

# Seven Oaks Holderrieth

## Builder Guidelines

These Builder Guidelines have been adopted by Declarant in accordance with the Declaration of Covenants, Conditions and Restrictions for Seven Oaks Holderrieth, recorded as Document No. RP-2023-312289 in the Official Public Records of Harris County, Texas (as may be amended, the “**Declaration**”). Pursuant to the Declaration, all proposed improvements to property in the Seven Oaks Holderrieth community must be submitted to the Architectural Control Authority (the “**ACA**”) for review and approval prior to initiation of construction activities. Each Owner is responsible to ensure compliance with the latest version of these Builder Guidelines, which are available upon request from the ACA.

**THESE BUILDER GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE**

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## **I. INTRODUCTION**

### **A. Project Description**

Seven Oaks Holderrieth is a residential development located in Harris County, Texas being developed as a multi-builder planned townhome community. The overall character sought for Seven Oaks Holderrieth is that of a community for quality suburban living.

### **B. Applicability of Guidelines**

Seven Oaks Holderrieth is subject to the terms and conditions contained in the Declaration and in the other governing documents of Seven Oaks Holderrieth Homeowners' Association, Inc. (the "**Association**"). Any capitalized term used but not defined herein shall have the meaning assigned to that term in the Declaration. These Builder Guidelines (these "guidelines") have been adopted by Declarant pursuant to the Declaration. These guidelines apply to all Builders in Seven Oaks Holderrieth and these guidelines and the Declaration include provisions governing the construction of improvements and standards of maintenance, use and conduct for the preservation of the community. For purposes of these guidelines, the Declarant is not considered a Builder. In the event of any conflict between these guidelines and the Declaration, the Declaration shall control. Except as otherwise set forth herein or in the Declaration, these guidelines govern all of the Property that is now or hereafter subject to the Declaration.

### **C. Intent of Guidelines**

Seven Oaks Holderrieth has been planned with certain standards in mind and it is the purpose of these guidelines to ensure continuation of those standards. By these guidelines, Declarant seeks to establish standards and procedures intended to promote a high level of aesthetic value and design compatibility for the overall benefit of Owners within the Seven Oaks Holderrieth community. The Architectural Control Authority ("**ACA**") under the Declaration will administer these guidelines.

These guidelines are supplemental to the Declaration and are to be used in architectural review of Builder and owner plans. Builders must submit plans for all proposed improvements to property in the Seven Oaks Holderrieth community in accordance with these guidelines and such plans must be approved by the ACA prior to initiation of construction activities. Non-compliance with these guidelines is grounds for disapproval of plans. Please see below for the procedures to be followed for submission, review and approval of plans for the construction or modification of any improvement. An "improvement" means the placement, construction, alteration or repair of any structure including, but not limited to, adding or removing square footage to or from a structure, painting or repainting a structure, or in any way altering the construction, size, shape or physical appearance of the interior or exterior of a structure. Improvements may be either permanent or temporary.

Declarant has a substantial interest in ensuring that improvements within the community maintain and enhance Declarant's reputation as a community developer and do not impair Declarant's ability to market and sell all or any portion of the community, and as a consequence thereof, during the Development Period, the ACA acts solely in Declarant's interest and shall owe no duty to any other Owner.

Declarant and the ACA have the authority to amend and modify these guidelines and the authority to impress alternate guidelines on one or more specific areas within the community. All amendments to these guidelines will be effective upon recordation in the real property records of the County. Amendments shall not apply retroactively so as to require modification or removal of work already approved and in progress or completed. It is the responsibility of each owner to ensure they comply with the latest edition of these guidelines and any amendments thereto.

#### **D. Additional Information**

Pursuant to the Declaration, Declarant is the ACA during the Development Period, provided the Declarant may voluntarily terminate its rights as the ACA and designate in writing the ACA in its place. The Architectural Committee will be established to act as the ACA after the Declarant's right to act as the ACA has either expired or voluntarily been terminated. The ACA may grant exceptions to these guidelines in its sole discretion.

These guidelines do take the place of applicable laws and in no event will Declarant's or the ACA's approval of any plans be considered a confirmation of compliance with applicable laws (which is solely the responsibility of each Builder). Builders should review the recorded plat, the Declaration, these guidelines and applicable laws before commencing design. Seven Oaks Holderrieth is located outside of the corporate limits, but within the extraterritorial jurisdiction of any city.

## **II. PLAN REVIEW PROCESS**

Builders (other than Declarant) must submit plans for all proposed improvements in the Seven Oaks Holderrieth community to the ACA in accordance with these guidelines and this plan review process, and such plans must be approved by the ACA prior to commencing construction activities.

#### **A. Master Plan Review**

All Builders in Seven Oaks Holderrieth, unless designated in writing by Declarant to be exempt from the ACA approval requirements, must submit all home plans to the ACA for master plan approval prior to offering those plans for sale. After master plan approval is obtained, other than a plot plan approval (see below), no further home plan approval will be necessary as long as the plan being built has already been approved through the master plan approval process.

To initiate the plan review process, Builders must submit plans, drawings, specifications and other required information to the ACA as follows:

Physical submissions should be sent to:

HMH Tomball Townhomes, LLC  
Attn: Seven Oaks Holderrieth Architectural Committee  
P.O. Box 219320  
Houston, Texas

Electronic submissions should be emailed to:

jbonner@mscarboroughlanedevlopment.com  
tcottle@mscarboroughlanedevlopment.com  
chett.wignall@historymaker.com  
(include community name in subject line of email)

For plan review, each Builder or Owner must submit a complete set of building plans and specifications for the proposed improvements (with square footage and exterior brick coverage calculations per side elevation), including site plans, exterior elevations, specifications of materials and exterior colors, and any other information deemed necessary by the ACA for the performance of its function. See the “Master Plan Submittal Checklist” below. If approved, the approved plans will be included in the Builder’s Approved Plan/Materials Matrix and it will not be necessary to again submit the full plans and specifications when applying for a plot plan approval. Builders are required to pay the applicable ACA Review Fee before the ACA will commence plan review.

