

**ARCHITECTURAL GUIDELINES  
FOR  
LAUREL CREEK**

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The undersigned, being all of the members of the Board of Directors of Laurel Creek Neighborhood Association, Inc., a Texas non-profit corporation ("the Association") and its Architectural Control Committee ("the ACC"), do hereby certify that at a joint meeting of the Board of Directors of the Association and its ACC, duly called and held, the following guidelines were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors, and the ACC desire to exercise the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions applicable to Laurel Creek, Section One (1), recorded on July 18, 1997 under Clerk's File No. S549269 of the Official Public Records of Real Property of Harris County, Texas ("the Declaration") to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of the Declaration; and

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

WHEREAS, the Declaration provides that no building, fence, wall, or other structure or improvement of any kind shall be constructed, remodeled, replaced or altered on any lot until the construction plans and specifications including, but not limited to, site layout, building location, building materials, colors and elevation, have been submitted to and approved in writing by the ACC; and

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

WHEREAS, the Board of Directors of the Association and the ACC desire to establish guidelines with respect to the type, quality and color of exterior additions and improvements on lots within all existing sections of Laurel Creek to be followed by the ACC, so that a harmonious exterior design within the subdivision is consistently maintained;

NOW, THEREFORE, the Board of Directors of the Association and the ACC hereby adopt the following standards and guidelines relating to buildings, structures, additions and improvements on lots within all existing and future sections of Laurel Creek pursuant to the authority granted by the provisions of the Declaration:

**DEFINITIONS**

Terms used in this document have the following meanings:

<b>Association</b>	Laurel Creek Neighborhood Association, Inc.
<b>ACC</b>	The Architectural Control Committee of the Association
<b>Board</b>	The Board of Directors of the Association
<b>Declaration</b>	The Declaration of Covenants, Conditions and Restrictions for Laurel Creek, Section One (1), recorded on July 18, 1997 under Clerk's File No. S549269 of the Official Public Records of Real Property of Harris County, Texas
<b>Declarant</b>	Friendswood Development Company, Ltd., a limited partnership, the successor and assign

	Friendswood Development Company, a Florida corporation
<b>Guidelines</b>	Rules, standards and procedures established by the ACC pertaining to buildings, additions, or other improvements in all existing and future sections of Laurel Creek
<b>Laurel Creek</b>	All existing and future sections of Laurel Creek to which the Declaration applies or becomes applicable and any other subdivisions which may be or become subject to the jurisdiction of the Association

## **OVERVIEW**

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

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

The ACC reserves the authority to review and approve applications for buildings, additions, or improvements which are not explicitly described by these Guidelines, and to consider additional guidelines in the review process whether published or not. These guidelines may be amended by the ACC as it deems necessary and appropriate.

### **A. Application Procedure**

1. **Submission.** All applications for approval to make any exterior changes, additions or improvements must be submitted to the ACC in writing by completing the application form then in use by the ACC. Plans and specifications for any exterior change, addition or improvement should be attached to the application. The application should be supported by the following information:

- a. drawing(s) of the proposed structure showing the top, front, side, and rear exterior views and overall dimensions (length, width, height) of the structure;
- b. a copy of an official survey of the Lot showing location of easements, existing buildings and structures, and the proposed location of the improvement;
- c. a description of all exterior materials used, including product name, model number, size, color, etc. Color samples (e.g. "paint chips") for all colors involved must be included; and
- d. two (2) copies of the application.

The ACC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. In the event that the ACC requests additional information, the application shall be denied and a new sixty (60) day period shall commence upon the receipt by the ACC of the additional information. However, the applicant may thereafter submit a new application with the

requested information to the ACC for its review. All applications shall be mailed or delivered to the office of the managing agent of the Association.

2. **ACC Decisions.** ACC members shall consider each application for compliance with the restrictive covenants of the Declaration and with these Guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ACC.

ACC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within sixty (60) days of the date of its receipt shall be deemed to have been automatically approved; provided, however, that (i) any such approval shall extend only to Architectural Guidelines and not to any of the use restrictions set forth in the Declaration and (ii) in no event shall non-action be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate the restrictive covenants in the Declaration. Unless otherwise stated in the ACC'S written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

3. **Board of Director Appeals.** In the event that the ACC disapproves an application, the applicant may within thirty (30) days submit an appeal to the Board of Directors. The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final.

4. **Status of Applications During Appeal.** During the appeal period, the decision of the ACC on the original application shall remain in effect. The failure of the Board of Directors to respond to a request for reconsideration within sixty (60) days of the date of its receipt shall not automatically result in approval of the original application.

