Fieldstone Community Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on August 13, 2012 under Clerk's File No. 2012090346, the "First Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**First Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on November 21, 2014 under Clerk's File No. 2014127753, the "Second Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Second Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on October 30, 2015 under Clerk's File No. 2015123511, the "Third Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Third Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on May 15, 2017 under Clerk's File No. 2017051932, the "Fourth Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Fourth Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on June 3, 2019 under Clerk's File No. 2019058132, the "Fifth Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Fifth Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on July 11, 2019 under Clerk's File No. 2019075504, the "Sixth Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Sixth Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on January 23, 2020 under Clerk's File No. 2020008626, and the "Seventh Supplemental Notice of Dedicatory Instruments for Fieldstone Community Association, Inc." ("**Seventh Supplemental Notice**") recorded in the Official Public Records of Real Property of Fort Bend County, Texas on March 16, 2020 under Clerk's File No. 2020030990, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, the Fourth Supplemental Notice, the Fifth Supplemental Notice, the Sixth Supplemental Notice, and the Seventh Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Amended & Restated Builder Guidelines for Fieldstone.**

This Eighth Supplemental Notice is being recorded in the Official Public Records of Real Property of Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Eighth Supplemental Notice is true and correct and the document attached to this Eighth Supplemental Notice is a true and correct copy of the original.

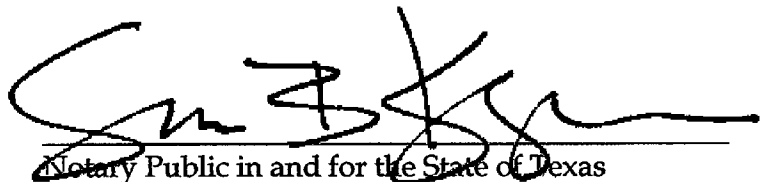
**FIELDSTONE COMMUNITY
ASSOCIATION, INC.**

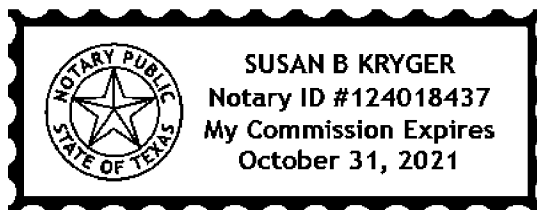
By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Fieldstone Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 7th day of April, 2021, to certify which witness my hand and official seal.


Notary Public in and for the State of Texas



AMENDED & RESTATED BUILDER GUIDELINES
FOR
FIELDSTONE

- TABLE OF CONTENTS-

INTRODUCTION	1
BACKGROUND.....	1
PURPOSE.....	1
GOVERNMENTAL REQUIREMENTS.....	1
INTERPRETATION.....	1
AMENDMENTS	!
ARCHITECTURAL REVIEW PROCESS.....	2
REVIEW AUTHORITY	2
APPROVAL REQUIREMENT	2
SUBMITTALS.....	2
SCOPE OF REVIEW.....	3
TIMING	3
RESPONSIBILITY FOR COMPLIANCE	3
SITE LAYOUT AND DESIGN STANDARDS.....	4
BUILDING MATERIALS	4
BUILDING SETBACKS	4
CHIMNEYS	5
DRAINAGE.....	5
DRIVEWAYS AND SIDEWALKS	5
EQUIPMENT LOCATION AND SCREENING	5
EXTERIOR COLORS.....	5
GARAGES	6
GUTTERS AND DRAINS	6
PLAN AND BRICK REPETITION	6
ROOFS AND ROOFTOP EQUIPMENT	6
WINDOWS	7
SQUARE FOOTAGE REQUIREMENTS	7
ACCESSORY STRUCTURES AND ITEMS.....	8
ANTENNAS AND SATELLITE DISHES (DBS, MDS, DSS)	8
BASKETBALL GOALS.....	8
CLOTHESLINES.....	8
DECKS	8
DOG PENS, RUNS AND DOG HOUSES.....	9
FENCES.....	9
FLAGPOLES AND FLAGS.....	10
GARBAGE CANS	10
EXTERIOR LIGHTING	10
OUTDOOR FURNITURE	11

PLAY STRUCTURES	11
POOLS AND SPAS.....	11
TOYS, TOOLS, AND LAWN EQUIPMENT	11
SIGNS.....	11
STORAGE SHEDS	12
STORM DOORS AND WINDOWS	12
WINDOW AIR CONDITIONERS	12
WOODPILES	12
LANDSCAPING STANDARDS.....	13
MINIMUM LANDSCAPING REQUIREMENTS.....	13
LANDSCAPING MATERIALS	14
CONSTRUCTION GUIDELINES.....	15
STORAGE OF CONSTRUCTION MATERIALS.....	15
SITE PREPARATION AND MAINTENANCE	15
CONSTRUCTION DAMAGE.....	15
CONDUCT.....	15
TEMPORARY STRUCTURES	15
UTILITIES.....	15
HOURS OF CONSTRUCTION.....	15
CONTRACTOR ADVERTISING	16

