

Architectural Guidelines

**Architectural and Aesthetic Guidelines
for Single-Family Residences in**

Grayson Lakes

Revised EXHIBIT "E"

*Revised Exhibit "E" supersedes the
Initial Architectural Guidelines, Supplemental Architectural Guidelines and
all supplemental filed Guidelines*

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1 INTRODUCTION

1.1 BACKGROUND

Grayson Lakes is a planned lakeside community located in Fort Bend County, Texas. The homes and home sites within Grayson Lakes are subject to the Declaration of Covenants, Conditions and Restrictions for Grayson Lakes (the "**Declaration**"), which provides for standards of architecture, maintenance, use and conduct in order to preserve and enhance the overall community. The Declaration establishes Grayson Lakes Community Association, Inc., a Texas nonprofit corporation whose members include all property owners in Grayson Lakes (the "**Association**"), as the entity primarily responsible for administering the Declaration and the standards of maintenance, architecture, conduct, and use established pursuant to the Declaration.

1.2 PURPOSE

Article IV of the Declaration establishes procedures for application and review of plans for new construction and modifications to existing homes and lots within Grayson Lakes. NNP-Grayson Lakes, LP ("**Declarant**"), as the developer of Grayson Lakes, has established these Architectural and Aesthetic Guidelines for Grayson Lakes ("**Architectural Guidelines**") to provide guidance to Owners and their contractors in planning modifications and improvements to structures and landscaping on single family residences in Grayson Lakes. These Architectural Guidelines are intended to facilitate the review process, but are not the sole basis for decisions on architectural matters. **Compliance with these Architectural Guidelines does not guarantee approval.**

1.3 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 Architectural Guidelines, the local government standard shall control. To the extent that any local government standard is less restrictive, the Declaration and these Architectural Guidelines (in that order) shall control.

1.4 INTERPRETATION

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

1.5 AMENDMENTS

The Architectural Review Committee ("**ARC**") appointed by the Association's Board of Directors may amend the Architectural Guidelines. All amendments shall become effective upon recording in the Office of the Clerk of the Court of Fort Bend County, Texas. 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 Architectural Guidelines.**

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2 ARCHITECTURAL REVIEW PROCESS

2.1 OBJECTIVE

The objective of the review process is to promote aesthetic harmony in the community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

2.2 REVIEW AUTHORITY

Architectural control and design review is handled by the Architectural Review Committee appointed by the Association's Board. The term "**Reviewer**," as used in these Architectural Guidelines, refers to the entity responsible for review of a particular matter.

2.3 APPROVAL REQUIREMENT

Unless otherwise specifically stated in Article IV of the Declaration or these Architectural Guidelines, all plans and materials for new construction, landscaping or exterior modifications to homes or landscaping must have prior approval. Where these Architectural 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 Reviewer 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 and inspections. Regulatory approvals do not substitute for review and approval hereunder, and vice versa.**

2.4 SUBMISSIONS

Requests for approval of proposed construction, landscaping, or exterior modifications must be made by submitting an application in the form available from the Reviewer.

Applications for approval of work other than color changes must be accompanied by:

- (1) A survey or site plan, drawn to scale, showing
 - Property lines, setbacks and easements
 - A footprint of 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

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proposed landscape additions or modifications.

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

Applicants are encouraged to attend the ARC meeting at which their submission is scheduled for consideration. Thus any clarifications required by the ARC may be addressed as quickly as possible to avoid the potential for rejection of the submission.

2.5 TIMING

Submissions must be received 5 days prior to the date of the regularly scheduled meetings to be placed on that month's agenda. Submissions that are on the meeting agenda will be reviewed the night of the meeting. All other submissions will be reviewed within 30 days of confirmed receipt.

The notification of applicants shall be conducted as described in Article IV of the Declaration.

2.6 RESPONSIBILITY FOR COMPLIANCE

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 Architectural Guidelines and all requirements imposed by the Reviewer as a condition of approval.

2.7 INSPECTION

Upon completion of all approved work, the Owner is responsible for notifying the Reviewer and scheduling an inspection to verify conformance with the approved submission.

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3 ARCHITECTURAL AND AESTHETIC STANDARDS

3.1 BUILDING SETBACKS

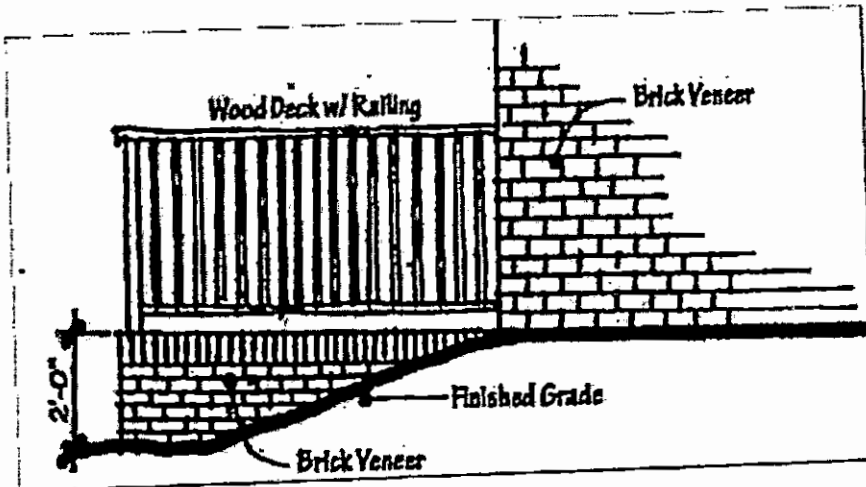
LOT SIZE		SETBACKS			
		For typical product width			
		Front	Back	Side	Corner
70'-80'	Res.	25'	20'	5'	15'
	Det.	NA	5'	5'	20'
100'	Res.	50'	30'	7.5'	20'
	Det.	NA	10'	7.5'	20'
125'	Res.	50'	40'	10'	20'
	Det.	NA	15'	10'	20'

3.2 REAR YARD DECKS

When considering the relationship of a deck to a neighboring lot, ground level decks shall be constructed no closer than two feet (2') from lot lines. Decks shall not impede or redirect drainage onto adjacent lots. To build in an easement, the deck must be of temporary construction and written permission must be obtained from the entities with rights to the easement. When considering the relationship of a deck with a common area, decks shall be constructed no closer than five feet (5') to the common area.

When decks are constructed of wood and have an exposed area below the deck that is greater than two feet (2'), 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 substructure shall be skirted with materials like those used on the house.



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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. Second floor decks will comply with associated building lines as with the main structure of the home.

Decks may be waterproofed, sealed, stained a natural wood color, or painted the approved trim color of the house 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.

Man made 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 and Neighborhood. Conversion of a deck or patio into a screened porch requires Reviewer approval.

3.3 DRAINAGE

When any additions, alterations, or renovations are performed to an existing detached home, the lot drainage shall not be altered.

No one other than the Association shall alter the 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.

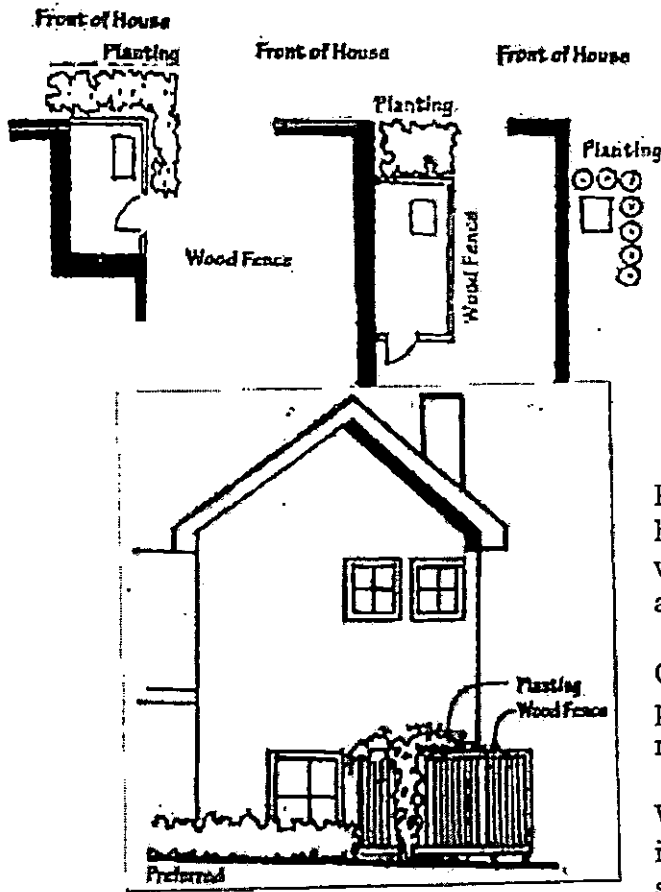
All new or altered roofs shall drain to the ground solely within the deeded lot area. A roof shall not drain directly onto a neighboring property.

3.4 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 or by material and color compatible with the design of the residence. Screening other than landscaping, and backyard or side lot fencing, shall not be of a height greater than four feet (4') above the natural grade of the lot.

Vertical landscaping shall be placed in front of screens. Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening at the time of planting. Staggered spacing of shrubs for hedges makes a good screen.

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Care shall be taken in location of condensers to suppress noise infiltration to nearby bedrooms and other "quiet" zones. Sound insulating material may be required for added equipment such as pool pumps and heaters.

In absence of complete yard fencing, air conditioner, pool pumps, etc. shall be screened from view. Where possible, design should include niches or offsets in which to tuck mechanical equipment.

Pipes or equipment attached to the side of the home shall be painted the same color as the walls. Roof pipes shall be painted the same color as the roof.

On corner lots, every effort should be made to place air conditioners, pool pumps, etc. in the rear yard.