Master Plan Submittal Checklist:

- Scale: 1” = 30' or greater
- Lot/block designation and address of applicable lot
- House plan designation; elevation type; materials and colors
- Floor plan - include balconies, decks, atriums and table of gross square footage and air-conditioned area square footage of the residence.
- Exterior elevations - include all exterior building elevations with heights clearly indicated. Exterior elevations to show finished floor elevations above grade. Label all finishes of all materials on the elevations. ALL PLANS SUBMITTED TO THE ACA MUST CLEARLY SHOW OVERALL MASONRY\* PERCENTAGE CALCULATION AS WELL AS MASONRY PERCENTAGE CALCULATION FOR EACH SIDE ELEVATION OF THE PLAN. Masonry calculations shall be submitted in the following format on the plans submitted:

<b>Overall</b>	
Total Wall Area	0 sf
Total Masonry Area	0 sf
Total Stucco Area	0%
Total Masonry Percentage	0%

<b><i>Front</i></b>	
Total Wall Area	0 sf
Total Masonry Area	0 sf
Total Masonry Percentage	0%
<b><i>Left</i></b>	
Total Wall Area	0 sf
Total Masonry Area	0 sf
Total Masonry Percentage	0%
<b><i>Right</i></b>	
Total Wall Area	0 sf
Total Masonry Area	0 sf
Total Masonry Percentage	0%
<b><i>Rear</i></b>	
Total Wall Area	0 sf
Total Masonry Area	0 sf
Total Masonry Percentage	0%

\*Masonry is defined in section III.F below

## B. Plot Plan Review

Plot Plan review and approval is required before construction of improvements may commence on a particular lot. Builders must submit a site plan (plot plan) to the ACA for plot plan review which includes the following items:

- Lot lines, pad location on the lot, setbacks, and all easements
- Existing drainage inlets, manholes, and all other utilities
- Proposed building footprint(s), walls or fences, sidewalks, driveways, decks, screen enclosures, trellises, and any other hardscape elements
- Surface materials denoted for driveways, courts, decks, etc.
- Material specifications for roofing materials, brick materials and exterior paint

The submitted plot plan must be a final set of drawings and specifications.

Builder or Owner submittal must identify of the individual(s) or company(ies) intended to perform the work and projected commencement and completion dates. Builders are required to pay the applicable ACA Review Fee before the ACA will commence plot plan review.

## C. Timetable for Review

Upon receipt by the ACA of all of the information required for a plan submittal, the ACA will have 30 days in which to review the plans and other documents and materials submitted. No submittal will be deemed to have been received until all required and requested documents have actually been received by the ACA in the required forms. If the ACA requests additional information and the applicant fails to provide such information prior to the date stated in the ACA's notice, then the application shall be

deemed denied. If the applicable submittal is denied or deemed denied, then the applicant shall be required to re-apply if the applicant still desires to have the ACA consider the request.

If the ACA fails to issue its written approval within 30 days after the ACA's receipt of all materials requested by the ACA to complete the submission, then such failure by the ACA to issue its written approval shall be deemed its disapproval of such materials. It is the responsibility of the Builder seeking approval from the ACA to verify that the ACA has received its request for review and whether written approval has been given by the ACA.

If any plans have been approved subject to required modifications or if the ACA issues a denial of any plans, the notification from ACA to Builder will describe the nature of the modifications or the basis for the denial. The description will be sufficient for Builder to make the necessary changes in the documents to receive ACA approval upon re-submittal. If a Builder fails to respond within 15 business days to the notification from the ACA of the documents subject to required modifications or the denial of plans, or fails to comply with the requirements of the timetable for review, it will be deemed that Builder has elected to withdraw its application.

**D. Approved Plan/Material Matrix**

When the ACA has approved a master plan, the approved home plan(s), material(s) and color(s) shall be noted on an "Approved Plan/Material Matrix" to be maintained by the ACA and made available to Builders. If a plan, material or color has been previously approved by the ACA, they will be included on the matrix and it will not be necessary for the Builder to attach complete sets of previously approved plans, materials or color samples when seeking a plot plan approval, the Builder can simply reference the approved item in the Builder's plot plan submittal.

**E. Plan Review Fees**

Fees associated with the plan review process are determined by the Association. The fee schedule is subject to change without notice. Please check with the ACA for the current fee schedule.

**F. Enforcement; Non-Conforming and Unapproved Improvements.** If there are any significant or material deviations from the approved plans in the completed improvements, as determined by the ACA in its sole and absolute discretion, such improvements will be in violation of **Article VIII** of the Declarations to the same extent as if made without prior approval of the ACA. The Association or any Owner may maintain an action at law or in equity for the removal or correction of (i) the



non-conforming improvement or alteration, and/or (ii) any improvement or alternation to any improvement on any Lot that is not approved by the ACA.

**G. Disclaimer of ACA Liability**

Without limiting any provision of the Declaration, neither the ACA nor Declarant, nor any of their representatives, successors or assigns shall be liable to anyone submitting plans for approval, or to any lot owner, builder, contractor, visitor or occupant of any property in Seven Oaks Holderrieth, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plan or the failure to approve any plan. No Declarant or ACA approval as provided herein shall be deemed to represent or imply that the proposed improvement, if constructed in accordance with the approved plans and specifications, will result in a properly designed and constructed improvement or that it will meet any applicable building code or other governmental requirement. In no event will Declarant or the ACA be responsible for any costs or expenses incurred by Builder in complying, or attempting to comply, with the requirements of these guidelines.

**III. ARCHITECTURAL DESIGN CRITERIA**

Without limiting the approval considerations set forth in the Declaration, design of a residence within Seven Oaks Holderrieth shall reflect a consistent design theme, style, or image. Eclectic design is discouraged. The final design image shall be well-refined and carefully detailed. The floor plans and elevations shall work in unison to achieve consistency in scale, balance, and harmony unto itself and with the neighborhood. The siting of the residence shall be such that outdoor accessory uses are respectful of existing vegetation and that water feature and streetscape views are enhanced. All final design approvals are at the discretion of the ACA.