INTRODUCTION

BACKGROUND

Fieldstone is a planned community located in Fort Bend County, Texas. The property within Fieldstone is subject to the Community Declaration for Fieldstone (the "Declarant"), which provides for standards of architecture, maintenance, use and conduct in order to preserve and enhance the overall community. The Declaration establishes Fieldstone Community Association, Inc., a Texas non-profit corporation (the "Association"), whose members include all property owners in Fieldstone, as the entity primarily responsible for administering the Declaration and the standards of maintenance, architecture, conduct, and use established pursuant to the Declaration. Article 5 of the Declaration establishes procedures for application and review of plans for proposed landscaping, structures, improvements, play equipment, and other items that homeowners might want to place on their property in Fieldstone.

These Amended & Restated Builder Guidelines shall replace and supersede any previously adopted and recorded Builder Guidelines for Fieldstone.

PURPOSE

Kimball Hill Texas Properties, LLC ("**Declarant**"), as the developer of Fieldstone, has established these Design Guidelines for Fieldstone ("**Design Guidelines**") to provide guidance to builders and homeowners in planning improvements and modifications to their lots and homes in Fieldstone in order to facilitate the review process. However, they are not the sole basis for decisions on architectural and aesthetic matters.

These Design Guidelines are not meant to discourage homeowners from beautifying and improving their property. On the contrary, exterior improvements can enhance individual homes and contribute positively to neighborhood property values and aesthetics. The intent is to protect all homeowners with a strict process for assuring that modifications and improvements are:

- consistent with the harmony of exterior design in Fieldstone;
- located appropriately with regard to surrounding structures and topography; and
- of high quality materials and workmanship.

GOVERNMENTAL REQUIREMENTS

To the extent that any local government ordinance, building code or regulation imposes a more restrictive standard than the standards set forth in the Declaration or these Design Guidelines, the local government standard shall control. To the extent that any local government standard is less restrictive, the Declaration and these Design Guidelines (in that order) shall control.

INTERPRETATION

In the event of a conflict between these Design Guidelines and the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the Declaration.

AMENDMENTS

The Declarant may amend these Design Guidelines as long as it has any reviewing authority under the Charter. Thereafter, the Architectural Control Committee appointed by the Association's Board of Directors ("**ACC**") may amend them. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or in progress. It is the responsibility of owners to ensure that they have the most current edition of these Design Guidelines.

ARCHITECTURAL REVIEW PROCESS

REVIEW AUTHORITY

Architectural control and design review is handled by either (i) the Declarant or its designee, or (ii) the Design Review Committee appointed by the Association's Board. The Declarant has exclusive authority over architectural review during the Development and Sale Period, as defined in the Charter. The Declarant may delegate authority over certain aspects of review to the DRC, and either of them may use architects, engineers, or other professionals to assist in such review. The term Architectural Control Committee, (the "ACC") as used in these Design Guidelines, refers to the entity responsible for review of a particular matter.

APPROVAL REQUIREMENT

Unless otherwise specifically stated in Article 5 of the Declaration or in these Design Guidelines, all plans and materials for proposed improvements, additions, exterior modifications and decorations, reconstruction, landscaping (trees and shrubs), play equipment, outdoor furniture and lawn accessories and similar items visible from outside of the home must have prior approval. Where these Design Guidelines specifically allow an owner to proceed without prior approval, such allowance shall only be effective so long as the owner complies with the requirements of the applicable guideline.

Plans submitted to the ACC must comply with all applicable building codes, zoning regulations and the requirements of all agencies and municipalities having jurisdiction over the project. It is the responsibility of the applicant to obtain all necessary permits, inspections. Regulatory approvals do not substitute for review and approval hereunder, and vice versa.

SUBMITTALS

Requests by builders for approval of proposed work shall be approved during the feasibility period shall be handled in accordance with the terms of their agreements with the Declarant. Requests by homeowners for approval of proposed work must be made by submitting an application in the form attached to these Design Guidelines or available from the ACC.

Applications for approval of additions or modifications to structures, improvements, and landscaping on any Unit must be accompanied by:

- (1) a survey or site plan, drawn to scale, showing
 - property lines, setbacks and easements; and
 - a footprint of the house and driveway, sidewalks, deck, patio, retaining walls, etc.; and
 - existing trees and landscaping; and
 - all proposed improvements dimensioned to properly locate them from the house or property line;
- (2) a description of the materials and finishes proposed to be used; and
- (3) construction detail; and
- (4) drawings showing any changes in exterior building elevations; and
- (5) if applicable, a landscape plan showing placement, number, species and size of proposed landscape additions or modifications.

Applications for approval of other items must include drawings, pictures, or other information sufficient for the ACC to properly consider the application. Failure to provide adequate information may result in denial of the application.

Color samples and photographs assist the ACC in rendering its decision and expedite the review process. The ACC may require the submission of such additional information as may be reasonably necessary to consider any application.