Window air-conditioning units or fans shall be installed in a location that is not visible from the street.

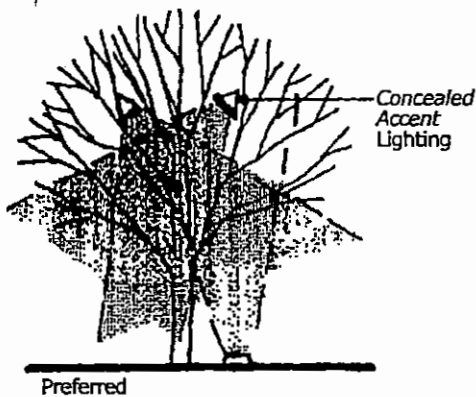
3.5 EXTERIOR COLORS

Repainting or staining to match original colors need not be submitted for prior approval. Color chips and siding samples are to be submitted to the Reviewer for approval prior to changing colors.

Primary colors for siding, stucco and trim must be confined to earth tones, which are compatible with the natural environment. Stucco and synthetic stucco must be painted or integrally colored. Colors for windows, doors, louvers, gutters, and downspouts must be compatible with primary and trim colors and not detract from the architectural expression of the home.

Exterior colors for single-family houses shall blend with and relate to the colors of other houses in the immediate areas. Color changes apply not only to the house siding, but also to doors, shutters, trim, roofing and other appurtenant structures. Colors that the Reviewer determines to be garish, or offensively or distressingly bright, or tastelessly showy, will not be approved.

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3.6 EXTERIOR LIGHTING

Exterior lighting is defined as lighting placed on the outside of the residence or property for the purpose of illuminating the yard or structure.

No exterior lighting, other than indirect lighting and motion detector lights, shall be placed, allowed or maintained on any lot without prior written approval and authorization of the Association.

Exterior lighting shall be installed in a manner that will not cause unnecessary light spill distraction, nuisance or be unsightly. Outdoor spotlights and flood lighting must be shielded and focused downward.

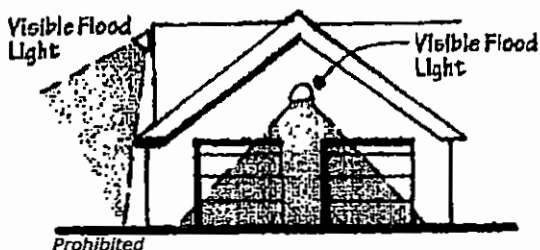
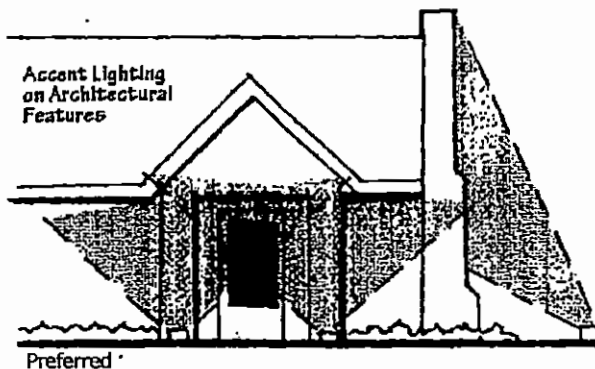
Any and all exterior lighting installed upon any lot shall either be indirect, or shall be of such controlled focus and intensity that it will not unreasonably disturb any of the owners of neighboring lots. Exterior lights shall be placed and focused such that they do not shine into or across neighboring lots. Visible or exposed floodlights are prohibited.

Any exterior light that is determined to be a nuisance to neighbors will be considered a violation. The owner will be required to adjust or remove the equipment upon written notice from the Association.

Exterior lighting must be on a motion sensor or timer. Exterior lights on timers should be set to shut off no later than 12:00 (midnight).

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.



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Lights should be directed to illuminate house number graphics. Ground lighting or decorative light fixtures are acceptable. Decorative fixtures shall be of high quality materials and workmanship and shall be in scale and style with the residence.

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

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.

3.7 FENCES

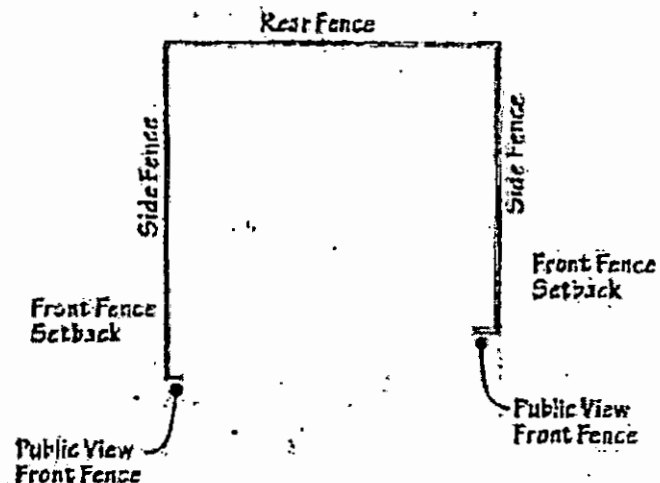
Fencing Setback

A minimum fence setback of ten feet and a maximum of fifteen feet (10'-15') from the front face of the house is required. A minimum side fence setback of twelve feet (12') from public walks is required on corner lots for a planting buffer.

Corner side lot fences visible to the public and more than thirty feet (30') long require a planting buffer

Where there is a side setback of 10' on a corner lot, a side fence is not allowed. In such cases, the fence must tie into the rear of the house with a minimum one-foot (1') offset.

Fences are not permitted on easements and setbacks.

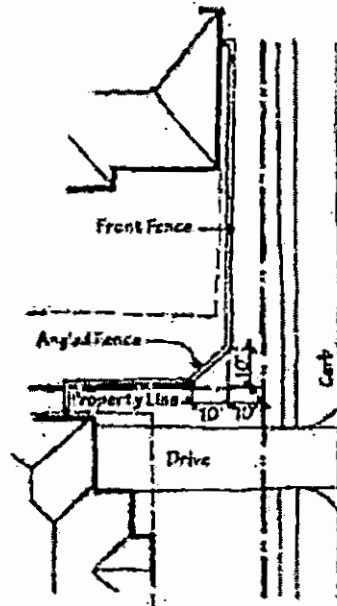
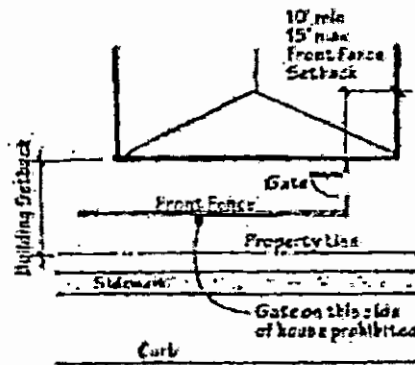


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Fencing on Corner Lots

Fences visible to public view shall be installed with the finished side out. The fence is to be installed using quality materials and standard construction techniques.

Fences on corner lots that obstruct view of the front of an adjacent house shall be angled back to minimize the obstruction.



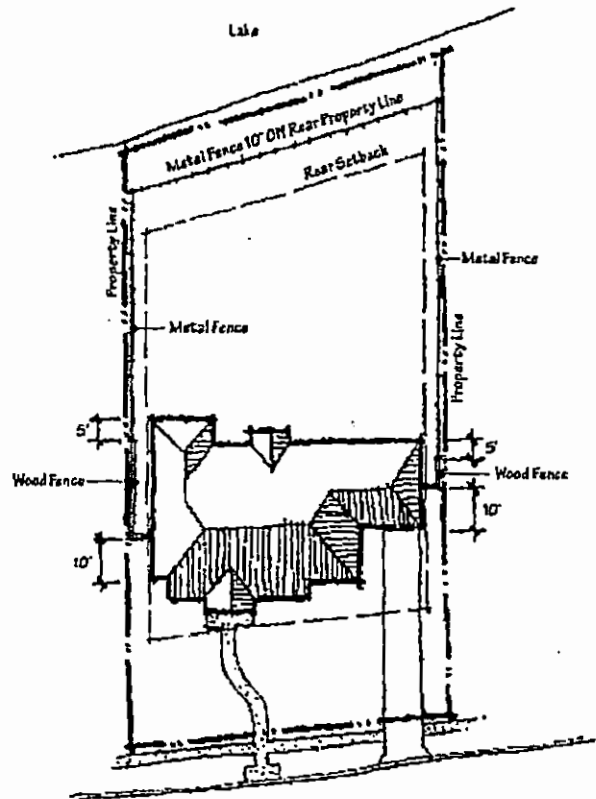
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Fencing on Lakefront Lots

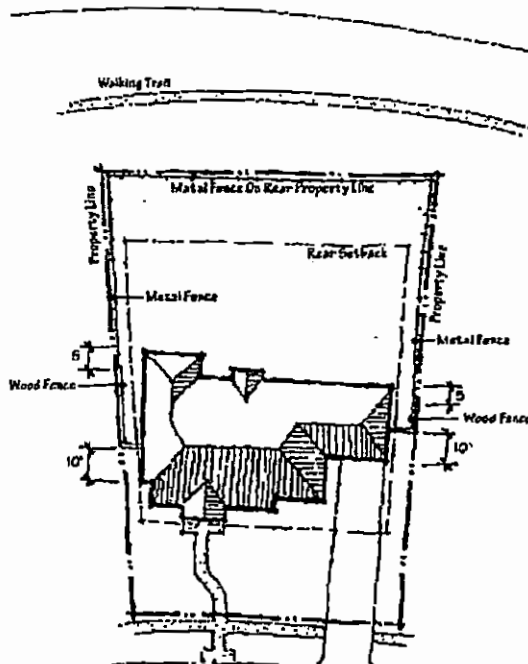
Metal fences are required on the side property lines of all lots backing on the lake and lakeside greenbelt. The fence shall be six feet (6') in height and be set two inches (2") from the natural ground (see Metal FenceDetail) .