**A. General Criteria**

Without a prior written variance issued by the ACA, improvements constructed on every Lot must have the minimum characteristics described below, which may be treated as the minimum requirements for improving and using a Lot. Subject to the limitation set forth in the foregoing sentence, the ACA: (a) may impose additional or different construction restrictions on certain parts of Seven Oaks Holderrieth, and (b) may promulgate additional rules and restrictions, as well as interpretations, additions, and specifications of the restrictions contained in this Article. A Builder should review all restrictions before planning improvements, repairs, or replacements to a Lot or residence.

**Lots.** Subdivision of any Lot within Seven Oaks Holderrieth is prohibited unless approved in writing by ACA and permitted by the applicable governing agencies. If the Declarant applies for an underbuilt pad on any applicable lot size, a variance and written request must be submitted to the ACA for approval.

**Minimum & Maximum Residence Size (AC area).** The principal improvement on a Lot must be one townhome single-family attached residence with a minimum and maximum floor area for interior air-conditioned space as follows:

Lot Size	Minimum	Maximum
22' frontage	1300 sq. ft.	2200 sq. ft.
28' frontage	1300 sq. ft.	2200 sq. ft.

\*Maximum square footage may exceed up to 10% of maximum amount on up to 10% of owned lots.

**Height.** No residence may exceed two stories in height.

**Use.** All Lots are restricted to single-family attached residential use, with a residence designed for occupancy by one family.

No more than one residence may be built on a Lot. Buildings accessory to the use of a residence may be erected provided that they are not used as living quarters unless specifically designed and approved as guesthouses, and any buildings accessory to the use of a residence must be approved in advance by the ACA.

#### **B. Architectural Review.**

No structure shall be commenced, erected, improved or altered, nor shall any grading, clearing, excavation, tree removal or change of exterior color or other work which in any way alters the exterior appearance of any structure be commenced without prior approval as set forth in the Declaration and these guidelines. Variances from procedures or guidelines may be granted by the ACA (i) in narrow circumstances where the design meets the intent of the provision from which variance is sought and where granting the variance would enhance design innovation and excellence; or (ii) when circumstances such as topography, natural obstructions, hardship, aesthetics, or environmental conditions so require or as otherwise permitted by the Declaration. To be effective, a variance must be in writing. The grant of any variance will not waive or estop the ACA's right to deny a variance in other circumstances. All structures must be designed by a licensed architect qualified to perform services in Texas. All square footages must be noted on the plans and signed by a licensed architect.

#### **C. New Construction**

A residence must be constructed on the Lot. A residence or addition constructed elsewhere may not be moved onto a Lot. At the start of construction - but not before - building material to be used in the construction may be stored on the Lot. Once started, the residence and all improvements on the Lot must be completed within 12 months of the commencement of construction.

#### D. Above-Ground Storage Tanks

No above-ground storage tanks shall be permitted on any part of Seven Oaks Holderrieth. Up to 5 gallons or 40 pounds of fuel stored on each Lot for emergency purposes and operation of lawnmowers, barbecue gas grills, and similar tools or equipment is permitted.

#### E. Building Finishes

Exterior wall materials must be approved by ACA. Exterior walls of all residences shall have brick, stone, or other masonry material specifically approved by the ACA (collectively, “**Masonry**”) to meet the following criteria: (i) refer to the Masonry Requirements table below, (ii) at least a two foot (2') return on each side of the second floor from the front of each residence, and (iii) the exposed exterior foundations facing a street should not exceed a maximum of twelve (12”) inches above finished grade, (iv) and any side not facing a street can have a maximum of twenty four (24”) inches above finished grade (collectively, the “**Masonry Areas**”). Fireplaces situated on exterior walls must be totally (100%) encased in brick, stone or other masonry material specifically approved by the ACA. The foregoing notwithstanding, the following are specifically excluded from the Masonry Areas and the Masonry requirements: roofs, eaves, front entry returns, soffits, windows, doors, gables, dormers, garage doors, and decorative trim. Unless specifically approved by the ACA, imitation masonry products, including without limitation fibrous cement siding such as Hardi-plank siding, and cementitious siding, are prohibited within the Masonry Areas, but are required in siding form on all other exterior wall areas of a residence.

Installation of all exterior items and surfaces, including address numbers, decorative hardware, external ornamentation, lights fixtures, landscape and security lighting, attic ventilators, awnings and screens, flagpoles and flags, fountains, gutters and downspouts, shutters, skylights, storm screens, trellises, arbors, and exterior paint and stain, is subject to the ACA's prior approval, including approval of design, color, materials, and location.

#### MASONRY REQUIREMENTS

	Front Elevation	First Floor Sides	Second Floor Sides	Rear of Home 1st Floor	Rear of Home 2nd Floor
22' Lots	40% Masonry	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements
28' Lots	50% Masonry	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements
All Thoroughfare Lots	Per above lot width	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements
All Corner Lots	Per above lot width	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements
All Waterfront/ Greenbelt Lots	Per above lot width	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements	No Masonry Requirements

\*Hardi or Cementitious siding is allowed

\*No restriction on board and batten

## **F. Setbacks**

No improvements may be erected, altered, placed or permitted to remain on any Lot nearer to the front, side and rear lot lines than the minimum distance of setback applicable for such Lot as set forth below with respect to such applicable lot line for such lot:

- 20' Setback on rear property line
- 10' Setback on front property line
- 5' minimum Setback on side property lines (except for end units of the house packs with respect to which a 5' minimum setback on the side property line adjoining a street shall be required)
- 10' setback on front property line when the lot is located on a cul-de-sac or knuckle

## **G. Roof Material/Warranty**

Roofing materials must (i) be of high grade and quality consistent with the exterior design, color and appearance of surrounding residences, the color is the be weathered wood (ii) should have at a minimum a twenty-five (25) year warranty 3-tab shingles (iii) be of materials approved in writing by the ACA.