SCOPE OF REVIEW

These Design Guidelines are intended to facilitate the review process, but are not the sole basis for decisions on architectural and aesthetic matters. Compliance with these Design Guidelines does not guarantee approval. In reviewing each application, the ACC may consider any factors it deems relevant. Decisions may be based on purely aesthetic considerations. Each owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of a proposed addition or modification.

The ACC is not responsible for ensuring structural integrity of approved work

TIMING

The timing of review of applications and notification of applicants shall be conducted as described in Article 5 of the Declaration.

RESPONSIBILITY FOR COMPLIANCE

The ACC is not responsible for ensuring compliance with state and local building codes. Each owner is responsible for obtaining all necessary building permits and other government approvals that may be required for proposed modifications or additions. Additionally, owners are responsible for locating underground cables and wires prior to any modification requiring digging.

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by the ACC as a condition of approval.

SITE LAYOUT AND DESIGN STANDARDS

BUILDING MATERIALS

Only new construction materials shall be used and utilized in constructing structures on a lot, unless the ACC shall expressly approve in writing the proposed use of used construction materials for architectural effect.

All facades shall be comprised of clay-fired brick, stone, decorative stone, and/or fibrous cement board siding. Except as may be approved by the ACC, the following masonry requirements shall apply, exclusive of doors, windows, and fascia:

(1) 45-foot Lots: At least 51% of the front facade of the home must be brick, and the sides of the first floor must be brick.

(2) 50-foot Lots: At least 75% of the front facade of the home and at least the first floor side facades of the home must be brick.

(3) 60-foot Lots: At least 75% of the front facade of the home must be brick. All four sides of the first floor of the home must be brick. In addition, the front facade of any detached garage must be brick.

(4) 70-foot Lots: At least 90% of the front elevation of the home must be brick. All four sides of the first floor of the home must be brick, and brick must be extended at least 10 feet from the front elevation down the sides of the second floor. In addition, the front elevation of any detached garage must be brick.

(5) In situations where the back or side of the home faces Morton Road, Mason Road, or an entry road into the Community, the first floor and all four sides of the home must be brick.

Hardiplank or similar cement composite material shall not be considered "brick" for purposes of the masonry requirements above.

Primary residential roofing materials must be at least 30-year warranty dimensional fiberglass composition shingles in Weatherwood or comparable colors unless otherwise approved by the Reviewer, except that metal roofs are acceptable on porches and dormers.

All homes shall have masonry address blocks.

BUILDING SETBACKS

Building setbacks from front property lines are as noted on the recorded subdivision map.

Building setbacks from side lot lines are five feet on each side unless otherwise noted on the recorded subdivision map. On corner lots, building setbacks are 10 feet from the side street property line unless otherwise noted on the recorded subdivision map. There must be at least 10 feet between adjacent main dwelling structures, and there must be at least eight feet between adjacent detached garages.

Building setbacks from rear lot lines are 15 feet unless otherwise noted on the recorded subdivision map.

Detached garages shall be set back no closer than seven feet from the rear property line and no closer than three feet from the side property line, unless a 5 foot utility easement exists on the side lot.

Residential structures and garages may not encroach into utility easements.

CHIMNEYS

All chimneys, regardless of location, must be constructed within an enclosure. Direct vent fireplaces are acceptable if the vent is flush-mounted.

All chimney enclosures shall be constructed of brick, stone, or masonry cement siding. Decorative metal chimney caps are required in the 60 ft. and 70 ft. lot sections.

DRAINAGE

No one other than the Declarant or the Association shall alter the natural established drainage on any lot in a manner that increases the drainage of storm water onto any adjacent property without consent of the owner(s) of the affected property and the Reviewer.

DRIVEWAYS AND SIDEWALKS

Each house shall have a concrete driveway of a minimum thickness of four inches. Expansion joints shall be provided between the curb and driveway. The driveway leading to a garage attached to the main dwelling must be at least 16 feet wide, and the driveway leading to a garage detached from the main dwelling must be at least 10 feet wide. No driveway cuts are permitted in side streets.

Each lot shall have a sidewalk five feet in width in a picture frame pattern, running parallel to each adjacent street and extending from side lot line to side lot line along the front lot line and from front lot line to rear lot line along the street side lot line of any corner lot. Private walkways on 45-foot and 50-foot wide lots must be three feet wide. Private walkways on 60-foot and 70-foot wide lots must be four feet wide.

Paving materials shall not abut the building foundation except at entry walk or garage approaches and also when a home has a detached garage.

EQUIPMENT LOCATION AND SCREENING

Where practical, all exterior meters, air conditioning units, pool or spa filtration, and ground-mounted mechanical equipment, etc. shall be located in a side or rear yard and must be screened from street view and neighboring property by landscaping and/or approved fencing. Screening other than landscaping shall not be of a height greater than six feet above natural grade of the lot. On corner lots, every effort should be made to place HVAC equipment in the rear yard or in the side yard opposite the street.