Lots adjacent to the lakeside greenbelt are required to have a four feet (4') in height metal fence along the rear property line. A three foot (3') wide pedestrian gate may be placed in fences, backing on the lake greenbelt, for the sole purpose of yard and fence maintenance. Double gates are prohibited. Scrollwork or ornate latches are not acceptable.

Lots backing the lake are not required to have fencing parallel to the lake. If fencing is preferred, metal fencing will be used and placed ten feet (10') above the lake edge slope paving. This fence will be of the same style metal fence described in these guidelines, but only four feet (4') in height.



Good - Neighbor or Public View wood fences (see Wood Fence Requirements) on lots adjacent to the lake or lakeside greenbelt should extend to five feet (5') short of the rear corner of the home.



Fencing Materials

Fences shall be constructed of wood, metal or masonry. Note: some areas require a specific type of fence. Diagonal and horizontal fencing is prohibited. Chain link fencing is prohibited. All fences visible to the public shall have the finished side out. All wood fencing visible to the public shall conform to the Public View Fence requirements detailed in these Guidelines. Fencing is not permitted in front yards.

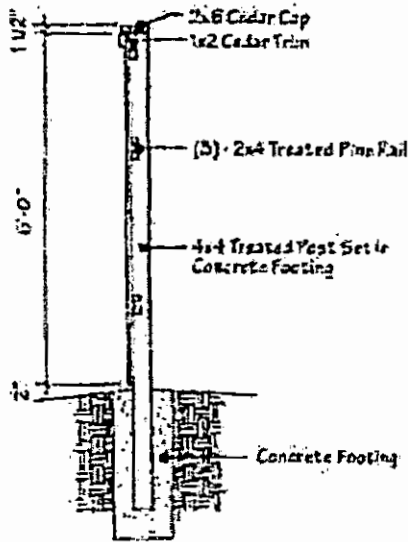
Gates, if installed, shall be compatible and complimentary to the fence design.

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Wood Fences

All wood fences shall be six feet (6') in height. All wood fences are to be constructed with #2 (or better) no hole cedar 1x6 pickets and #2 treated southern yellow pine posts and three rails (stringers). Pickets are to be attached with eight (8) penny screw or ring shank nails, on a string line guide. No used material is allowed.

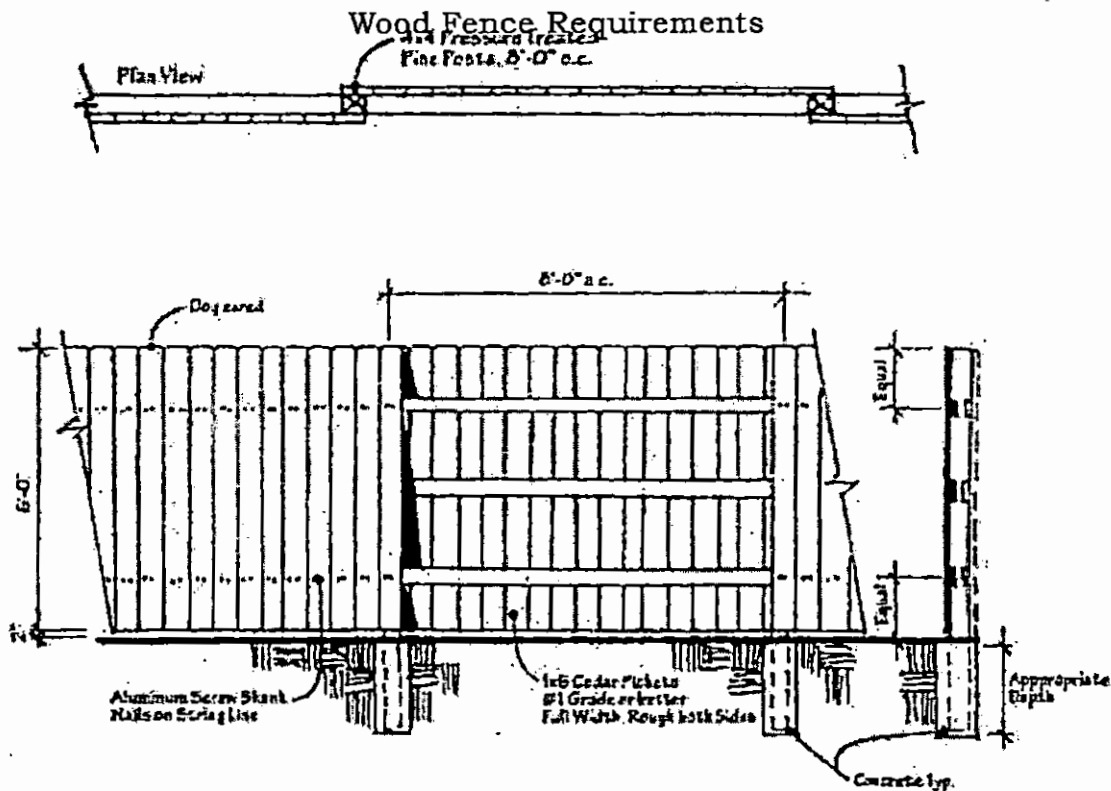
Public View Fence;



Wood fences on lot lines common with neighboring lot lines shall be installed according to the Good Neighbor Fence illustration. Alternating eight-foot panels of solid pickets and exposed rails are intended to provide a uniform attractive fence to each abutting property.

All fences visible to the public shall have the finished side out. All fencing visible to the public shall have a continuous 2x6-cedar cap and 1x2 trim.

Fences are to be kept in good repair. Painting, or staining of fences is prohibited.



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Metal Fences

Metal fences are to be installed as the design standards illustrate. The Reviewer will consider exemptions based on significant evidence of limited market availability of products that meet these guidelines. Panels bolted, instead of welded to posts, are recommended for ease of maintenance. Metal posts shall be set in concrete footings. All metal shall be primed and painted semi-gloss black.

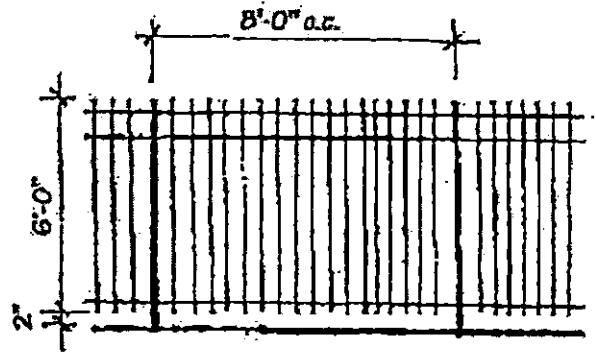
Fencing on Slopes

The preferred approach to transition grade changes with fencing is to install the fence stringers parallel to the slope and pickets perpendicularly.

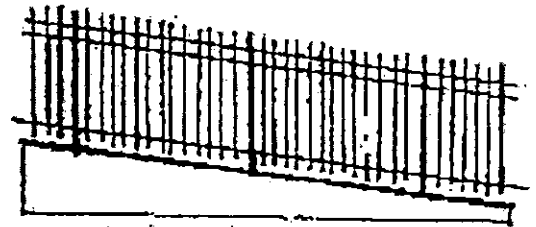
Perimeter Fencing

The Association may construct fencing that it deems appropriate to enhance or protect areas within the development and is not bound to any

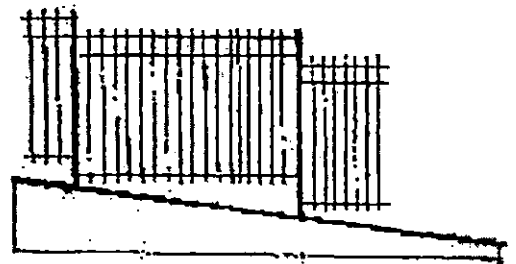
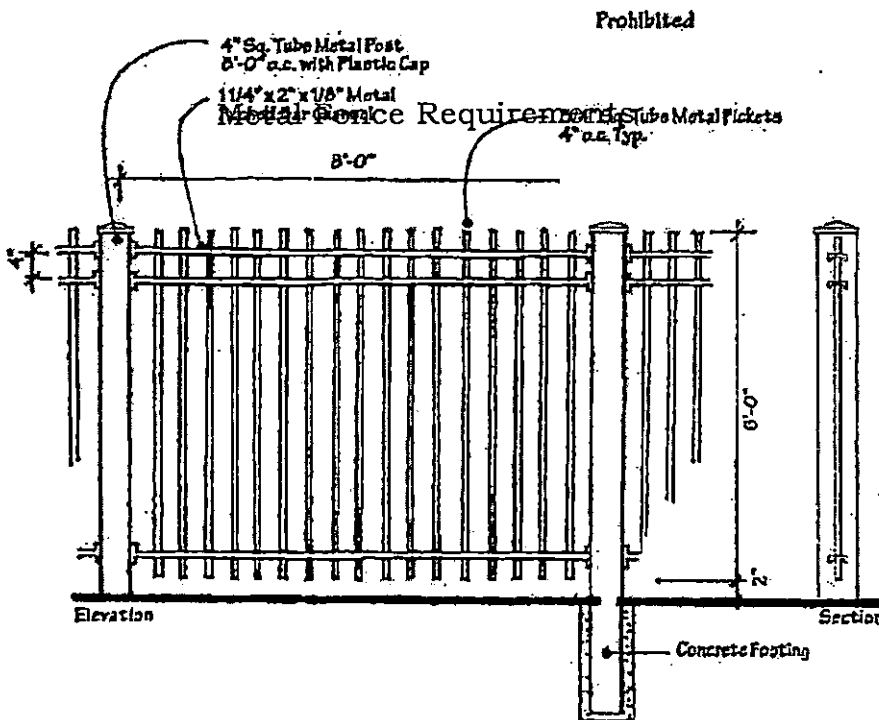
Side Property Line