### **a. Materials permitted:**

- Asphalt shingles
- Standing seam prefinished metal
- Slate

### **b. Materials NOT permitted:**

- Aluminum shingles
- Flat or "S" color impregnated concrete tile
- Barrel clay tile
- Wood shingles or shakes
- Roll roofing

The ACA may, in its sole discretion, approve or disapprove the use of such new materials that may be developed at a future time. Flat roofs shall generally NOT be permitted unless they enhance the design of the residence, are small, or will not be visible from another Lot.

## **H. Drainage/Swales/Subsurface**

Catch basins and drainage areas are primarily for the purpose of the flow of water. No obstructions or debris shall be placed in these areas. Lot drainage is the responsibility of the builder or owner, must be consistent with the master drainage plan for the community (unless specifically permitted otherwise by Declarant or the ACA), and must be in accordance with all governmental rules and regulations. No person other than Declarant, the ACA or a governmental authority may obstruct or re-channel drainage flows within the community in a manner that deviates from the master drainage plan for the community. Any improvement affecting surface water management in the community, including but not limited to storm water detention and water quality treatment, must conform to the requirements of the permitting agencies and be specifically approved by the Declarant or ACA. Unless consistent with the master drainage plan for the community or specifically permitted by Declarant or the ACA, no drainage, including but not limited to, side yard swales and roof drains, shall be allowed to sheet flow over or discharge directly onto an adjoining Lot within Seven Oaks Holderrieth.

## **I. Driveways and Walkways**

The driveway materials shall be unified with walkways and streets by respecting the material color and texture in its entirety. Driveways shall be constructed in such a manner so that the flare of the driveway at the adjoining street curb, gutter or pavement does not extend beyond straight-line projection of the side property line of the Lot served by the driveway.

### **a. Materials permitted:**

- Plain concrete
- Any other desired material must be presented to the ACA by actual sample for review

### **b. Materials NOT permitted:**

- Asphalt
- Mulch
- Gravel

## **J. Colors.** All exterior colors, including original and future color changes proposed by Builder, must be approved in accordance with these guidelines. In addition, Builder may be required to paint a color sample on the residence before written approval is granted. Bright colors are discouraged. Colors such as hot pink, orange, lime green, and fluorescent yellow are specifically prohibited. There must be a minimum of one

(1) Lot in between the same exterior colors on the same side or opposite side of the street.

**K. Roofs.** The minimum roof pitch required for all lots are 5:12 (that is, 5 inches of rise for every 12 inches of run).

**L. Exterior Attachments to Residences**

No awnings, canopies, shutters or similar additions shall be attached or affixed to the exterior of any structure without approval from the ACA.

Clotheslines are not permitted. The hanging of laundry, clothing, rugs or any other articles on railings, fences, hedges, or walls is prohibited.

Decorative objects such as weather vanes, sculptures, birdbaths, fountains, and the like shall not be placed or installed in Seven Oaks Holderrieth without approval in accordance with these guidelines and the Declaration.

Except with the written permission of the ACA or as provided herein, exterior antennae, aerials, satellite dishes or other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind may not be placed on the exterior of any Dwelling or on any portion of the Lot outside the Dwelling, except that (i) antennas, satellite dishes one meter or less in diameter designed to receive transmissions other than television broadcast signals shall be permitted; and (ii) antennas or satellite dishes designed to receive television broadcast signals shall be permitted. Any Permitted Device must be located in an area where such Permitted Device is not visible (for aesthetic reasons) from any portion of the street in front of the applicable Lot with the apparatus. However, if the Owner determines that the Permitted Device cannot be located in compliance with the foregoing non-visibility requirement without precluding reception of an acceptable quality signal, then the Owner may install the Permitted Device in the least conspicuous alternative location on the Lot where an acceptable quality signal can be obtained. In all cases except as may be approved by the ACA, no Permitted Device of any style shall be (a) erected as a free-standing structure, (b) permitted to extend outside the roof of the main residential structure or (c) maintained on any portion of the Lot forward of the front building line. The ACA in the ACA Standards may include rules or provisions regarding the type of additional Permitted Devices and/or the placement of Permitted Devices, provided that such ACA Standards do not conflict with the terms of the Declaration and do not unreasonably increase the cost of installation, maintenance or use of the Permitted Device. A Permitted Device that complies with the provisions of the Declaration and the ACA Standards shall not require the ACA's approval prior to installation. However, the ACA shall be the sole and exclusive authority for purposes of determining if the item or device complies with the provisions of the Declaration and the ACA Standards.

**M. Exterior Lights**

No exterior lighting fixtures or decorations shall be placed in or about Seven Oaks Holderrieth, unless approved in accordance with these guidelines and the Declaration. Landscape accent lighting (up lights and down lights) are recommended instead of flood lights, and must be directed so as not to adversely affect adjacent properties. No colored lenses or bulbs shall be permitted, except for holiday lighting.

**N. Garage & Driveway**

Each residence must have an attached garage for at least one, but not more than two, standard-size cars with garage doors installed. Without the ACA's prior written approval, the original garage area of a Lot may not be enclosed or used for any purpose that prohibits the parking of a standard-size operable vehicle therein. The driveway must be surfaced with concrete.

**O. Roof Vents and Chimneys**

All roof mounted vents or stacks shall be painted to match the color of the roof. All chimney stacks shall be dark in color in line with shingle coloring or the same color as the body of the residence. Each shall be consistent with the style of the residence. Roof vents, and pipes shall be located behind the ridgeline of the roof.

**P. Screen Enclosures**

Screened enclosures shall not be allowed in the front yard between the residence and street.