Pipes or equipment attached to the side of the home, other than gas meters and hose bibs, shall be painted the same color as the walls. Roof pipes shall be painted the same color as the roof.

EXTERIOR COLORS

Exterior colors for single-family houses from the standard color palette offered at the builder's design gallery, as approved in advance by the ACC, and shall be designated as a "neutral" or "natural" color or the equivalent. Colors for windows, doors, louvers, gutters, and downspouts must be compatible with primary and trim colors.

GARAGES

Every house must have a garage capable of parking at least two vehicles. No side-street loading garages are permitted.

Garage doors shall be metal and shall be painted.

GUTTERS AND DRAINS

Although gutters are not required, roof design or the use of diverters should keep dripping water off of patios, balconies, stairs, doorways, etc.

Positive drainage away from the house should be provided for rainfall, irrigation, air conditioner condensate and all other types of water runoff.

Down spouts on the front of the house are to be located to provide a clean, unobtrusive appearance. Down spouts should be terminated two to three inches above the ground and have splash blocks.

Gutters and downspouts shall be integrated with architectural design in color, shape and location. Gutters shall be painted the same color as trim. Downspouts must be painted to match the fascia and siding of the structure.

PLAN AND BRICK REPETITION

At least two houses must separate houses with the same brick color. House plans may be repeated as described as follows:

45-foot Lots: At least two lots must separate houses of the same plan and elevation. At least one lot must separate houses of the same plan with different elevations.

50-foot Lots: At least three lots must separate houses of the same plan and elevation. At least two lots must separate houses of the same plan with different elevations.

60-foot and 70-foot Lots: At least four lots must separate houses of the same plan and elevation. At least three lots must separate houses of the same plan with different elevations.

ROOFS AND ROOFTOP EQUIPMENT

In order to be in compliance, builders must submit roof elevation and rooftop equipment to the Architectural Control Committee for approval.

The roof pitch on 45-foot and 50-foot wide lots shall be a minimum of 6/12 slope. The roof pitch on 60-foot wide lots shall be a minimum of 8/12 slope. The roof pitch on 70-foot wide lots shall be a minimum of 9/12 slope, side-to-side. The minimum roof pitch slopes exclude porches.

Roof overhangs should be an integral part of the house form rather than a thin plane extending past the mass of the house. The minimum roof overhang is 12 inches on exterior walls on all 45 ft., 50 ft., and 60 ft. lots. Minimum gable overhang is six inches.

Ends of rafters must not be exposed. Minimum fascia of six inches shall be provided. Eaves must be boxed in with horizontal soffits.

The roof should be kept as visually unobstructed as possible. Mechanical and air conditioning equipment may not be mounted on the roof.

Roof penetrations shall be set no higher than the minimum code height. Vent stacks and other necessary roof penetrations shall be located away from public view, on the back side of the roof whenever possible. All vent stacks and flashing are to be painted to match the color of the shingles.

Skylights shall not exceed three feet by five feet in size and shall be mounted on the back side of the roof so as not to be visible from the street. Skylights should be placed in locations so as not to detract from the building elevations.

WINDOWS

Windows on front facades of the home shall have divided panes with dividers.

SQUARE FOOTAGE REQUIREMENTS

The required square foot ranges for the homes are as follows,

	<u>Minimum</u>	<u>Maximum</u>
<u>Lots 45' wide</u>	1,500 sq. ft.	2,500 sq. ft.
<u>Lots 50' wide</u>	1,800 sq. ft.	3,000 sq. ft.
<u>Lots 60' wide</u>	2,300 sq. ft.	3,500 sq. ft.
<u>Lots 70' wide</u>	2,400 sq. ft.	No Maximum

ACCESSORY STRUCTURES AND ITEMS

ANTENNAS AND SATELLITE DISHES (DBS, MDS, DSS)

Satellite dishes one meter or less in diameter may be installed without prior approval provided that they are integrated with the home and surrounding landscape and are not conspicuous from the street. The following locations for installation are stated in order of preference:

- (1) Attic, crawl space, garage, or other interior spaces of the dwelling or another approved structure on the Unit so as not to be visible from outside the dwelling or other structure;
- (2) Attached to or mounted on a deck or patio in the rear yard of the dwelling and extending no higher than the eaves of that portion of the roof of the dwelling directly in front of such satellite dish;
- (3) Attached/mounted on the rear roof of the dwelling so as to extend no higher than the ridge line of the dwelling at a point directly above the position where attached.

Should an Owner determine that a satellite dish cannot be located in compliance with the above guidelines without (i) precluding reception of an acceptable quality signal, or (ii) unreasonably increasing the cost of installation, maintenance, or use of the satellite dish, then the Owner may apply for approval of an alternative location or method of installation. Such alternative location shall be the least conspicuous location in which an acceptable quality signal can be received.

BASKETBALL GOALS

Permanent basketball goals may not be installed on lots.