Lakefront Fence (Typical)



Lakefront Fence on Slope



Prohibited

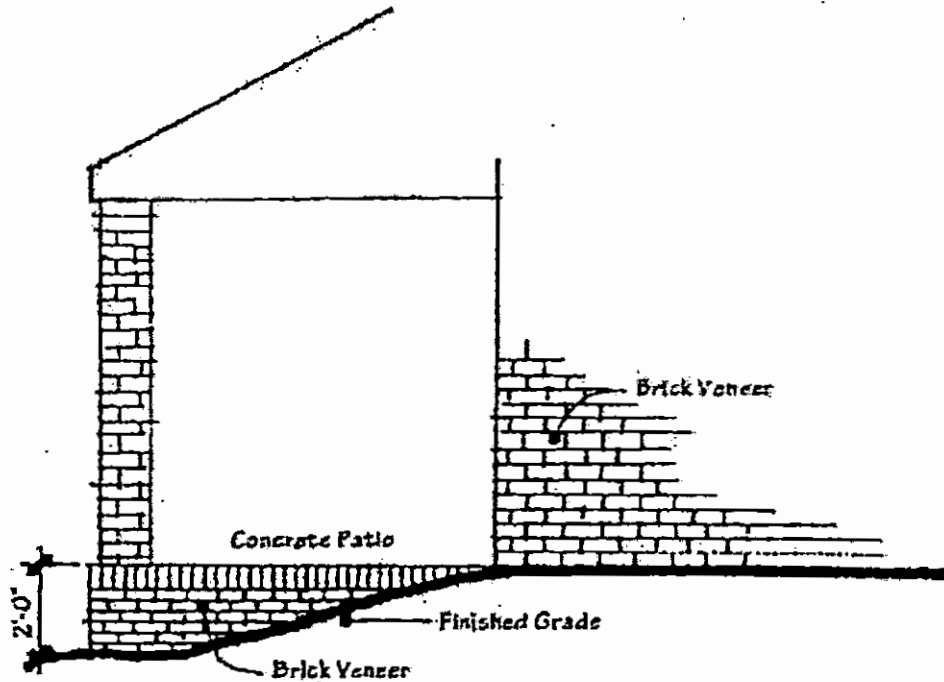
type of fence, or method or installation.

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3.8 PATIOS AND PORCHES

Concrete Patios

A concrete patio that has an exposed foundation that is greater than two feet (2') in height shall be covered with masonry that matches the masonry on the house.



Covered Patios/Porches

Covered front and rear patios/porches are encouraged for design diversity. They create protection from the elements and a sense of individuality.

Covered patios and porches should be designed in harmony with the architecture of the home.

Roof material on the roof of porches and patios must be the same as that on the roof of the house.

Covered patios and porches must not encroach on any easement or building line.

Covered decks must be landscaped if not screened from view by a fenced yard. No kitsch shall be used as a weathervane or flag on top of the roof. High intensity spot lights/vapor lights shall not be attached to the structure. Decks must be maintained in good condition. Weathervanes must be in keeping with the architecture and scale of the covered deck.

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Man made 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 and Neighborhood. Conversion of a deck or patio into a screened porch requires prior approval.

3.9 POOLS AND SPAS

Pools constructed above ground are prohibited. Smaller, prefabricated, installed above ground, spas or hot tubs are acceptable. 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 on lake or greenbelt lots shall be set back a minimum of twenty feet (20') from rear property lines and shall not exceed thirty feet (30') in width parallel to rear property lines. Maximum privacy screen height shall not exceed six feet (6') above existing grade. Screening material shall be masonry compatible with the residence, wood fence with finished side out, or other screening material approved by Reviewer.

Swimming pool appurtenances, such as rock waterfalls and slides, shall be in keeping with the scale of the home as determined by the Reviewer. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. must 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 spaces, into lakes, or onto any other property.

All construction activities shall take place between the street and the rear lot line. Any access to a lot other than from the street on which it fronts is prohibited unless otherwise approved by the Reviewer.

3.10 RAIN GUTTER 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 front of house are to be located to provide a clean, unobtrusive appearance. Down spouts drained into the yard should utilize methods such as "bubblers" placed no closer than ten feet (10') to the house foundation or splash blocks, directing water away from the foundation and any adjacent property.

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Roof drainage that will ultimately create erosion or run across pedestrian walks and paths is not acceptable.

Gutters and downspouts shall be integrated with architectural design in color, shape and location. Gutters and downspouts shall be painted the same color as trim.

3.11 ROOFS AND ROOFTOP EQUIPMENT

All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Reviewer. All roofing materials must be approved by the Reviewer prior to installation. Wood shingles are specifically prohibited for safety reasons.

Tile roofs, or other roofing such as slate, concrete, or metal, will be limited in use and must compliment the architecture and scale of the home. Roofing materials, other than fiberglass or asphalt shingles, must be approved by the Reviewer.

Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and/or cap rows. Roof shingles must be dark brown or dark gray tones.

Roof overlays are not allowed. Prior to re-roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.

Shingles are to be overlapped at valleys so that no valley flashing is exposed. Ridge vents are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.

Vent stacks and other necessary roof penetrations shall be located away from public view. When possible, locate roof penetrations on the backside of the roof. Gutters and downspouts must be painted to match the fascia and siding of the structure. Roof penetrations shall be set no higher than the minimum code height. All roof protrusions, such as vents, roofjack s, must be painted to match the shingles.

Skylights shall not exceed three feet by five feet in size and shall be mounted, on the side or backside 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.

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Subject to "Alternative Shingles" conditions below and with prior written approval from the Reviewer, an owner may install "Alternative Shingles" which are designed primarily to:

- a) Be wind and hail resistant; or
- b) Provide heating and cooling efficiencies greater than traditional composition shingles; or
- c) Provide solar energy capture capabilities.

"Alternative Shingles" must meet the following conditions:

- a) Resemble the shingles used or authorized to be used on other structures within the Subdivision; and
- b) Be at least as durable as and of equal or superior quality to the shingles used or authorized to be used on other structures within the Subdivision; and
- c) Match the aesthetics of properties surrounding the owner's property.

The roof, as an expressive design element, should be kept as visually unobstructed as possible. Mechanical and air conditioning equipment may not be mounted on the roof. Visible radio/television antenna, satellite dishes, and radio towers attached to the roof are discouraged.

3.12 BUILDING MAINTENANCE GUIDELINES

Painting: Paint should be maintained so that the house shows uniform colors and coverage. Areas peeling or heavily faded or mildewed must be repainted and/or cleaned and the house restored to a uniform appearance. Proper application is required, and if spray equipment is used, care must be taken to avoid over spray. Only flat, matte, or semi-gloss finishes are allowed- no enamel or high gloss finish paints are acceptable (except on entry way doors). Painting must take place over a reasonable length of time, taking into account weather, not to exceed thirty (30) days.

Building maintenance: In all instances, repairs/replacement of any part of a building must be with materials which restore the repaired/replaced item to its original appearance. Any other cases must be approved by the Reviewer prior to construction.

Soffits, trim and siding: All exterior wood or other material used must be maintained in a properly fastened, non-rotted state. It must be fastened to the building side so that it is tight and shows no separation from the building along the entire piece. Pieces, which show evidence of rotting or breakage, must be replaced. Fastenings should be hot dip galvanized.

Doors: Entry doors that show rot or delamination must be repaired or replaced. Steel/solid wood is the preferred material. Garage doors must be operational and rot-free. Garage doors may be repaired on a section-by-section basis, but all

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the sections must match in style and color. Upon replacement, the garage doors must be painted the same color as the garage trim. Absolutely no garage conversions to living quarters are allowed.

Gutters: Shall be maintained tightly affixed to the building, without sag or kinks. They shall be the same color as the house to which they are affixed.

Shingles: To be maintained so as to present a uniform appearance so far as is possible. Repairs must be made with material, which matches its EXISTING color/texture, NOT its original. If this is not possible, and the repair would cover more than 10% of the roof area, replacement of the entire roof is required.

Fences: Wooden fences shall not have broken, loose, or rotted slats. Posts and stringers must be maintained so that the fence remains at right angles to the immediate surrounding ground. WOODEN FENCES may not be painted or stained. Wrought iron (metal) fences shall be kept painted and properly welded or bolted together. Fences must remain at right angles to the immediate surrounding ground surface as well. Breezeway and courtyard fence gates may be painted, provided color is approved by the Reviewer prior to painting or staining.

Driveways: Shall be maintained so that their surfaces, even if cracked, are flat. Edges that crack and are removed must be repaired to the original edge line. Drives, which have more than six (6) square feet of extensive oil/iron staining, must be cleaned.

Storage: NOTHING will be stored that can be viewed from a public street. Items such as folding chairs, toys, boxes, potting soil, construction material, barbecue pits, trailers, boats, cars that are not driven on a regular basis, trash cans, bags or bins, debris or any other item must be stored out of sight from public streets when not in active use.

4 ACCESSORY ITEMS

4.1 ANIMAL PENS, RUNS, AND HOUSES

There shall be no animal pens or dog runs of any kind in Grayson Lakes. Doghouses are permitted as long as they are not visible from outside the lot and are of a color and material that compliments the majority of the main residence. Doghouses must be located a minimum of 5' inside property lines and they must be located behind the rear wall of the owner's house.