## **B. General Guidelines**

The ACC shall consider the following factors upon the review of each application for an exterior change, addition or improvement:

1. The quality of construction and materials, colors, exterior design (elevations), size (dimensions), and location, all of which must be harmonious with existing and other proposed structures.
2. The location must not violate the building set back lines, utility or drainage easements as shown on the official recorded plat or any other provisions of the Declaration.

**Note:** The ACC may not grant permission to place an improvement upon or across any utility easement; consent to encroach upon any utility easement must be obtained in writing from the owner of the easement (i.e. utility companies).

3. Improvements other than the main residence and garage may not exceed six (6) feet in height (except as otherwise provided by the Declaration or Guidelines).
4. Improvements which exceed two (2) feet in height may not be located closer to the front lot boundary line than the front of the main residence or garage (except as otherwise provided by the Declaration or Guidelines).
5. Improvements which are intended for other than single-family residential purposes, or which may become an annoyance or nuisance to the neighborhood, are not permitted.
6. Improvements must be located so that their use will not infringe upon the enjoyment of neighboring amenities nor place neighboring property at increased risk of damage.

The ACC may also consider the provisions of the Declaration and of applicable statutes, ordinances, and building codes. However, approval of an application shall not be construed as a warranty or representation by the ACC that the change, addition or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the ACC of the fitness, design or adequacy of the proposed construction.

### **C. Fences**

1. **Wood Fence Construction.** Wooden fences facing the front street or along any side street, rear street property line or greenbelt shall be constructed with all pickets on the outside so that no posts or rails are visible from the street.

All other wooden fences must be constructed in the manner described above or must be constructed in panels (each of which is 6 to 8 feet in length) erected in a "good neighbor" fashion so that posts and rails are exposed only on alternate panels when viewed from either side of the fence.

2. **Gates.** All gates shall be constructed with the same materials as the fence. The hinges and latches used on the gate should be of the same style and quality of those used throughout the subdivision.

3. **Color.**

a. **Wood Fences.** No portion of a wood fence on a lot which is visible from any street may be painted or stained. Portions of a fence which are not visible from any street may be stained in acceptable earthtone colors of brown, beige or gray. The ACC may maintain a chart depicting examples of earthtone colors and shades of earthtone colors for stains on wood fences. Each stain color sample submitted by a homeowner shall be compared to the colors and shades of colors set forth on the fence stain color chart to assure that each approved stain is harmonious with the color scheme established for the subdivision.

b. **Wrought Iron Fences.** Wrought iron fences must be black and no more than six feet (6') in height. Spacing bars must be no greater than four inches (4") on center. The location of all wrought iron fences must be approved by the ACC.

4. **Chain Link and Wire Fences.** There shall be no chain link or wire fences.

5. **Setback Lines.** Fences may not be constructed on a lot forward of the front line of the main structure.

6. **Maintenance of Fences.** Pickets, rails, or bars that are broken, warped, bent, sagging, or which have otherwise deteriorated must be promptly repaired or replaced. All fences which are stained (on interior surfaces) shall be properly maintained to prevent cracking, chipping, fading or mildewing.

7. **Height of Fences.** All perimeter fences shall be six feet (6') in height. Fences between the house and garage may be between four and six feet (4'-6'); however, no fence shall exceed six feet (6') in height.

8. **Attachments.** No structure may be attached to a fence unless otherwise provided by the ACC.

9. **Trellis.** No trellis is allowed against any surface on outside of the residence, garage, or fence. If used in backyard, trellis must not exceed six feet (6') in height, measuring from the ground.

### **D. Swimming Pools and Spas**

An application for the construction of a swimming pool, spa or jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, building lines, easements, existing structures and existing or proposed fences. If any trees are to be removed or relocated, this must also be noted. The application shall also include a timetable for the construction of the pool, spa or jacuzzi. No swimming pool, spa or jacuzzi shall be approved unless the

area in which the pool is to be located is either enclosed by a six foot (6') fence constructed of wood or of wrought iron as provided in these Guidelines or such a fence is proposed to be constructed in conjunction with the swimming pool. Spas and jacuzzis must also have an adequate drainage system according to the requirements of any governmental agency having jurisdiction or, in the event there is no governmental agency having jurisdiction, as deemed appropriate of the ACC. Under no circumstances shall water from a swimming pool, spa or jacuzzi be permitted to drain onto the surface of the lot on which the swimming pool, spa or jacuzzi is situated or onto any adjacent lot. During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, no building materials shall be kept or stored in the street overnight. Excavated material shall either be used on site or removed from the premises by the pool contractor. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. No swimming pools may be enclosed with screens. No swimming pool, spa or jacuzzi shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent lot. There shall be no above ground pools.