Portable goals shall be permitted to be stored on the side of the driveway or in the driveway if, in the ACC's sole discretion, the goal is in good condition. Portable goals are permitted in the street or cul-de-sac only during active play. Portable goals are not permitted to be left or stored in the street or cul-de-sac under any circumstances when not in use.

CLOTHESLINES

No clotheslines shall be installed on the exterior portions of any lot.

DECKS

Decks shall be compatible with the residence. Decks shall be constructed no closer than five feet from any adjoining lot or Common Area.

When decks are constructed of wood and have an exposed area below the deck that is greater than two feet, that area shall be screened from view with lattice or other decorative screening. Each lattice panel shall have a minimum thickness of 3/8-inch and be framed. For a wood deck to appear compatible with the home, the sub structure shall be skirted with materials like those used on the house.

If a deck is a second story deck and the wall below the deck has windows or is 100% finished, then screening is not required. The deck support structures shall be designed as aesthetically pleasing as possible.

Decks may be waterproofed, sealed or stained a natural wood color without the necessity of submitting an application or obtaining prior Reviewer approval. If the choice of color of the stain is not natural to wood, Reviewer approval must be obtained prior to applying such stain.

Screens and shade devices, if any, must appear as an integral part of the building elevation and must be made of materials that complement the home.

No deck shall extend beyond the side plane(s) of the house.

Conversion of a deck or patio into a screened porch, or conversion of a concrete patio to wooden deck, are subject to prior approval.

DOG PENS, RUNS AND DOG HOUSES

Dog houses shall be of similar color to the main structure (siding, shingles) and must be located a minimum of 6' inside property lines behind the house (screened from street view by the house). No dog pens or dog runs of any kind shall be permitted.

FENCES

Fencing is not permitted in front yards. Each 45-foot wide lot shall have a six-foot high, 1" x 6" cedar picket "good neighbor" fence enclosing the rear yard, extending from the end of the brick facade on the side of the house to the rear lot line, running parallel to the side lot lines, and running parallel to the rear lot line. Each 50-foot, 60-foot, and 70-foot wide lot shall have a six-foot high, 1" x 6" cedar picket "good neighbor" fence enclosing the side and rear yards, attached to the side of the dwelling at a point which is at least ten feet forward from the plane of the rear facade, and extending out along a line perpendicular to the side lot line, and then running parallel to the side and rear lot lines.

Corner Fencing: Fences on corner lots must be capped at the top with ornamental caps and have a 2" x 8" rot board at the bottom. See Exhibit "A" Wooden Capped Fence Detail. The fence will need to be installed 5 ft. from edge of slab. Street trees must be planted and maintained in the green space located between the back of sidewalk and the fence.

Fences may not extend over driveways or parking areas or outside the boundaries of the lot. In the event existing trees or other obstacles require adjustment to the fence location, the fence shall always be shifted inside the boundary of the lot.

Fences on a slope should either stair step evenly with the grade or run parallel to the grade, however, in both situations the posts must be installed perpendicular to the horizontal line and not the existing grade.

Chain link fencing is prohibited.

All fences shall have the finished (smooth) side facing any street, parks amenities and/ or public right-of-way from which they are visible.

No gates or wrought iron fences are not permitted. Gates, if installed, shall be designed to be compatible and complementary to the fence design.

FLAGPOLES AND FLAGS

One flagpole not to exceed three inches in diameter or 60 inches in length may be mounted on the front of the house.

Flags shall not exceed four feet by four feet in size. Only official flags of countries, flags that comply with Section 202.012(a) of the Texas Property Code, seasonal decorative flags, and college and professional team flags may be displayed; flags which display trademarks or advertising, and battle flags and similar flags which, in the Board's judgment, are intended to, or tend to, incite, antagonize, or make political statements (other than a statement of citizenship or country of origin of the residents of the dwelling), shall not be permitted.

Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or significantly faded.

GARBAGE CANS

Garbage cans and recycling bins do not require approval provided they are stored in one of the following locations (stated in order of preference) except during the eight hours before and eight hours after a scheduled garbage pick up:

- Inside the owners' garage
- Behind the dwelling (screened from street view)
- along the side of the dwelling, provided they are set back at least 10 feet from the front facade of the dwelling and are not visible from side streets.

In addition to the above requirements, additional screening is encouraged to further screen garbage cans from view by neighbors.

EXTERIOR LIGHTING

Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing nighttime security without annoying others. Selection and placement of fixtures, and selection of light source types, should be done with care. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features are encouraged.

Exterior lighting shall be installed in a manner that will not cause unnecessary light spill distraction, nuisance or be unsightly. Lights shall be directed toward the house or ground and limited in wattage to 2,000 lumens. Ganging wires shall be properly buried beneath the grade.

High-pressure sodium lights, except for subdivision streetlights, are prohibited.

Landscape lighting shall be low voltage (12 volt).