4.2 BASKETBALL GOALS

Freestanding Basketball Goals

Freestanding basketball goals are to be mounted on poles embedded in sufficient concrete to maintain the goal in a vertical position. The backboard should be installed so that it is perpendicular to the street. The goal must not be located closer to the right of way than 15' from the front building line of a home with an

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attached garage. All goal supports, backboards, rims and nets must be well maintained at all times and never violate side-building lines.

In homes with detached garages, goals must be located on garage, above door, or freestanding at least twenty-five feet (25') behind front building line.

The minimum construction specifications are:

- The pole must be metal or 4" x 4" treated wood. Creosoted posts are not acceptable.
- The backboard must be commercially manufactured out of materials that will not weather, warp or disintegrate.
- Only a shooting square may be painted on the face of the backboard. Logo, if any, shall not exceed 10% of the backboard area.

Portable Basketball Goals

Portable Basketball Goals stored in public view are discouraged. Portable Basketball Goals stored in public view must conform to the same placement and construction standards as Freestanding Basketball Goals (above) and must be well maintained at all times.

Portable basketball goals stored in public view, like permanent freestanding basketball goals, require review by the Reviewer. Written approval from the Reviewer must be obtained and on file with the Association.

Placement:

- **For Lots with attached garage:** Portable basketball goals stored in public view must not be located closer to the right of way than 15 feet from the building line.
- **For Lots with detached garage:** Portable basketball goals stored in public view must be at least twenty-five feet (25') behind the front building line.

Portable basketball goal base: Public view stored portable basketball goal base must be placed beside the driveway and recessed to grade level (i.e. remove grass under base) **and/or** screened with flowerbeds on three sides as to give the illusion that the portable basketball goal is a freestanding basketball goal.

Not permitted:

- Portable basketball goals must not be moved or relocated from submitted approved placement.
- Portable basketball goals are not permitted within the public rights-of-way at any time.
- Portable basketball goals are not permitted in the streets or cul-de-sacs at any time.

Notes:

Note: Any significant exterior change or modification to a property must be submitted and approved by the Reviewer

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- All goal supports, backboards, rims and nets must be well maintained at all times and never violate side-building lines.

4.3 FLAGPOLES AND FLAGS

FREESTANDING FLAG POLE

IMPORTANT NOTE: *Requests for erection of a flagpole must be submitted and approved by the Reviewer prior to installation.*

Flags that can be displayed:

- The flag of the United States of America. The flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10.
- The flag of the State of Texas. The flag of the state of Texas must be displayed in accordance with Chapter 3100, Government Code.
- An official or replica flag of any branch of the United States armed forces.

Number of Flagpoles per lot: One Freestanding flagpole per lot.

Placement: Freestanding flagpoles are to be embedded in sufficient concrete to maintain the pole in a vertical position. The flagpole must not be located closer to the right of way than 15 feet from the front building line of a home. The display of a flag, or the location and construction of the supporting flagpole, must comply with applicable zoning ordinances, easements and setbacks of record.

Exemptions to flagpole placement: *Boy Scouts patriotic flag placement on ceremonial calendar days are exempt from pole placement restrictions*

Size of Flag: The maximum length of the flag should not exceed $\frac{1}{4}$ the height of your pole. The maximum size of a flag for a 20ft pole is 3ft X 5ft.

Number of Flags: The maximum number of flags to be displayed on a single flagpole is 2.

Maximum Height of Flagpole: Not to exceed 20 feet in height.

Flagpole Construction/Type: Freestanding flagpoles are to be constructed of permanent, long lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.

Halyard Type: Internal halyard flagpole is required. The Association has reserved the right to impose reasonable restrictions to abate noise caused by an external halyard of a flagpole. (Ref. H. B. No. 2779)

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Maintenance: A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed. If it becomes apparent that the flagpole is not being used, the owner may be asked to remove the flagpole.

Display: It is the universal custom to display the flag only from sunrise to sunset on stationary flagstaffs in the open. However, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

Lighting: In the event the flag is displayed twenty-four hours a day, lighting must be shielded and angled upwards such that it does not negatively impact neighboring properties.

HOUSE MOUNTED FLAGPOLES

Placement: Flagpoles not to exceed 4 inches in diameter and 60 inches in length may be mounted on the front of the house. Flags visible from the exterior of a dwelling may be hung only on flagpoles meeting the above criteria.

Size of Flag: Flags shall not exceed 4' x 8' in size.

Flags that can be displayed:

- Only official flags of countries and seasonal decorative flags may be displayed.
- Flags which display trademarks or advertising, and battle flags and similar flags which, in the Reviewer'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.

Maintenance: Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or faded beyond recognition.

4.4 HOLIDAY DECORATIONS AND DECORATIVE BANNERS

Display: Banners and holiday decorations to be displayed only on recognized holidays:

- | | |
|-------------|----------------|
| • Easter | • Thanksgiving |
| • Halloween | • Christmas |

Time frame: Two (2) weeks before holiday - one (1) week after holiday (Christmas decorations, including lights, may be displayed after Thanksgiving and removed by February 1st of the following year).

Maintenance: Decorations and banner must be well maintained at all times.

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IMPORTANT NOTE: *Banners must meet placement and size guidelines of the House Mounted Flagpoles as defined in section 4.3. Banner must not be mounted inside windows, or on walls or doors of the exterior of house.*

4.5 MAILBOXES AND LAMPPOSTS

Mailboxes and lampposts other than as installed by Declarant or any alterations thereto, shall be subject to review by the Reviewer and may not be permitted under applicable governmental regulations. The color, size, appearance and location of the mailboxes installed by Declarant shall be preserved and may not be altered unless approved by the Reviewer.

4.6 OUTDOOR FURNITURE

Furniture shall not be used, stored or kept on the exterior portions of any lot except that furniture specifically designed and intended for outdoor use may be used on patios, decks or porches. Furniture is to be made for exterior use and not furniture typically used in the interior of the home. Furniture exposed to the weather shall be limited to such types as are designed and intended for outdoor use.

Outdoor furniture, including park benches and porch swings, must be well-maintained and in harmony with the exterior design and color of the house. Outdoor furniture shall be black, brown, forest green and bronze as acceptable colors as well as a color nearest to the darkest color of the exterior of the home. Benches designed and intended for use outdoors and full exposure to the elements such as that typically found in garden settings may be placed in the front yard. Benches shall be an integral part of the landscape if used and not freestanding in lawn areas.

4.7 PLAY STRUCTURES

Placement: Play structures of any type are not permitted in front or side yards. For lots that back up to the lake, placement of the play structures cannot encroach into the storm inundation easement. Play structures on lake lots must be in a location with the least amount of visibility from the street or common open areas on the lake. No portion of the structure shall be closer than 10 feet from any fence line or property line, and must be placed inside any existing fence. In the case of a corner lot, or a lot backing up to a landscape reserve on a residential collector road, any play equipment or structures must be reasonably screened from public view by landscaping or fencing.

Materials: Play structures should be earth tone colors to blend with the surrounding environment and made of treated wood, cedar, redwood or treated wood painted to be in harmony with the existing home. Canvas or solid roof shade components of the structure shall not be at a pitch greater than that of the existing home.

Size: Platforms of play structures shall not exceed a height greater than five feet from the original lot grade. The maximum allowable height for any one part of the

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play structure is nine feet from the original lot grade. Consideration will be given to avoiding a large structure visible from any neighboring property.

4.8 TRAMPOLINES

Placement: Located in back yard only; should be at least sixteen (16) feet away from any property lines. For lots that back up to the lake, placement of the trampoline cannot encroach into the storm inundation easement. Trampolines on lake lots must be in a location with the least amount of visibility from the street or common open areas on the lake. Trampolines must be screened from view by a fenced yard. Safety nets are recommended.

IMPORTANT NOTE: *No additional features can be added or attached to the trampoline without prior approval from the Reviewer.*

4.9 SHADE STRUCTURES SUCH AS GAZEBOS AND PERGOLAS

Placement: Located in back yard only; should be at least sixteen (16) feet away from any property lines and not encroaching on any easements; for lots that back up to the lake, placement of the gazebo cannot encroach into the storm inundation easement.

Size:

- Maximum diagonal measurement or diameters should be fourteen (14) feet
- Rectangular structures must not exceed fourteen (14) feet on any side. Additional consideration will be given for outdoor kitchens.
- Roof peak should not exceed twelve (12) feet in height.
- Maximum overhang must not exceed twenty-four (24) inches, per side

Materials:

- Materials must be treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
- Roof materials must be consistent with roof materials used on the home. No flags or weather vanes may be erected on top of roof except those that have been approved by the Architectural Review Committee. The Committee will approve on a case-by-case basis.

Screening: Gazebos must be landscaped if not screened from view by a fenced yard. Gazebos on lake lots may require additional landscaping and/or skirting.

Lighting: No high intensity spotlights/vapor lights can be attached to the structure.

Maintenance: Gazebo must be maintained in good condition.

4.10 STORAGE BUILDINGS

Placement: Storage Buildings must not encroach side easements, utility easements, or side building lines. Storage Buildings must not be visible from any street. A plot map with location of the storage building clearly identified should be provided with submissions for review.

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Materials: Storage Buildings should be constructed using the same materials currently on house. Finishes should match the existing finishes on house.

- **Foundation/Flooring:** Storage Buildings must be securely anchored in solid concrete foundation.
- **Roof Design and Shingles:** Storage Building roof must be Gable style (not barn style). The required architectural/dimensional shingles shall be consistent with the house design, style, and color.

Height: A Storage Building overall height (ground to peak) shall not exceed eight (8) feet.

Size: Storage Buildings should not exceed 120 sq. ft. in size, i.e. 12' x 10'. Maximum length in any direction should not exceed 12 feet.

Accessories: Storage Buildings may include Windows and Ridge Vents (if desired); however Turbine Vents are not permitted.