**Q. Sidewalks**

All sidewalks required by the ACA or applicable governmental authorities shall be constructed in accordance with such requirements and completed prior to occupation of the residence. No other sidewalks shall be placed on any Lot without the approval of the ACA. The Owner shall be responsible for maintaining any sidewalk located on such Owner's Lot.

**R. Signs**

Except as permitted by the Declaration, no signs, freestanding or otherwise, shall be installed, erected or displayed in or on any Lot, except signs installed or authorized by Declarant and Builder signs authorized by Declarant or the ACA. Except as permitted by the Declaration, no signs "for rent" or "for lease" are allowed. If permission is granted to any person to erect a sign, the approval may restrict the size, color, lettering, placement and duration of such signs.

#### **S. Structured Wiring**

The Builder must comply with structural wiring requirements for the residence as they may be established from time to time by the ACA. Details of such specifications are available from the ACA.

The Builder must comply with the requirements of the cable, telephone, or other telecommunications providers with reference to the telecommunications wiring for the residence. Details of such specifications are available from the ACA.

#### **T. Trash Removal and Storage**

All Lots must provide for garbage, trash, and refuse removal. Trash containers are to be placed at the curbside no earlier than the morning of pick up and must be retrieved before the following day. Trash containers must be stored out of sight from the street(s) in the garage of the townhouse.

#### **U. Utility Details**

All utility lines and equipment must be located underground, except for: (1) elevated or surface lines or equipment required by a public utility or the city; (2) elevated or surface lines or equipment installed by Declarant as part of the development plan; and (3) surface equipment necessary to maintain, operate, or read underground facilities, such as meters, risers, service pedestals, and transformers. Each Lot will use water and sewage systems provided by a utility district, a city, or a private utility provider. Individual water supply and sewage disposal systems are not permitted.

No mechanical equipment is to be placed on roofs. Solar panels are permitted with location approved by the ACA. No solar collectors or devices shall be allowed without approval in accordance with the Declaration. Any such collector or device shall be located so as not to be readily visible from surrounding streets and shall be compatible in color and design with the structures to which they are attached.

Subject to the terms of the Declaration, the ACA may require that the following items be screened from the view of the public and neighboring Lots: (1) air conditioning equipment; (2) satellite reception equipment; (3) yard maintenance equipment; (4) wood piles and compost piles; (5) utility boxes and meters; (6) pool pumps and heaters; (7) accessory structures; (8) garbage cans and refuse containers; and (9) anything determined by the ACA to be unsightly or inappropriate for a residential subdivision. Screening may be achieved with fencing or with plant material, such as trees and bushes, or any combination of these. If plant material is used, a reasonable period of time is permitted for the plants to reach maturity as an effective screen. As used in this Section, "screened from view" refers to the view of a person in a passenger vehicle driving on a street or the view of a person of average height standing in the middle of a yard of an adjoining Lot.



## **V. Window Frames and Tinting**

All window treatments within the residence that are visible from the street or another residence must be maintained in good condition and must not detract from the appearance of the residence. Aluminum foil, newsprint, and bedsheets are not suitable window treatments. The ACA may require a Builder to change or remove a window treatment that the ACA determines to be inappropriate or unattractive. The ACA may prohibit the use of certain colors or materials for window treatments. Window tinting as a method of energy conservation is permitted, provided that the type, color, and method of tinting is approved in accordance with the Declaration. **EXCEPT AS PERMITTED BY THE DECLARATION, NO SIGNS MAY BE MOUNTED IN A WINDOW UNLESS APPROVED BY THE ACA.**

## **IV. LANDSCAPE DESIGN CRITERIA**

Refer to the attached "Landscape Design Criteria Exhibit."

## **V. CONSTRUCTION CRITERIA**

Each Builder must provide a copy of these guidelines to such Builder's contractors and suppliers operating in Seven Oaks Holderrieth and each Builder will be responsible for compliance by such Builder's contractors and suppliers. The ACA may establish additional rules governing construction activity within Seven Oaks Holderrieth.

### **A. Construction Damages**

Declarant or the ACA may repair damage of any kind or remove any debris or garbage caused by the construction activity of Builder, and all costs of such repair or removal shall be paid by the Builder immediately upon demand by Declarant or ACA; and further, Declarant or ACA may fine the Builder for failing to repair damage or remove debris as follows. A verbal courtesy notice may first be given to the Builder. If no correction is made within five (5) working days Declarant will impose a \$100.00 fine for the first offense. Subsequent infractions will be \$750 for the second and \$1,000 for the third offense. If the Builder continues to fail to repair damage or remove debris or garbage as required by Declarant or the ACA, then Declarant or the ACA may, but shall not be obligated to, enter upon the Builders Lot(s) and adjacent areas and perform such obligations. All reasonable costs incurred by Declarant or the ACA plus 10% thereof for supervision shall be due and payable to the Builder upon demand.

### **B. Access**

Ingress and egress for all Builders, consultants, contractors and suppliers will be limited to the approved construction entrances if construction entrances are designated. Construction access will be available during reasonable hours. Declarant or the ACA may implement specific construction access hours at any time. Construction activity is permitted on Sundays or holidays within reasonable working hours. Builders should instruct consultants, contractors and suppliers to be onsite only during reasonable working hours.

### **C. Building Elevation**

Foundations with stem walls that would otherwise be visible will be required to be screened by backfilling, landscaping, or other approved screening.

### **D. Clean Building Sites**

Home sites must be maintained in an orderly fashion, and be policed and cleaned daily for dirt in the street, gutter, or sidewalk. Litter is to be picked up immediately as it tends to blow throughout the area if unattended. The Builder will be responsible to clean and/or replace damaged concrete, curbs, temporary erosion control, or other improvements at the discretion of ACA. Erosion due to inclement weather must be addressed immediately to keep the storm sewer system in workable condition, and to avoid any inconvenience to existing residents.

If an objectionable amount of debris attributed to construction activity is found, and the Builder fails to rectify the situation at that time, ACA reserves the right to correct the situation and charge reasonable rates for any work done in addition to imposing the fines mentioned above.