Mercury vapor security lights, when the fixture is visible from public view or from other lots, are prohibited. Mercury vapor lights, when used for special landscape lighting affect, (hung in trees as up and down lights) are permissible with Reviewer approval.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permissible.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

Lighting may not be installed on the privacy fence or patio/pool fence.

Modest displays of seasonal holiday decorative lighting may be displayed between Thanksgiving and the following January 15th without prior approval, provided that all lights and light strings are mounted on the dwellings or placed in windows. Draping of lights from the dwelling to other areas of the lawn or in trees is not permitted without prior approval.

OUTDOOR FURNITURE

No furniture shall be used, stored or kept on the exterior portions of any lot except on patios, decks or porches. A reasonable amount of furniture designed and intended for outdoor use in white, black, or earth tone colors may be placed on patios or decks without prior approval.

PLAY STRUCTURES

All play structures shall be constructed primarily of wood and must be finished in a natural wood stain. Play structures shall be positioned at least six feet inside property lines in all directions. Play structures are not permitted in the front or side yards. Landscaping or fencing must be installed to screen play structures on corner lots from public view. Applicants must include their screening plan with their application.

POOLS AND SPAS

No above-ground pools shall be approved. However, smaller, prefabricated, spas or hot tubs may be installed above ground on decks or patios with prior approval. Above ground spas or hot tubs, visible from public view or from other lots, shall be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Privacy screens for pools or spas shall be set back a minimum of 15 feet from rear property lines and shall not exceed 30 feet in width parallel to rear property lines. Maximum privacy screen height shall not exceed six feet above existing grade. Screening material shall be masonry compatible with the residence, wood fence with finished side out, or other screening material approved by ACC.

Swimming pool appurtenances, such as rock waterfalls and slides, shall not be over six feet in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. shall not be visible from public view.

Pool walls shall not encroach on utility easements. If pool plumbing is required in utility easements, contact local utility companies before digging. Wood or concrete pool decks may be placed on utility easements with permission from the utility company, but are subject to removal by utility companies.

Pool and spa drains must connect to the street drainage. Pools cannot be drained onto open space or any other property.

TOYS, TOOLS, AND LAWN EQUIPMENT

Toys, bicycles, and other portable play equipment, tools, and landscaping materials and equipment must be stored inside the dwelling, garage or other approved structure or container when not in use. Sprinklers and hoses must be coiled and stored out of view from streets and neighboring property when not in use.

SIGNS

No signs shall be permitted on a lot except as otherwise approved by the ACC or these Design Guidelines or any Rules that the Association may adopt. Notwithstanding the foregoing, one "For Sale" sign not to exceed two feet by three feet may be placed on a lot.

STORAGE SHEDS

Storage sheds may not exceed eight feet in height and must be located immediately behind the house, screened from street view, and of a color compatible with the facade of the dwelling on the lot.

Metal storage sheds are not permitted.

STORM DOORS AND WINDOWS

Storm doors and storm windows must be full-view glass. No screen doors are permitted on the front of homes. However, screen doors are permitted on rear doors of homes, provided that the color matches the exterior of the home. Retractable screen doors are the preferred option.

WINDOW AIR CONDITIONERS

Window air-conditioning units and window fans are not permitted in windows visible from streets.

WOODPILES

Woodpiles are permitted only in the rear yard of dwellings and shall be screened by adequate planting and/or fencing so as to be concealed from view of neighboring property and streets.

LANDSCAPING STANDARDS

Landscaping is an essential element of design at Fieldstone. Preservation of existing vegetation must be taken into consideration in establishing the landscape design and should be a primary goal in developing such design. Homeowners shall maintain the easement between their Lot and all street or road right of ways.

MINIMUM LANDSCAPING REQUIREMENTS

The lot types listed below require the following minimum landscape material and trees. (Lots shall be measured the street frontage upon which at the Lot faces.)

A plot plan showing all required trees with size, location and species shall be submitted to the ACC before installation by all Owners (other than Builders).

At least one or more trees shall be planted in the front of each Lot as follows. The minimum caliper measurements of trees are measured six inches from the ground:

Lots 45' wide

At least one, three-inch caliper hardwood tree, plus one machine planted pine tree shall be installed in the front yard of each 45-foot wide lot.

Lots 50' wide

At least two three-inch caliper hardwood trees shall be installed in the front yard of each 50-foot wide lot.

Lots 60' wide

At least one three-inch caliper hardwood tree and at least one four-inch caliper hardwood tree shall be installed in the front yard of each 60-foot wide lot.

Lot, 70' wide

At least one three-inch caliper hardwood tree and at least two four-inch or greater caliper hardwood trees shall be installed in the front yard of each 70-foot wide lot.