Quantity: Only one Storage Building shall be permitted per residence. ***Storage Buildings are not permitted on lake lots.***

IMPORTANT NOTE: *Submission must be reviewed and approved by Reviewer prior to any construction or installation.*

4.11 DISPLAY OF CERTAIN RELIGIOUS ITEMS

Display: A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such item(s) may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious item(s) may not:

- Threaten public health or safety.
- Violate any law.
- Contain language, graphics or any display that is patently offensive to a passerby.

Size: Individually or in combination with each other, the religious items at any entry may not exceed 12 inches by 12 inches or 144 square inches in total size. The item(s) may only be displayed on or attached to the entry doorframe and may not extend beyond the outside edge of the doorframe.

IMPORTANT NOTE: *Approval of the Reviewer is not required for display of a religious item(s) in compliance with these Guidelines.*

As provided in Section 202.018, the Association may remove any religious item(s) display that violates these Guidelines.

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4.12 RAINWATER RECOVERY SYSTEMS

Rainwater Recovery Systems may be installed on a Lot only after the owner has completed and submitted the requisite Architectural Review Application to and received written approval from the Reviewer subject to these guidelines.

All such System(s) must be installed on land owned by the property owner who is requesting installation of a System(s). No portion of the System(s) may encroach onto adjacent properties or onto a common area.

Other than gutters and downspouts conventionally attached to a residential dwelling or appurtenant structure, all components of the System(s), such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:

- Placement behind a solid fence, a structure or vegetation
- By burying the tanks or barrels
- By placing equipment in an outbuilding otherwise approved by the Reviewer.

A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:

- The barrel must not exceed 55 gallons and
- The barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle and
- The barrel must be of a single color to blend in with the adjacent structure or vegetation and
- Any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use
- Overflow lines from the System(s) must not be directed onto or adversely affect adjacent properties or common areas
- Inlets, ports, vents, and other openings must be sealed or protected with mesh or other similar material to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed.

Harvested water must be used in a timely manner and not allowed to become stagnant or a threat to health.

All System(s) must be maintained in good repair. Unused System(s) should be drained and disconnected from the gutters. Any unused System(s) in public view must be removed from public view from any street or common area.

4.13 SOLAR ENERGY DEVICES

These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of

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mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or electrical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

Such Devices may only be installed with prior written approval of the Reviewer subject to these Guidelines.

Any such Device must be installed on land or a structure(s) owned by the property owner. No portion of the Device(s) may encroach on adjacent properties or common areas.

Such Device(s) may only be installed in the following locations:

- On the roof of the main residential dwelling
- On the roof of any other approved structure
- Within a fenced yard or patio.

For Devices mounted on a roof, the Device must:

- Have no portion of the Device higher than the roof section to which it is attached and
- Have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached and
- Conform to the slope of the roof and
- Be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached and
- Have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace and
- Be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce the estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity.)

For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device(s) be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of such Device(s) on properties without a fenced yard if there is adequate screening from public view from any street or common area.

All Devices must be installed in compliance with manufacturer's instructions and in a manner that does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

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Installed Device(s) may not:

- Threaten public health or safety or
- Violate any law or
- Substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.

All Devices must be maintained in good repair. Unused or inoperable Device(s) must be removed.

4.14 BURGLAR BARS

Burglar bars are to be installed on the inside of windows only.

Burglar bars may not be visible from the street.

No burglar bars or iron gates may be installed on front doors.

4.15 PROHIBITED STRUCTURES

Accessory buildings and structures, including greenhouses, guest houses, and tents of a permanent nature are prohibited on lots.

Statues, monuments, ornaments, water features or similar objects taller than three feet (3') in height that are visible from the street or by neighbors are prohibited on lots.

Clotheslines or clothes poles are prohibited.

4.16 SATELLITE DISHES AND ANTENNAE

Permitted Devices: No satellite dishes, antennas or similar devices designed for transmission or reception of radio, television or other broadcasts of any kind are permitted on any lot without prior approval, except that the following "Permitted Devices" may be installed on a lot without application or prior approval, provided they are installed in strict compliance with this section:

- Antennae or satellite dishes designed to receive direct broadcast satellite service which measure one meter or less in diameter;
- Antennae or satellite dishes designed to receive video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement; or
- Antennae or satellite dishes designed to receive television broadcast signals

Placement: A Permitted Device may be installed solely on the owner's lot and shall not encroach upon any street, Common Area, or any other owner's lot.

A Permitted Device shall be installed in that location on the lot from which an acceptable quality signal can be obtained which is least visible from the street,

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from other lots, and from public view. In order of preference, the locations considered to be least visible are:

- In the back yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent lots and the street then
- In the side yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent lots and the street then
- Attached to the back of the house, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent lots and the street then
- Attached to the side of the house, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent lots and the street.

Mast Installation: Mast height may be no higher than absolutely necessary to receive an acceptable quality signal. For safety reasons, the location of any mast that must extend more than 12 feet above the ground is subject to application and prior approval of the Reviewer. Any such application must include a detailed description of the structure and anchorage of the antenna and the mast. If this installation will pose a safety hazard to residents of adjacent properties, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.

A licensed and insured contractor must install masts.

Masts must be painted the appropriate color to match their surroundings.

In order to minimize hazards to persons and property if the mast were to fall during a storm or from other causes, masts shall not be installed nearer to the lot line than the total height of the mast and antenna and any structure on which it is mounted.

4.17 SIGNAGE

Signs shall not be placed so as to be visible from the outside of a dwelling on a lot with the exception of:

- One temporary "For Sale," "For Lease" or "For Rent" sign placed on the lot being advertised "For Sale," "For Lease" or "For Rent." The sign shall be limited to a maximum face area of five square feet on each visible side and, if freestanding, is mounted on a single or frame post. The overall height from finished grade at the spot of the sign may not exceed four feet. The sign must be removed within two working days following the closing of the property or the termination of the listing agreement.
- One small security service sign per house provided the sign has a maximum face area of two square feet and is located in landscape beds nearest the home.

Such permits as may be required by legal proceedings.

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Such permits as may be required by governmental entity.

Residents shall be permitted to post "no soliciting" signs near or on the front door. Any such sign shall not exceed a size of twenty-five(25)squareinches. Color of sign shall be as commercially available.

4.18 TRASH CONTAINERS

Trash containers and recycling bins must be stored in one of the following locations:

- Inside your garage
- Behind your home so that the house blocks the trash container from view from the street
- Along the side of your home, provided they are set back at least 10' from the front facade of the home and reasonably screened from public view.

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

4.19 STORM WINDOWS AND DOORS

Storm doors and windows must be full-view glass. No screen doors are permitted on the front of homes.

4.20 WOODPILES

Woodpiles are permitted only in the rear yard of residences and should not be visible from outside the lot.

5 LAKE GUIDELINES

5.1 BOAT GUIDELINES

5.1.1 RULES FOR BOATING ON LAKE GRAYSON

1. Lake Grayson is a "NO WAKE ZONE."
2. No internal combustion engines allowed on Lake Grayson.
3. Residents must accompany guests when fishing or using the lake facilities. Permission letters from residents to their guests are not permitted.
4. All Grayson Lakes residents are allowed to use the lake facilities regardless of their location.
5. Absolutely no swimming in Lake Grayson.
6. No bow or spear fishing allowed in Lake Grayson.
7. Please adhere to the "catch and release" policy when fishing in Lake Grayson.
8. Grayson Lakes has adopted the City of Houston Ordinance for Regulating General Noise Nuisances.
9. Boats must always be operated in a safe and seamanlike manner, so as not to disturb the peacefulness of the neighborhood.

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5.1.2 BOAT USE AND STORAGE ON LAKE GRAYSON (for properties not abutting the lake)

1. Boats must be clean and well maintained.
2. Boats must be properly drained at all times.
3. Boat size cannot exceed sixteen (16) feet in length and eight and ½ (8.5) feet in beam, with the exception of canoes or kayaks, which cannot exceed seventeen (17) feet in length and forty-eight (48) inches in beam. The Reviewer will consider exemptions based on significant evidence of limited market availability of products that meet these guidelines.
4. Only one (1) 2-person or more boat (watercraft), and no more than two (2) 1-person boat (watercraft) allowed per household.
5. Boats must always be operated in a safe and seamanlike manner, so as not to disturb the peacefulness of the neighborhood.
6. Boats may never be stored on any lot in a location that is visible from the street or from a neighboring lot.
7. Boats may never be stored in the front or visible side yard of the property.
8. Only boats approved to operate on Lake Grayson may be used.