All streets in front of a construction site are to be free from dirt, debris and spilled concrete. Each builder shall be responsible for street cleaning. All streets must be cleaned weekly or as needed. All streets must be clean each Friday before the weekend sales activity.

Owners of all Lots shall at all times keep all weeds and grass cut in a low-laying and attractive manner. No Lot may be used for the storage of materials or equipment except for normal residential requirements or incident to construction of improvements is permitted. In such case, all materials and equipment shall be stored so as not to be visible from any street. Debris on all empty Lots must be removed weekly.

### **E. Construction Fencing**

Builders are required to install a safety fence a minimum of 42" high around any open holes that will not be filled after that day's work, and around any existing trees or vegetation to be preserved. The purpose for this temporary fencing is to clearly identify any dangerous areas and to protect the native trees. It will be the Builder's responsibility to protect the vegetation selected for preservation. To avoid potential damage to trees, no parking or operating equipment within the dripline is allowed.

### **F. Construction Trailers**

Construction trailers (office, sales, or storage) are permitted with the approval of Declarant or the ACA.

## **G. Damage**

If, during any construction activity on a Lot or at any time, any of the Community property is damaged or destroyed, including without limitation, any asphalt, paver stones, curbs, manholes, street lights, sidewalks, landscaping, irrigation, erosion control devices or street signs located thereon, the Builder of such Lot shall be liable for all costs incurred in repairing or replacing such Community property. The total costs thereof shall be assessed against the Builder pursuant to the Declaration. The ACA reserves the right to collect from Builders a security deposit against any such damages which might occur during the construction of a residence.

## **H. Drainage**

Surface water runoff on Lots must be controlled and maintained so as not to cause any ponding, erosion or unfavorable impact on adjacent Community property or Lots. Lots are required to drain toward the drainage system facilities as referenced in the construction/drainage plans and are required to meet all conditions of all applicable permits.

## **I. Dumpster**

A dumpster or trash bin must be positioned on the Lot prior to construction. The dumpster or trash bin is not to be overfilled and is to be emptied without delay when full.

## **J. Notice of Liability**

At the discretion of Declarant or the ACA, Builders may be held monetarily accountable for damage, accidental or otherwise, to landscaping and development-related items including, but not limited to, infrastructure, appurtenances, (i.e., street lamps/poles, etc.) trees, and irrigation systems. It is, therefore, recommended that Builders pay particular attention to those items to avoid damage and potential liability.

## **K. Nuisances**

To respect homeowners in the community, during construction do not allow construction workers, contractors or suppliers to enter the property during unauthorized times or litter, play loud music, wander around completed homes, or bring alcoholic beverages into the project. Please use your good judgment in order to maintain good relations with the residents of the community.

## **L. Parking**

Parking for Builders, contractors, and suppliers is limited to the designated construction parking areas unless otherwise approved by the ACA. This request is made to reduce the damage to the streets, sidewalks, erosion control devices and driveways due to oil drips, mechanical equipment, trucks, cranes, and vehicles.

Parking is not allowed in the Community property in front of the Lot because that will damage the sprinkler system in that area. At no time should anyone park in front of completed residences or on both sides of the street in a manner that blocks traffic.

**M. Pets, Friends, or Relatives**

Contractors and suppliers cannot bring pets, friends, children, or relatives into Seven Oaks Holderrieth at any time.

**N. Portable Toilets**

A portable toilet for every 3 homes under construction is required during and must be positioned in such a way that it is least offensive to Seven Oaks Holderrieth residents, guests, and customers. The cleaning truck should not be scheduled to clean out the portable toilet before 8:00 AM or after 6:00 PM. This will minimize the disturbance to our homeowners during the pumping cycle of the cleaning process.

**O. Responsibility**

Each Builder is responsible for the acts of its contractors, subcontractors, laborers, suppliers and others involved in the construction of improvements by such Builder. Any infractions of these guidelines by any such parties will be deemed to have been made by the applicable Builder.

**P. Signage**

No names, signs, or job numbers of any kind can be permanently installed, painted or marked on the building under construction or on the site by the Builder or its architects, contractors, workers or suppliers.

**Q. Storage of Equipment, Supplies and Materials**

Lots or Community property cannot be utilized as a temporary storage facility for earth moving equipment, trailers, vans, or other equipment or materials which have no planned immediate use. Materials and supplies delivered to the Lot must be limited to the home under construction. Adjacent home sites may be utilized for material storage as approved by ACA. Construction materials are to be temporarily stored on-site in an orderly manner that will not interfere with utility easements or pedestrian or roadway traffic. Materials shall be stored in such a way as to ensure stability. Construction storage buildings or containers are acceptable with approval from the ACA.

**R. OSHA and Jobsite Rules**

When outside in a posted hard hat area, everyone, i.e., employees, contractors/suppliers, material suppliers, visitors, inspectors, must wear an ANSI approved hard hat at all times. The use of PPE (personal protective equipment) is to be enforced per OSHA regulations. Hard sole shoes or work-boots must be worn at all

times. The speed limit in all construction zones is 15 miles per hour. Contractors must ensure that backup alarms are installed and functioning on all cranes, forklifts, backhoes, bulldozers, rollers, and other heavy equipment. No alcohol, non-prescription drugs, or other controlled substances are allowed at or adjacent to job site. Possession of any type of firearms or illegal weapons by builders and their agents, representatives, and contractors is prohibited.

#### S. SWPPP Jobsite Rules

Rubbish, debris, and waste in work areas should be contained on-site in trash bins and removed for disposal on a regular basis (at least 2 times per week). All project waste (solid or hazardous) shall be disposed of in accordance with EPA guidelines. Streets in front of homes under construction should be swept at least 1 time per week. BMPs should be maintained per TCEQ permit regulations and as needed promptly after a storm event, to be 100% compliant with SWPPP permit. Concrete washout to be installed and maintained at an approved location by the ACA, prior to the commencement of construction. Concrete washouts are not to allow soil contamination or spill to waterways.