Corner lots

The street trees requirement shall be in addition to, and not substitute front yard trees. Supplemental landscaping specifications for all corner lots include the following:

At least three three-inch hardwood caliper trees shall be installed along the side street yard of each corner lot. Street trees must be planted and maintained in the green space located between the back of sidewalk and the fence. (The fence will need to be installed 5 ft. from edge of slab.) Street trees shall be situated so as not to obstruct vision at street corners and intersections. Street trees shall be maintained by the Owner of the Lot. See Exhibit "B"

The planting beds on the front of each home shall wrap around the front corners of the home. Planting beds shall be edged with rock borders. The front planting bed of each 45-foot wide lot shall contain at least 10 1-gallon shrubs, five 5-gallon shrubs, and one 10-gallon shrub. The front planting bed of each 50-foot wide lot shall contain at least 10 1-gallon shrubs, seven 5-gallon shrubs, and two 10-gallon shrubs. The front planting bed of each 60-foot wide lot shall contain at least 15 1-gallon shrubs, 10 5-gallon shrubs, and two 15-gallon shrubs. The front planting bed of each 70-foot wide lot shall contain at least 20 1-gallon shrubs, 15 5-gallon shrubs, and three 15-gallon shrubs.

The ACC may promulgate additional rules governing percentage of area to be landscaped, type of plants and trees to be planted, amount to be expended, and other such requirements.

LANDSCAPING MATERIALS

No railroad ties, crushed white rock, lava rock or plastic ornaments shall be placed on any Unit within view from the street, common areas or park areas except with prior approval of the ACC.

Gravel and rock may be used at drip line of house, but are not permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders are permitted upon review of the plan.

CONSTRUCTION GUIDELINES

STORAGE OF CONSTRUCTION MATERIALS

No building material of any kind shall be placed or stored upon any lot until the owner thereof is ready to commence improvements, and then the material shall be placed within the property lines of the lot upon which the improvements are erected and shall not be placed on the street. No lot shall be used for open storage of any materials whatsoever, which storage is visible from the street, except that new building material used in the construction of improvements erected on any lot may be placed upon such lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without reasonable delay, until completion of the improvements, after which these materials shall either be removed from the lot or stored in a suitable enclosure on the lot. This provision shall not apply to restrict the activities of the Declarant or Builders approved by the Declarant.

SITE PREPARATION AND MAINTENANCE

An adequate trash receptacle shall be provided on the site. All lots and the Common Area shall at all times be kept in a neat and attractive condition. No lot or any part of the Common Area shall be used or maintained as a dumping ground for garbage, trash, construction debris, or other waste material.

All construction sites shall be kept in a neat and orderly condition, free of debris, and rubbish. Each owner shall be responsible for the condition of his or her construction site and must check with local authorities concerning requirements for construction fencing and other safety measures that may be applicable to the project.

CONSTRUCTION DAMAGE

Any damage to vegetation or to off-site facilities caused by the Applicant, its contractors, sub-contractors, agents or employees must be corrected immediately to the satisfaction of the ACC and the Owner of the damaged property. If the damage is not corrected, the Declarant or the Association may repair such damage and assess the costs of repair to the Owner.

CONDUCT

All contractors and subcontractors shall control the conduct of their employees while working in Fieldstone. Loud music, profanity and other behavior that is unbecoming of a professional operation will not be tolerated. Contractors, subcontractors, and their employees violating this policy may be asked to leave the premises and may be denied access at the entrance to Fieldstone.

TEMPORARY STRUCTURES

Installation of temporary structures such as construction trailers or storage buildings by anyone other than the Declarant and Declarant Affiliates is prohibited without prior approval of the ACC.

UTILITIES

Contractors must use only the utilities provided on the immediate site on which they are working.

Contractors are responsible for arranging for, and the cost of repairing, any damage to telephone, cable TV, electrical, water or other service lines resulting from the activities of themselves or their subcontractors.

HOURS OF CONSTRUCTION

Construction activity is permitted Monday through Saturday from 6:00 a.m. until 7:00 p.m. Advance permission from the ACC is needed for work or material deliveries at other times. Work may be

prohibited on certain holidays. Notwithstanding the above, the construction limitations set forth in this paragraph shall not apply to the Declarant or Builders

CONTRACTOR ADVERTISING

Except for signs installed by Declarant or by Builders approved by the Declarant, no signs advertising the business of contractors or subcontractors may be installed or displayed on any construction site except as the ACC may approve in advance. Unapproved signs may be removed and disposed of by the Declarant's or the Association's personnel.

I, STEVEN WHITE, Secretary of Fieldstone Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 31st day of March, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the Amended & Restated Builder Guidelines of the Association were duly approved by a majority vote of the members of the Board.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing instrument was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

**FIELDSTONE COMMUNITY ASSOCIATION,
INC.**

By: [Signature]

Print Name: STEVEN WHITE

Title: Secretary

STATE OF TEXAS

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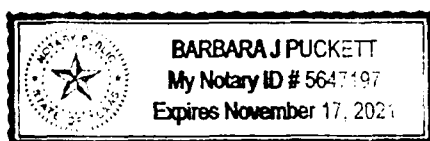
COUNTY OF FORT BEND

§

BEFORE ME, a notary public, on this day personally appeared STEVEN WHITE, Secretary of Fieldstone Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 31st day of March, 2021.