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5.1.3 BOAT USE AND STORAGE ON LAKE GRAYSON (for properties abutting the lake)

1. Only boats approved to operate on Lake Grayson may be used or stored.
2. Approval must be obtained from the Reviewer for all boats (watercraft) prior to their being operated on Lake Grayson.
3. Construction must be wood or fiberglass for all sail and deck boats. Twin hull boats must be of fiberglass construction.
4. Boats must be clean and well maintained.
5. Boats must be properly drained at all times.
6. Boat size cannot exceed sixteen (16) feet in length and eight $\frac{1}{2}$ (8.5) feet in beam. Outside measurements apply. Please refer to Fig. 1 for illustration of relevant dimension limits

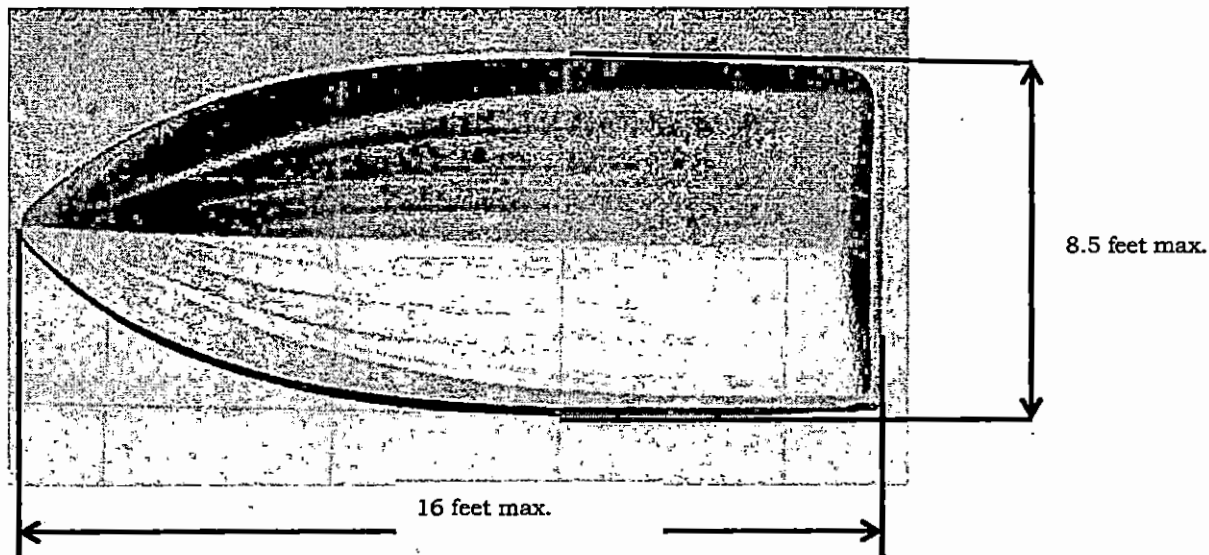


Fig. 1

Exceptions apply to canoes or kayaks, that cannot exceed seventeen (17) feet in length and forty-eight (48) inches in beam. Again outside dimensions apply.

7. Only one (1) 2 or more -person (watercraft), and no more than two (2) one-person boat (watercraft) allowed per household on the lake or in view.
8. No internal combustion engines allowed on Lake Grayson.
9. Shade covers must be laid flat or removed when not in use, so as not to obstruct the view of the lake.
10. Boats must always be operated in a safe and seamanlike manner, so as not to disturb the peacefulness of the neighborhood.
11. If boats are docked on the lake, they must be secured at both ends to be parallel with the bulkhead. Boats must be secured with a marine-type rope and length of rope should be such that it does not allow the boat (watercraft) to impede navigation in the lake.

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12. Boats must be stored in the rear yard, with the following provisions:

Boats stored in rear yard must be stored on a professionally constructed ramp of wood, brick or other aesthetically pleasing material. Canoes and kayaks may be stored on rack type supports. All structures must be approved by the Reviewer prior to construction.

13. Canoes and/or kayaks are not to be stored by leaning on or being fastened to wrought iron fences.

14. All devices for removing the boat from the water must be approved by the Reviewer prior to construction.

15. Boats must never be stored in the front yard of any property.

16. Grayson Lakes is part of a storm water detention system that is periodically subject to inundation within the lake area. (See plat for boundary of detention easement.) Neither Grayson Lakes Community Association nor Forest Bend County M.U.D. 130 is responsible for damage to boats (watercraft) or appurtenances pertaining thereto because of periodic inundation.

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5.2 LAKE DOCKS

1. **Location and Placement:** Docks are only allowed on private lots whose property line extends to the lake. All docks must be located at or near the center of lot water frontage unless a different location is requested and approved by the Reviewer. Placement of the dock must not encroach side building lines or side easements. No shoreline modifications are permitted. Docks installed are subject to rising water levels as Lake Grayson is a water detention easement of MUD 130.
2. **Construction/Finishes:** Docks shall be constructed of appropriate and adequate materials with said materials being subject to the approval of the ARC. Docks are to be constructed in such a manner that they are architecturally appealing. Fundamental dock support must not rely on nor utilize the concrete apron edging the lake, to reduce the possibility of cracking. The ARC encourages that pilings be driven into the lake bottom. No "floating docks" are permitted.
3. **Height:** Maximum height of all dock platforms shall not exceed 22 inches above normal water level. (Normal water level is considered to be at the top edge of the concrete apron around the lake.) Any type of piling, posts or railing used for dock must not exceed 27 inches in height above dock platform.
4. **Dock Size:** Maximum width allowed is 1/3 of water frontage or no more than 35 feet. Maximum perpendicular length shall be no more than 12 feet for the total structure. Variances in size will be considered by the Reviewer on a case-by-case basis.
5. **Accessories:** No covered docking facility will be allowed, nor will any portion of said dock be enclosed in any manner for storage.
6. **Quantity:** Only one (1) dock will be allowed for each lot.
7. **Approval:** Submissions must be reviewed and approved by the Reviewer prior to any construction or installation. The approval of the Reviewer does not relieve the owner and/or contractor from obtaining any other governmental approvals that may be required. MUD 130 approval is required prior to installation.
8. **Maintenance:** All docks must be well maintained so as to have a neat and orderly appearance.
9. **Lighting:** Any dock lighting must be clearly marked on submission.

6 LANDSCAPE GUIDELINES

6.1 LANDSCAPE DESIGN

1. Residents are encouraged to consult with professional landscape architects, landscape designers or nurserymen for assistance in landscape design.
2. Planting beds should be curvilinear with the shrubs massed in tiers: smaller shrubs and ground cover should be in the front of the bed; larger shrubs in the rear of the bed, grouping shrubs of the same size and species that will provide a substantial look.
3. Care should be taken when planting large trees and shrubs near the foundation to avoid damage to the foundation as the roots begin to grow. It is suggested by landscape professionals that large trees and shrubs should be planted no closer to

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the foundation than two (2) times the diameter of the root ball of a mature plant.

4. For a more pleasing effect, a radius bed should be placed a minimum of 8 feet at the curve from the house. Widths of the beds should vary. A single row of foundation planting is not pleasing.
5. Planting beds, in addition to foundation plants, should extend toward the front property line to offer a more lush appearance (see Exhibits 17.1-A and 17.1-B). Plant material placed near the front property line, and adjacent sidewalks, should have low growth habits for easier trim maintenance.
6. Planting should be mulched with 2-inches deep shredded pine or hardwood mulch. Bare ground is not appealing and is difficult to keep weeded.
7. Gravel and rock may be used at the drip line of a house, but should not be used as a substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders are permitted upon approval of the Reviewer.
8. If re-sodding lawn, submissions must be sent to the Reviewer for approval.

Front Yard Planting Options:

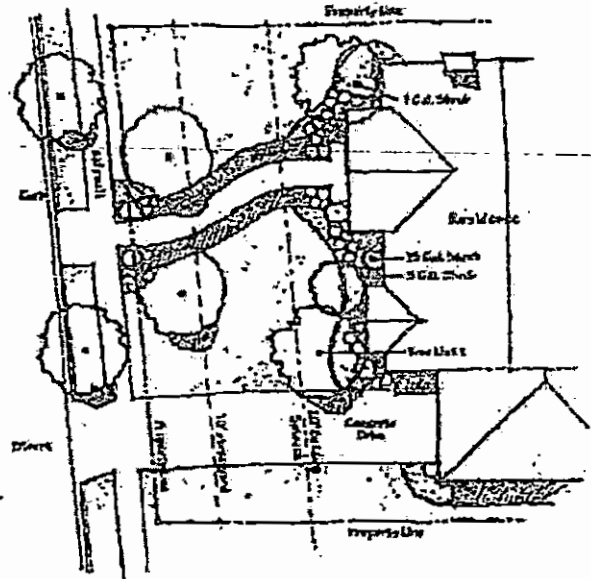


Exhibit 17.1-A

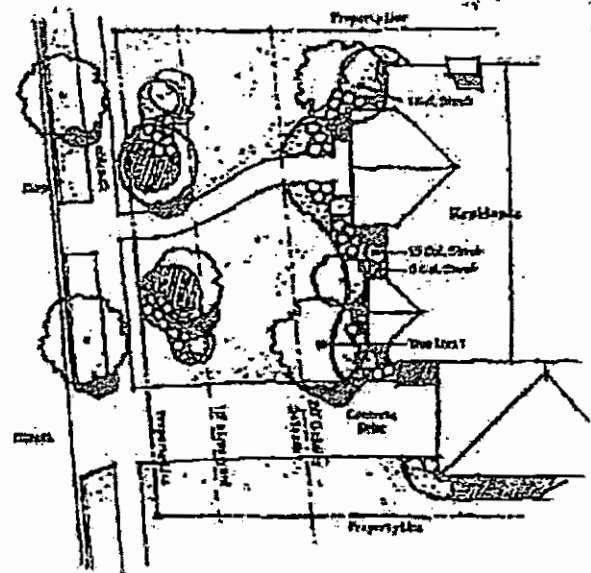


Exhibit 17.1-B

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6.2 MINIMUM LANDSCAPE REQUIREMENTS

All yards should be close to the minimum combination of the following trees, shrubs, ground cover and grass. Including street trees, a minimum number of trees shall be planted in the yard of each lot. Front yard trees and corner side yard trees should be container grown or machine dug trees. They are to have a minimum 4-inch (4") caliper diameter measured twelve inches (12") from the base of the tree. Street trees are to be minimum 30-gallon two-inch (2") caliper diameter spaced equally along the street between the curb and the sidewalk.

The minimum standards are listed in the chart below. If trees die, please refer to it for replacement. If you are adding landscaping, please submit plans to the Reviewer. Any landscaping that will be significantly modified must have prior approval from the Reviewer.