### VI. GENERAL

**Aesthetic Approval Only.** The approval, rejection, and/or requirement of changes in the Builder's plans by the ACA and the location of all structures or alteration of any structure, will not be construed or interpreted as a representation or determination by ACA that any building, plumbing, electrical code, or other applicable government regulation(s) or requirements(s) have or have not been properly met by the Builder. It is understood that the approval of the ACA relates only to the aesthetics of the improvements shown on the plans, and not to their sufficiency or adequacy. Each Builder will be responsible for complying with all governmental requirements, for obtaining all necessary technical data, and for prompt application to, and obtaining the approval of, all appropriate government authorities prior to commencing construction of improvements or any other work on a site.

**Adopted:**

**DECLARANT:**

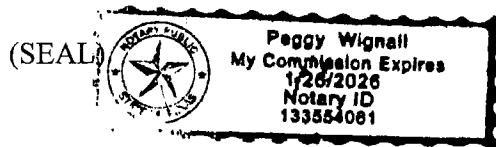
HMH TOMBALL TOWNHOMES, LLC,  
a Texas limited liability company

By: [Signature]  
Name: Chett Wignall  
Title: President

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on MARCH 31<sup>st</sup>, 2025, by  
CHETT WIGNALL, PRESIDENT of HMH Tomball Townhomes,  
LLC, a Texas limited liability company.

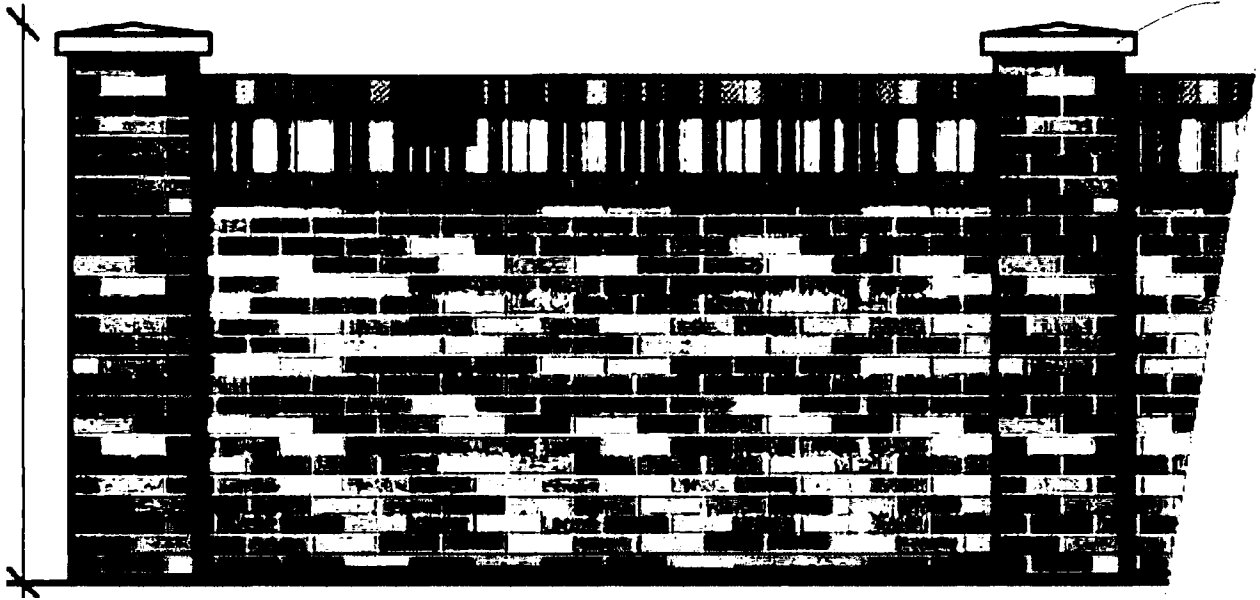
[Signature]  
Notary Public Signature



**Exhibit A**

**Seven Oaks Holderrieth Community Fencing Exhibit**

**Type A Fence**



RP-2025-118841

## Type B Fence



Type B upgraded Iron fencing – Iron fencing is to be 48” tall with 3” x 3” posts spaced 8’ on center. Pickets are to be 4” apart from one another. Per the image above the wooden fencing will slope down to meet the top elevation of iron fencing. All Iron fencing will be from the same manufacturer, and of the same color.



## **Exhibit B**

### **Seven Oaks Holderrieth Landscape Design Criteria Exhibit**

#### **A. General**

Each Builder is responsible for the landscaping the lot and street right-of-way between the property line and the street curb. Plantings other than groundcovers and low growing ornamentals between the street curb and the paved sidewalk are discouraged in order to preserve adequate sight lines for motorists. Installation of landscaping, including materials and workmanship, must comply with current industry standards.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity.

#### **B. Streetscape**

Through a comprehensive program of right-of-way landscaping, a sense of continuity can be fostered within Seven Oaks Holderrieth. Landscape details can reinforce the desired community image in the neighborhood. Key intersections will be accented, view corridors should be enhanced, and selected areas should be screened to decrease their visual impact. The streetscape should identify milestones within Seven Oaks Holderrieth through the placement and orientation of landscaping and signage and/or monuments.

The use of well-conceived landscaping along collector streets and thoroughfares has significant psychological benefits. Landscaping can reduce the negative impact of traffic noise and can improve the visual quality of the community. The perceived image of the community can be greatly enhanced through berming, screening and other improvements along the rights-of-way. In addition, landscaping can enhance the safety of roadways and pedestrian areas by guiding the circulation of cars and improving the safety of the people on foot or bicycle.

Entry points are intended to set the initial character of the development through the placement and selection of monuments, signage, textured pavements and landscaping. Alternating layers of plant heights and color should be utilized for visual interest and similar image to establish community.

#### **C. Lighting**

The builder/owner is to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly. Light sources must not “spill over” into neighboring yards. Light sources must be visible.