## **E. Outbuildings**

1. **General Rules.** Any type of building which exists on a lot but is not attached to the residential dwelling on a lot, other than the dwelling itself, a detached garage, a gazebo or a children's play structure shall be considered an outbuilding, including tool and/or storage sheds. Only one (1) outbuilding not exceeding eight feet (8') in height and one hundred square feet (100 s.f.) in area shall be permitted on a lot and such outbuilding must have a permanent ground attachment. The standard, type, quality and color of the materials used in the construction of an outbuilding shall be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence on the lot. No exterior portion of an outbuilding shall be made of metal. The roof of an outbuilding shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines and shall be compatible with the color and type of materials used in the construction of the main structure. An outbuilding must be located in the backyard of the lot inside the fence. The outbuilding shall be no closer than three feet (3') from any property line and on a corner lot, the outbuilding shall be nearer to the interior property line than to the exterior property line. The ACC cannot approve the location of a structure on a utility easement.

2. **Gazebos.** For the purposes hereof, a gazebo shall be defined as a free standing, open framed structure with lattice-type walls, the purpose of which shall not be for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of gazebos:

- a. Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed twelve feet (12') in height (height measured from the ground) and the horizontal supports cannot exceed eight feet (8'), from the deck level. Decks shall not exceed two feet (2') in height (height measure from the ground).
- b. Flat lattice (arbor type) roofed gazebos. These cannot exceed ten feet (10') in height (height measure from the ground) and the horizontal supports cannot exceed eight feet (8') in height from the deck level.

For both structures, the footprint area is limited to one hundred (100) square feet. All gazebos must have a permanent roof with materials as set forth in the Declaration and these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residence of the lot. Louvered or trellis style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted. Water and electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground. Gazebos must be located a minimum of six feet (6') from all rear and

side property lines. No gazebo shall be approved for construction on utility or drainage easements or in a manner that causes water to flow onto an adjacent lot.

3. Children's Play Structures. For the purposes hereof, a children's play structure shall mean any type of children's swingsets, play sets, climbing structure, slides, or raised play sets and play forts. A maximum of two (2) children's play structures are allowed on a residential lot. The maximum dimensions for each play structure are ten feet (10') in width by fifteen feet (15') in length by eight feet (8') in height. The play structure may not have vertical beams with a single horizontal support member between them. Tarpaulins may be permitted with ACC approval. No wind-socks or streamers attached to the structure shall be permitted. Play structures must be located within the fence in the backyard. No play structure may be located closer than six feet (6') to any property line. Additionally, any play structure must be located at least ten feet (10') from the property line if the adjoining lot is a residential lot. No play structure shall be approved for construction on utility or drainage easements or in a manner that causes water to flow to an adjacent lot.

#### F. Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence; provided, however, that corrugated roofs for patio covers and aluminum patio covers shall not be permitted under any circumstances. If siding is used on patio covers, it must be of the same type, quality, and color as the siding on the main residence. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines. Louvered or trellis style patio cover roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted provided the color shall conform to the provisions relating to painting set forth in these Guidelines. Any patio cover which is not attached to the house shall be subject to the Guidelines set forth herein for gazebos.

The location of a patio cover must not encroach on any utility or drainage easement, nor shall it violate the building set back lines applicable to the residential dwelling on any lot. Patio covers must not interfere with drainage or cause water to flow onto any adjacent lot.

All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping. This also applies to any lattice attached to the sides of the structure.

Patio covers which are attached to the house shall be securely attached at a height not less than seven feet (7') nor more than twelve feet (12') from the ground. Patio covers which are attached to a detached garage or breezeway must be securely attached at a height below the eaves of each structure at a height of not less than seven feet (7') nor more than nine feet (9') from the ground. The top of the patio cover at its lowest point shall not be higher than eight feet (8') from the ground. The patio cover roof shall provide an attractive slope away from the house at an angle which does not exceed that of the roof on the house.

The roof of all patio covers (other than arbor or trellis type) must be covered with shingles meeting the roofing guidelines set forth herein, and must have a minimum of 3:12 slope. In cases where it is not possible to have a minimum 3:12 slope (e.g. patio covers attached to a single-story dwelling), the ACC may approve a flat type roof with a modified membrane type roofing material provided the color and appearance of such roofing closely matches the roofing of the house.

If any portion of the patio has a peaked or cone-shaped roof, that portion of the patio cover must also comply with the guidelines for conical shaped (peaked roofed) gazebos, including guidelines for size, location and height.