FRONT YARD TREES

Front Lot Widths		Trees		Street Trees
From	To	4" Caliper from List 1	2" Caliper from List 2	2" Caliper 30 Gal.
	<42'	1	0	1
42'	69'	3	0	2
70'	88'	3	0	2
89'	122' with less than 50 foot setback	3	1	2
89'	122'	4	1	2
>122'		5	2	3

Recommendations for existing homes/yards

1. Homeowners are allowed to apply to the Reviewer to remove a tree too close to the home or too close to another tree.
2. Homeowners should choose a tree from the recommended list when replacing a dead tree, or obtain approval from the Reviewer for another type. Example: choosing from the Ornamental trees to replace a shade tree. If a homeowner chooses a tree not on the recommended lists, approval must be obtained from the Reviewer.
3. Shrubs: Front yards are required to have a sufficient number of shrubs to cover

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the foundation as viewed from the street. Landscapers usually recommend a "layered or tiered" look with taller shrubs closest to the house with smaller (dwarf) sized shrubs in front. Since some the shrubs originally planted have grown too large for their locations in front of windows, homeowners should be able to remove some shrubs.

4. ~~Shrubs: Rear yards with public views are required to be landscaped with~~ shrubs. Perennials and annuals could be used to fill in the space, not just shrubs. Plants should hide the foundation.
5. Trees: Rear Yards with public views and lots abutting to the lake. *(see table next page)*

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The minimum standards are listed in the chart below. If trees die, please refer to it for replacement. If you are adding landscaping, please submit plans to the Reviewer. Any landscaping that will be significantly modified must have prior approval from the Reviewer.

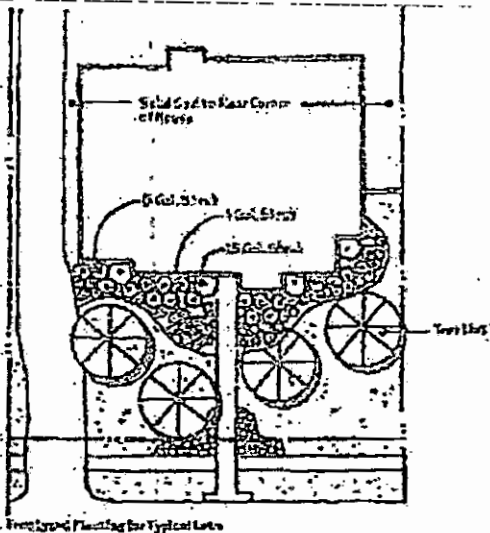


Exhibit 17.1-E

Lot

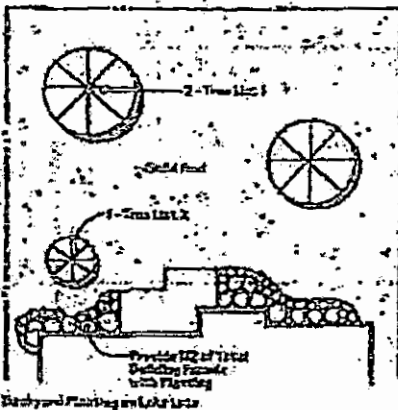


Exhibit 17.1-F

SIDE YARD ON CORNER LOTS							
Front Lot		Trees		Street Trees	Shrubs		
From	To	4" Caliper from	2" Caliper from	4"	15	5	1
	<42	0	1	1	2	8	15
42	69	1	1	1	2	11	23
70	88	2	1	2	3	15	33
89	122	3	2	2	3	23	45
>122		4	2	2	4	30	60

Chart 17.1-B

REAR YARD WITH PUBLIC VIEWS							
Front Lot		Trees		Street	Shrubs		
From	To	4" Caliper from	2" Caliper from		15	5	1
	<42	1	1		2	8	15
42	69	2	1		2	11	23
70	88	2	2		2	15	30
89	122	3	2		3	23	45
>122		4	2		4	30	60
Solid sod rear yard							

Chart 17.1-C

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Suggested Shade Trees

Bald Cypress
Burr Oak
Nutall Oak
Overcup Oak
Water Oak
White Oak
Cedar Elm
Live Oak
Magnolia
Monterrey Oak
Pecan
Red Maple
Drumend Maple

Suggested Shrubs

Abelia
Cleyera
Dwarf Crape Myrtle
Dwarf Wax Myrtle
Dwarf Pittosporum
Dwarf Pyracantha
Floribunda Rose
Fountain Grass
Indian Hawthorn
Italian Jasmine
Loropetalum: Chinese fringe flower
Mexican feather grass
Muhly grass
Nandina
Oleander, dwarf
Pineapple Guava
Pittosporum
PossumHaw(holly)
Texas Silverleaf sage
Variegated Pittosporum
Little John Bottle Brush

Not Recommended

BanksRose(Rosabanksea), it is a climbing rose that reaches 20 ft. tall and 12 ft. wide
Pampus Grass —too large, plumes produce pollen that many are allergic to.
Fatsia:(Japanesearalia)tropical and not in keeping with the character of Grayson Lakes. Also harmful to foundations.

Suggested Ornamental Trees

American Holly
Crape Myrtle
Purple Leaf Plumb
Redbud
Yaupon Holly
Evergreen Chinese Elm

Not Recommended

Pine and Tropical trees: are not in keeping with the character of Grayson Lakes community.

Recommended Ground Cover & Vines

Ajuga
Algerian Ivy
Boston Fern
Carolina Jessamine
Chinese Star Jasmine
Chinese Wisteria
Climbing Fig
Crossvine
English Ivy
Holly Fern
Honeysuckle, preferably native
Coral Honeysuckle
Japanese Star Jasmine
Lamb's Ear
Liriope
Monkey Grass
New Gold Lantana
Wood Fern

Not Recommended:

Japanese Honeysuckle which is invasive and not a native plant.
Trumpet Creeper – too invasive, rampant

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Suggested Annuals & Bulbs

Spring and summer

Amaryllis
Angelonia
Begonias
Bluebonnet
Daylily
Dusty Miller
Impatien
Lily of the Nile
Marigold
Periwinkle (Vinca)
Petunia
Portulaca
Purslane
Rain Lily
Salvia
Verbena
Zinnia

Fall & Winter

Chrysanthemum
Dianthus
Daffodil
Narcissus
Pansies
Tulips
Snapdragons
Viola

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Grass

St. Augustine is recommended. Lawns may be "over-seeded" with rye grass (maintained to 2 ½"). Wood fenced rear and side yards may be sprigged. Solid sodding is required on all portions of the lot with public view. This includes the street side of a corner lot and the rear of lake, lake view, and greenbelt lots visible by the public.

Plant Beds — Edging

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Edging that will be conducive to easy maintenance with string weed eaters or powered edgers should be considered.

Railroad ties, landscape timbers, scalloped concrete borders, etc. are discouraged and may not be used as the main border for planting beds. Edging shall not compete with the visual quality of planting beds, but rather enhance its overall appearance.

Landscape beds located along sidewalks should be planted with materials that will not pose a hazard to the public. Sharp, thorny or extremely large plants are not allowed. Plant materials shall be maintained and not obstruct any portion of the walkway. Homeowners should get approval from the Reviewer for use of rocks or extruded concrete

Corner Lot — Planting

Corner lots that do not have landscape reserves or easements should soften long walls or fences with landscaping. Fences shall be set back at least twelve feet (12') from the sidewalk to allow for landscaping and visual space.

Fences on corner lots adjacent to side streets, that are thirty feet (30') or more long, should have a planting buffer between the fence and sidewalk to help soften the look.

A thirty-five foot (35') by thirty-five foot (35') sight distance triangle is required for visibility to traffic. Make sure planting does not violate this requirement. Trees and shrubs should not impede pedestrian access on the public sidewalk.

6.3 LANDSCAPE MAINTENANCE

- Lawns must be kept in a neat and manicured fashion.
- Lawns should be mowed regularly during the growing season to accomplish a neat and manicured appearance and on an "as-needed" basis in the non-growing season consistent with the community standard.
- Proper maintenance includes watering and disease control.
- Dead grass and bare areas must be re-sodded and returned to full grass cover.
- Flower beds and tree-rings must be kept weed-free.

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- All 'clumps of weeds' must be removed from lawn.
- The borders of the lawn must be kept neatly edged (walks, drives, buildings, flowerbeds, posts, curbs, etc.)
- Grass clippings must be removed from driveways, sidewalks, and streets.
- All shrubs and bushes must be kept neatly trimmed.
- All dead trees, shrubs and ornamental plants must be removed and replaced to the original approved condition.
- All dead material must be removed.
- Plant material shall be maintained and not obstruct any portion of the walkway.
- Branches overhanging sidewalks should be trimmed up at least six feet (6') to allow walkers to pass.
- Any landscaping that will be significantly modified must have prior approval from the Reviewer.

7 CONSTRUCTION RULES

7.1 CONSTRUCTION SITE

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. All modification projects expected to require more than two weeks of construction time must be screened from the street in order to prevent an unsightly neighborhood situation. All screening materials are subject to prior approval by the Reviewer. Construction activities shall be contained to the lot on which modifications or improvements are being undertaken. Each Owner shall be responsible for keeping roadways, easements, swales, and adjacent property clear of construction materials, debris, and trash at all times, and for promptly removing from streets in Grayson Lakes any mud, dirt or spilled construction materials resulting from construction activities on such Owners' lot. Construction debris, trash and rubbish shall be contained on the construction site and regularly disposed of in an appropriate manner outside of Grayson Lakes.

7.2 TEMPORARY STRUCTURES

Installation of temporary structures such as construction trailers or storage buildings is prohibited.

7.3 UTILITIES

Contractors must use only the utilities provided on the immediate site on which they are working, unless other formal arrangements have been made and notice given to the Reviewer.

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.

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7.4 HOURS OF CONSTRUCTION

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

7.5 CONTRACTOR ADVERTISING

No signs advertising the business of contractors or subcontractors may be installed or displayed on any construction site. Such signs will be removed and may be disposed of by representatives of the association.