[Signature]
Notary Public in and for the State of Texas



FIELDSTONE

APPLICATION FOR ARCHITECTURAL APPROVAL OF MODIFICATIONS

Applicant's Name: _____ Application Date: _____

Address of Lot: _____

Applicant's Mailing Address (if different): _____

Contractor Name (if applicable): _____

Contractor's License Number: _____

PROPOSED MODIFICATION TYPE (check as applicable):

_____ House Addition	_____ Landscaping
_____ Color Change	_____ Tree or Shrub Removal
_____ Deck	_____ Play Structure
_____ Pool or spa	_____ Basketball Goal
_____ Fence	_____ Storm windows/doors
_____ Storage Shed	_____ Other (describe) _____

SQUARE FOOTAGE OF HOUSE AFTER ADDITION (if applicable):

Heated _____	Second Floor _____
Unheated _____	First Floor _____
Total _____	Below Grade _____

EXTERIOR MATERIALS: (siding, brick, foundation, stoops, etc.)EXTERIOR COLORS: (Include MFG. Name)

Siding: _____	Brick: _____
Doors: _____	Roof: _____
Shutters: _____	Other: _____
Trim: _____	_____

SITE AND LANDSCAPE PLAN: (House, drive, walk locations, fencing, walls, hedges, planting plans, set backs, etc.)

Expected Startup Date: _____ Expected Completion Date: _____

APPLICATION MUST BE APPROVED BEFORE CONSTRUCTION OR INSTALLATION BEGINS

SUBMITTED BY: _____
Contractor/Owner

For Reviewer Use: _____

DATE OF RECEIPT: _____

DATE OF ACTION: _____

DECISION: ☐ Rejected ☐ Approved as submitted ☐ Approved with conditions
(see attached)

MAIL APPLICATION TO:

EXHIBIT "A"

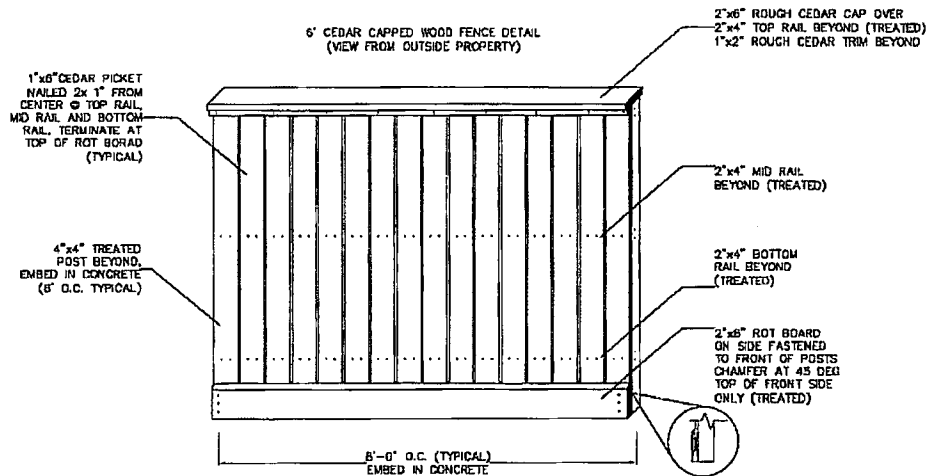
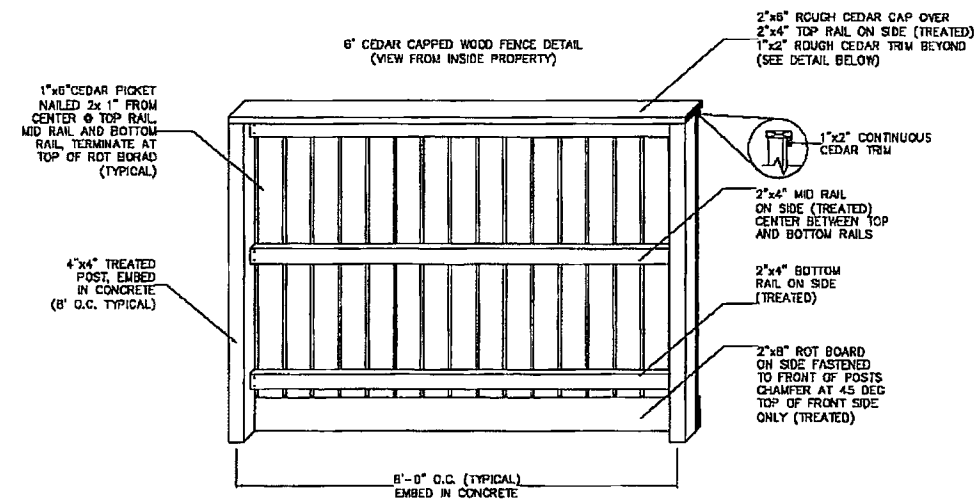


EXHIBIT "B"