## **G. Patio Enclosures**

A "patio enclosure" is any patio cover which has exterior walls and/or screens (other than "sun rooms" as defined in these Guidelines). All structural components of patio enclosures, including roofing materials, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.

The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Exterior walls of a patio enclosure shall be constructed of brick or siding which is of the same type, quality, and color as those of the main dwelling on the lot. Aluminum siding is not allowed. No visible part of the enclosure may be made of metal other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the main dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the main dwelling or the color of existing window frames.

## **H. Decks**

All decks must be approved by the ACC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent lot. No deck shall be constructed more than three two (2') above the ground and in no case will a deck be allowed to serve as a patio cover or balcony. The location of all decks must comply with all applicable building lines.

## **I. Exterior Lighting**

1. **Changes to Existing Lighting.** Outside lighting may be replaced with a new fixture provided that the wattage of the new fixture does not exceed 150 watts. Existing gas lighting may be converted to an electric incandescent bulb provided that (a) the incandescent bulb is a clear glass type, (b) the wattage of the bulb does not exceed 100 watts, and (c) the lighting color is white. In no event shall the lighting be directed to shine in a manner which disturbs a neighbor.

2. **New Lighting.**

- a. **Security Lighting.** Security lighting shall be permitted with the ACC's approval so long as the total wattage for all security lights does not exceed 300 watts. Lights which are dimmed shall be judged by their full wattage. Incandescent, reflector, down-directed or flood lights are preferred over the radial light style of mercury vapor lights. All security lighting shall be mounted behind the back plane of the house or garage. No pole mounted security lights or lights mounted upon fences, trees or structures other than the house or garage, shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage or more than ten feet (10') from the ground. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ACC if the design and location of the house and/or garage on a lot warrant an exception. No more than two (2) flood lights (not to exceed a total of 300 watts) or one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot. Installation of all light fixtures must be approved by the ACC. Exceptions to the number of lights allowed may be granted only to corner lots and cul-de-sac lots, if specifically requested, and then only at the discretion of the ACC. No sodium vapor lights or quartz lights will be permitted. All wiring must be installed within walls or

otherwise in a manner so that the wiring is not visible from the exterior of the house.

- b. Landscape Lighting. Exterior landscape lighting shall be permitted with the ACC's approval so long as the lighting is located within flower beds, shrubs and/or trees and all of the wiring is buried. All landscape lighting must be white in color.
- c. Gas Lights. Two (2) gas lights per lot shall be permitted with the ACC's approval; provided that the gas lighting color is white. The color of the pole and fixture must be black unless otherwise approved by the ACC.
- d. Holiday Lighting. Exterior lighting for holidays (i.e., Christmas) shall be permitted so long as the lighting is removed on a timely basis as established by the Association.

3. Annoyances. The Board reserves the right to require the removal or modification of any lighting which it reasonably determines to be annoying to neighbors.

## **J. Painting**

No exterior surface of any house, garage, or other structure or improvement on any lot shall be painted or repainted without prior approval of the ACC. This applies to existing, as well as new construction, and whether the proposed colors are the same or different from the existing colors. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ACC. The ACC may maintain a chart depicting examples of the acceptable earthtone colors and shades of earthtone colors for the exteriors of homes and other improvements on lots within the subdivision. The color samples or paint chips shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established for the subdivision. The exterior color must not only be an earthtone, but also an acceptable shade of an earthtone color. As used in these Guidelines, "earthtone" shall mean acceptable shades of beige, brown, gray and white. The following additional guidelines shall also apply:

1. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials.
2. Principal Colors of Dwellings. The principal color of the dwelling and garage situated on a lot, including the garage door, must be a muted earthtone and should not be the same color as any adjacent or facing dwelling on a neighboring lot. The ACC may approve similar paint colors on neighboring structures in cases where the brick or accent colors are substantially different from those of the neighboring structure.
3. Trim. Soffit, fascia board, window and door trim and rain gutters must also be an earthtone color; however, the shades of trim color may be deeper than the principal color of the dwelling or garage.
4. Gutters. When rain gutters are painted, their color must match the color of the fascia board trim. When "maintenance-free" gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.
5. Accents. Shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted any acceptable earthtone color, including trim colors and certain acceptable shades of dark green, black, blue-gray, rust or dark blue. Window hoods may also be painted in a copper-tone metallic based paint. Only one accent color is permitted per lot. Exterior doors may be stained a natural wood color or may be painted to match the other accents, trim, or main house color.



6. **Outbuildings.** Any outbuilding or storage building which has a covered roof shall also be subject to these painting guidelines and shall be painted in a color to match the overall color of the principal dwelling.
7. **Recommendations.** Although not required for approval, the following are recommended:
  - a. In most cases, it is more attractive to paint trim the same color as the main portion of the house and to use a different color for accents.
  - b. When a different color is used for trim, the color should be a moderately darker shade of the main color and the accents should be painted to match the trim. Extreme color differences or use of more than two colors on a house should be avoided.

## **K. Roofing Materials and Additions**

1. **Materials.** A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ACC. The ACC may maintain a chart depicting examples of the acceptable type, quality and color of roofing materials for homes and other improvements within the subdivision. Each shingle shall be compared to the samples set forth on the roofing materials chart to assure that the proposed shingle is of an acceptable type and quality and that its color is harmonious with the color scheme established for the subdivision. The roofing material must be harmonious with the existing dwelling. The color of each roofing material must not only be an earthtone, but also an acceptable shade of an earthtone color. Fiberglass or composition asphalt shingles shall be limited to the following types and grades unless otherwise approved in writing by the ACC:

- a. Minimum 300 lb. per square, 30 year warranty:
  - (i) Elk "Prestique" approximately 320 lb. per square, in the Weatherwood, Hickory or Barkwood colors.
  - (ii) GAF "Timberline" approximately 300 lb. per square, in the Weather Blend, Weathered Wood Blend, or Burnt Sienna Blend colors, 30 year warranty.
  - (iii) Genstar "Architect 80", approximately 300 lb. per square, in the Barnwood or Driftwood colors, 30 year warranty.
  - (iv) Owens Corning Oakridge in acceptable colors, 30 year warranty.
  - (v) Such other type of fiberglass or composition shingle of equal or superior quality as may be approved in writing by the ACC.
- b. Minimum 220 lb. per square, 20 year warranty:
  - (i) Elk "Prestique II", approximately 240 lb. per square, in the Weatherwood, Hickory or Barkwood colors, 25 year warranty.
  - (ii) Elk Fiberglass "Sunseal", approximately 225 lb. per square, in the Chestnut, Bark Blend, Weathered Blend or Sable Blend colors, 25 year warranty.
  - (iii) Genstar "Fiberscreen Brigade", approximately 220 lb. per square, in the Weather Blend or Barnwood colors, 20 year warranty.
  - (iv) Georgia Pacific "Valiant Fiberglass", approximately 235 lb. per square, in the Weatherwood color, 30 year warranty.
  - (v) Owens Corning Oakridge II in acceptable colors, 25 year warranty.
  - (vi) Such other type of fiberglass or composition shingle of equal or superior quality as may be approved in writing by the ACC.
- (c) Felt for all composition roofs must have a weight of at least 30 lbs.

2. **Roofing Additions.** No skylights, solar panels, roof ventilators or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure, and are subject to

approval by the ACC. All roof ventilators shall be located to the rear of the ridge line and/or gable of any structure and shall not extend above the highest point of such structure. The ACC shall have the right to approve exceptions to the foregoing in cases where safety or energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be hidden from public view. The color of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials.

## **L. Miscellaneous**

1. **Birdhouses.** Birdhouses shall be permitted without the approval of the ACC, subject to the following:

- a. A birdhouse shall be installed in the rear of the lot only;
- b. No birdhouse shall be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height;
- c. No more than two (2) birdhouses shall be permitted on a lot;
- d. No birdhouse shall be situated higher than six feet (6') above the ground;
- e. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.

2. **Window and Door Awnings.** Awnings which are visible from any street shall not be permitted. Awnings on the rear portion of a lot must be approved by the ACC. The color and materials used are subject to approval by the ACC.

3. **Antennae.**

- a. Outside television antennas are not allowed.
- b. Outside satellite dish antennas which are greater than forty inches (40") in diameter are not allowed.
- c. An outside antenna for a licensed operator of an amateur radio station is not allowed.
- d. Outside microwave antennas are not allowed.
- e. Outside short/long wave antennas of any kind are not allowed.

4. **Garage Conversions.** No garage may be converted, in whole or in part, into a living area or for any other purpose. A detached multi-story garage is not permitted. No carports are allowed without the prior written consent of the ACC.

5. **Basketball Goals.** A basketball goal may not be installed or erected on lot without the prior approval of the ACC and shall be subject to the following:

- a. Basketball goals must be mounted either on the garage wall or roof with the backboard parallel to the automobile entrance; or on a rigid steel or aluminum pole (no wooden poles).
- b. The backboard material must be fiberglass or safety glass. The color must be clear (safety glass), gray or white with the exception of the white, black, orange or red manufacturer's outline markings. The rim should be of heavy gauge steel and white, black or orange in color. The net must be maintained in good condition as determined by the ACC.
- c. The backboard supports must be firmly attached to the structure, using either lag bolts into underlying support members (garage studs or trusses) or threaded bolts and nuts through the structure's roof or wall. Nails, by themselves, are not permitted. Mounting supports may be of wood, steel, or aluminum. Supports must be painted of a color complying with the house painting guidelines.

- d. All pole-mounted goals must be behind the front building line that extends from the front of the house or garage parallel to the street. A pole mounted goal must not be within fifteen (15') feet of an adjacent lot owner's amenities (air conditioning unit, shrubbery, gas meter, driveway, etc.) unless properly protected (i.e., by fence or shrubbery). No pole mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story house window(s) are exposed. The pole must have a manufacturer's weather resistant finish or be painted black or white.
- e. An application for approval of a basketball goal should include a detailed sketch of the goal's proximity and relationship to the adjoining neighbor's property and, in pole mounted cases, include a description of the amenities of the adjacent lot and three (3) photographs from three (3) different angles of the amenities on the adjacent lot.
- f. Applications must include the following:
  - i) Roof or Wall-Mounted Goals: A photograph or detailed sketch showing the proposed location of the goal on the garage.
  - ii) Pole-Mounted Goals: A copy of the lot survey showing the exact location of the proposed goal relative to the front of the main structure, lot lines, and easements.
  - iii) Goals Located Near a Lot Boundary Line: Photographs showing the exposed side of the neighbor's property and an indication of the distance between the proposed goal and the nearest neighbor's amenities. This can be achieved by enclosing a photograph as viewed from the street and/or a copy of the neighbor's lot survey showing the location of amenities.
- g. Pole mounted goals installed near a lot boundary line must include with the application a letter stating that the owner will remove the goal if requested by the Board.
- h. The basketball goal, rim and net must be maintained at all times or the basketball goal must be removed.
- i. The Board may revoke its approval and require removal of any basketball goal which it reasonably determines to be a nuisance to the neighbors.
- j. Portable basketball goals may not be situated on a lot forward of the front building line or the side setback line on corner lots. Portable goals must be stored out of view from any street in the subdivision when not in use. Portable basketball goals are subject to same requirements specified herein relating to color, materials and maintenance.

6. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ACC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth below.

- a. Applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items.

- b. A sunroom may be added to the rear of the residence only. Applications for sunrooms on cul-de-sac lots and corner lots where the rear of the house faces a street or other community property will be considered on a case-by-case basis.
- c. Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.
- d. The floor of the sunroom must be of reinforced concrete slab construction with 3" minimum thickness. No other flooring material will be permitted.
- e. Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed. Safety glass must be a minimum 3/16" thick if tempered glass or a minimum 1/4" thick if laminated glass. Maximum width of glass between support trusses will be 36" measured center-to-center.
- f. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint to withstand 100 m.p.h. wind and 25 lbs. per square foot. No natural aluminum oxidation coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.
- g. The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than 20' measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence. A sunroom may not encroach on any existing setbacks or easements.
- h. Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.
- i. If ceiling lighting is installed, it must be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.
- j. Sunrooms may not have turbine-type or forced fan roof ventilators installed. Only natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.
- k. Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible.
- l. Window coverings are not required. However, only interior coverings will be permitted; there shall be no exterior covering of the sunroom glass allowed. The side of the window covering facing the exterior must be of a neutral, earth-tone color, which must also blend with the exterior color of the home. If there is covering on any one window, then all windows must be covered.

with the same treatment. Color and material samples of coverings may be required to be submitted for approval, at the discretion of the ACC.

7. Signs.

- a. Home Security Signs. No signs shall be permitted on any lot except for a limited number of small, inconspicuous, discretely placed signs for the purpose of warning of the presence of a home security system. Each sign shall be from a professional security company and should not exceed one (1) square foot in area. One (1) sign shall be allowed in the front yard and one (1) shall be allowed within the rear, fenced in portion of the lot. Each sign may be mounted on a stake or a wall of the house or garage. If stake mounted, the top of the sign shall not exceed two feet (2') from the ground level when installed and must be no further than three feet (3') away from the house or garage. Signs must be of an acceptable color which is harmonious with the surrounding structure and landscaping. Acceptable colors for security signs include earthtones, white, black, or dark shades of red, blue or green. The text and overall appearance of the signs must be acceptable and must primarily provide a security warning without prominent advertising of any business. Signs must be maintained in good condition and the Association may require removal of signs which have deteriorated. In addition to (or instead of) signs, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three inches (3") wide by four inches (4") tall. Not more than one decal may be displayed per window or door; provided the decals do not otherwise violate these Guidelines.

b. Other Types:

- i) Open house. One (1) temporary open house sign is allowed in front of residence on the day of open house only. Size: no more than six square feet (6') overall
- ii) School Organization. One (1) temporary (not exceeding 24 hours) school sign is allowed in the planting beds of a residence not farther than three feet (3') from the outside wall of the house, unless otherwise noted and approved by the ACC. Maximum Size Allowed: 42" in height and 18" in width.
- iii) Yard of the Month. One (1) yard of the month sign supplied by the Association is allowed in the planting bed of the residence not farther than three feet (3') from outside wall of house.

8. Solar Screens, Window Tint. The color of any solar screens or window tint must be harmonious with that of the house. The frames of the screens must match the color of the window frames of the house, or must match the color of the solar screen material. If any window is covered, all of the windows on the same side of the building must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging. Window tint shall be harmonious, shall not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration.

9. Trees. Trees may not be removed without prior ACC approval, except to remove dead or diseased trees or to provide room for an improvement that has been approved by the ACC. When tree removal is required for the construction of an improvement, it must be disclosed in the application for that particular improvement. When trees are removed for any reason, the homeowner must also remove the remaining stump and fill any resulting hole.

A minimum of two (2) trees are required in the front yard of any residential lot. If the removal of a tree would result in less than two (2) trees, the tree which was removed must be replaced with a tree of a similar nature and of reasonable size. The removal of soil from a lot is prohibited except as necessary for the installation of landscaping or for the construction of an approved improvement on the lot.

10. Skateboard Ramps. Skateboard ramps are not allowed.

11. Topiaries.

- a. For the purposes of these Guidelines, a "topiary" shall be defined as a plant or shrub that has been trimmed or formed into a fantastic shape. The definition is broadened to include any ornamental structure composed of or covered with living plant material.
- b. Topiaries require ACC approval.
- c. Approved topiaries must be maintained so that only living plant material of natural color is exposed. No mesh, substrate, or other non-living supporting structures may be visible at any time.
- d. Lights within the structure are prohibited.
- e. Topiaries must be planted in or placed on the ground; they may not be suspended from trees or other structures and may not be mounted on a pole or other visible structure.
- f. Topiaries may not be located on any utility or drainage easements.
- g. Topiaries located within a fenced backyard must not be visible from any street and may not exceed at any point a height of six (6') feet measured from the ground.
- h. Topiaries located elsewhere (i.e. other than within a fenced backyard):
  - i) are limited to not more than two (2) topiaries per lot;
  - ii) must be located within ten (10') feet of the house or garage;
  - iii) must be set back at least ten (10') feet from any side street property lines, and at least five (5') feet from any interior property line;
  - iv) must not exceed four (4') feet in height, four (4') feet in length, and two (2') feet in width;
- i. The ACC reserves the right to require removal or relocation of any topiary (approved or not) which it reasonably determines to be non-harmonious with the community.

12. Exterior Siding. When exterior siding is to be added or replaced on any existing structure or new improvement on the Lot, it must be of the same type, quality, size, and color as the existing siding on the main residence (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding may be changed to any of the following acceptable materials: wood, wood product (e.g. Masonite), vinyl, vinyl-coated aluminum, or vinyl-coated steel provided it is approved by the ACC. Aluminum, steel, or other metal siding shall not be acceptable. The following additional guidelines apply to replacement or additional exterior siding:

- a. minimum of a 20-year warranty from a reputable manufacturer (warranty information should be submitted with the application);
- b. thickness, visible width, and spacing of siding must be consistent with that of the original exterior siding; each application submitted to the ACC shall specify the thickness, width and spacing of the existing and proposed siding, and shall include a sample of the proposed siding material;
- c. color of all siding (including siding that is not painted) must comply with the Guidelines for Painting as set forth herein; each application must include at least two (2) color samples of the proposed siding color;



- d. must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the ACC may require the homeowner (at homeowner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Guidelines.

13. **Flag Poles.** The Association encourages its residents to display the American Flag at appropriate times with due respect to national standards. However, flag poles are considered an architectural improvement, and therefore require ACC approval. Flags may not be used to advertise or promote any product, service, organization or commercial enterprise.

Each lot may have not more than two (2) removable, wall-mounted flag poles or masts, which must be securely attached to the house or garage. The pole or mast may not exceed thirty-six inches (36") in length from which it is mounted. The pole or mast must be removed whenever the flag is not being displayed. Permanent flag poles are not permitted.

In-ground flag poles (whether temporary or permanent) are not permitted on residential lots.

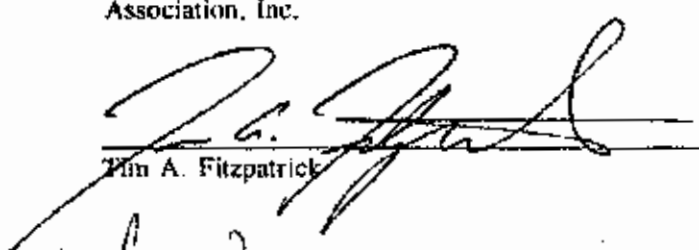
14. **Landscaping.** As provided in the Declaration, all proposed landscaping on a lot, whether new landscaping to be installed in conjunction with the construction of a home or replacement landscaping, is subject to ACC approval. Unless otherwise approved in writing by the ACC, the front and side yard of each lot must be sodded with grass which shall not be permitted to grow to a height in excess of six inches (6") measured from the surface of the ground.

ADOPTED on the date set forth opposite each name to become effective upon recording.

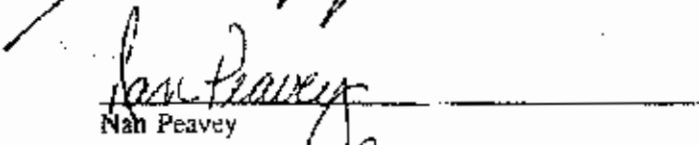
**BOARD OF DIRECTORS**

Laurel Creek Neighborhood  
Association, Inc.

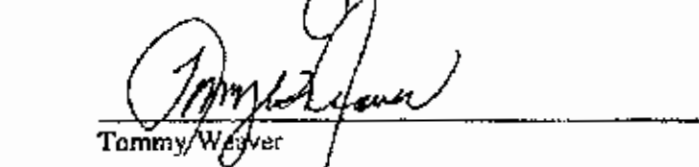
Date: 3/16/98

  
Tim A. Fitzpatrick

Date: 3/16/98

  
Nan Peavey

Date: 3/16/98

  
Tommy Weaver

**ARCHITECTURAL CONTROL COMMITTEE**

Laurel Creek Neighborhood  
Association, Inc.

Date: 3/16/98

  
Print Name TIM A. FITZPATRICK

Date:

3/16/98

Nanette R. Peavey

Print Name

Nanette R. Peavey

Date:

3/16/98

Tommy E. Weaver

Print Name

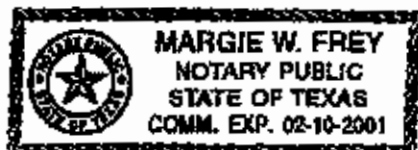
Tommy E. Weaver

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§

BEFORE ME, the undersigned Notary Public, on this day personally appeared Tim A. Fitzpatrick, as a Member of the Board of Directors of Laurel Creek Neighborhood 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 1998.

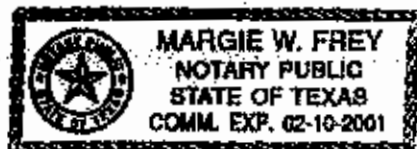


Margie W. Frey  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Nan Peavey, as a Member of the Board of Directors of Laurel Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 1998.

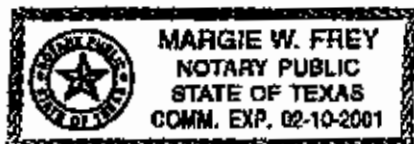


Margie W. Frey  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Tommy Weaver, as a Member of the Board of Directors of Laurel Creek Neighborhood 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 1998.

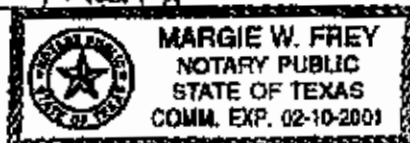


Margie W. Frey  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Tim A. Fitzpatrick, as a Member of the Architectural Control Committee of Laurel Creek Neighborhood 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 1998.



Margie W. Frey  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Nanette P. Peavey, as a Member of the Architectural Control Committee of Laurel Creek Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 1998.

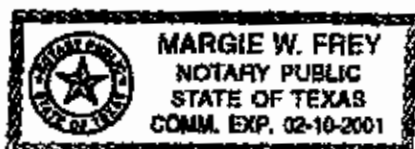


Margie W. Frey  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Tommy E. Weaver, as a Member of the Architectural Control Committee of Laurel Creek Neighborhood 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of March, 1998.



Margie W. Frey  
NOTARY PUBLIC - STATE OF TEXAS