Exterior residential lighting can convey a warm, inviting atmosphere. Care is to be taken in placing fixtures, selection of fixtures and types of light source. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features are encouraged.

Lights should be directed to illuminate house number graphics. A sconce light is preferred. Ground lighting or decorative fixtures must be of high-quality materials and workmanship and be in scale and style with the residence.

Free standing decorative fixtures, lampposts, are acceptable but must be approved by the ACA. No lampposts will be allowed near the sidewalk.

Sodium vapor lights, except for subdivision street lights, 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 ACA approval.

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

Plastic lighting is not permitted.

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

All wiring for exterior lighting should be underground. Pathway lighting and landscape lighting is encouraged. Such lighting must be inconspicuous.

## D. Residential Landscaping

A single row of foundation planting in the front yard is not acceptable. Shrub planting shall consist of a minimum of 1 layer of shrubs planted at the foundation of the building. The number of plant species in the front yards should be kept to a minimum. A maximum of \_\_\_\_ different species of recommended shrub plantings may be utilized within a front yard.

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop and corrugated aluminum, wire wickets, vertical timbers, railroad ties, etc., are prohibited. Acceptable edging is Ryerson steel, stone, brick set in mortar, and landscape timbers (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches) set vertically in grade. Horizontal landscape timbers may only be used in the event of retaining walls in place of grading.

Planting beds may be curvilinear or geometric with the shrubs massed in tiers, smaller shrubs, perennials, and ground cover in the front and larger shrubs in the rear of the bed. Groupings of shrubs of the same species provide a substantial look. Curvilinear beds should have smooth, flowing curves and/or true radii.

Mulch all planting beds with three inch (3") shredded pine bark with a black or brown hardwood color. Red and all other unnatural mulch colors are prohibited. No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders 12" in diameter or greater are permitted in Earth tone colors only. Bright colors are not permitted.

## E. Minimum Landscape Requirements Each Yard

**Seven Oaks Average Unit**

	<b>66'</b>	<b>88'</b>	<b>110'</b>	<b>132'</b>
<b>Units</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>1 Gallon</b>	9	9	9	9
<b>3 Gallon</b>	6	6	6	6
<b>15 Gallon (tree)</b>	1	1	1	1

### Seven Oaks Per Building

	66'	88'	110'	132'
Units	3	4	5	6
1 Gallon	27	36	45	54
3 Gallon	18	24	30	36
15 Gallon (tree)	3	4	5	6
Totals	48	64	80	96

There are to be no trees in the front yard, or street trees.

Between the drive ways there will be black star gravel.

## F. Tree Protection

The following procedures are recommended to ensure the survival and good health of trees existing on site. The builder shall use the following guidelines to preserve trees on site:

Protection of trees on Construction Site:

- A. Tree protection fencing should be placed around drip line of trees to prevent storing of machinery or equipment which can cause soil compaction and mechanical damage.
- B. Excessive pedestrian traffic should not occur within drip line of trees.
- C. Soil should not be excavated, spread, spoiled or otherwise disposed of within drip line of trees.
- D. Trash fires shall not be permitted.
- E. In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood, 2" x 4" x 5', around the trunk and lay plywood on ground in drip line of tree to prevent compaction of soil by trucks or machinery, etc.

## G. Plant Material: General

The following is a list of plant material considered to be appropriate for the Seven Oaks Holderrieth. Other plant material may be used, but priority should be given to plants from this palette. The use of golden euonymus, because of growth characteristics and susceptibility to disease, is discouraged. Arborvitae, Italian cypress, junipers (other than ground cover varieties) yucca, cactus and bamboo are not in character with the plant palette and are discouraged and may be cause for rejection of plans.

**Palms:** Mexican Fan Palms and Queen Palms are strictly prohibited in the front yard of any home.

## H. Plant Material: Shade Trees and Flowering Trees

### SHADE TREES

<i>Carya illinoensis</i>	Pecan
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Pinus taeda</i>	Loblolly Pine
<i>Pistocia Texana</i>	Texas Pistache
<i>Quercus acutissima</i>	Sawtooth Oak
<i>Quercus borealis</i>	Red Oak
<i>Quercus macrocarpa</i>	Burr Oak
<i>Quercus nigra</i>	Water Oak
<i>Quercus virginiana</i>	Live Oak
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia sempervirens</i>	'Drake' Evergreen Chinese Elm
<i>Platanus Mexicana</i>	Mexican Sycamore

### ORNAMENTAL TREES

<i>Betula nigra</i>	River Birch
<i>Chionanthus Virginia</i>	Chinese Fringe Tree
<i>Crataegus</i>	Majestic Indian Hawthorn
<i>Ilex Opaca</i> (and other tree form holly species)	American Holly
<i>Ilex vomitoria</i>	Yaupon
<i>Keokreuteria paniculata</i>	Golden Raintree
<i>Lagerstroemia indica</i>	
<i>Ligustrum Japonicum</i> (tree form)	Waxleaf Privet
<i>Magnolia</i> - all species	Magnolia
<i>Murraya Paniculata</i>	Orange Jasmine (tree form)
<i>Oxydendrum arboreum</i>	Sourwood
<i>Pyrus calleryana</i> 'Evergreen'	Evergreen Pear
<i>Pyrus calleryana</i> 'Aristocrat'	'Aristocrat' Callery Pear
<i>Cercis canadensis</i> (all varieties)	Red Bud
<i>Stewartia pseudocamellia</i>	Japanese Stewartia
<i>Styrax japonica</i>	Japanese Snowbell
<i>Styrax obassia</i>	Fragrant Snowbell
<i>Elaeocarpus Decipiens</i>	Japanese Blueberry
<i>Taxodium distichum</i>	Bald Cypress

## I. Plant Materials: Shrubs

<i>Abelia grandiflora</i> or dwarf variety	<i>Abelia</i>
<i>Azalea</i> species	<i>Azalea</i>
<i>Aucuba japonica</i>	Japanese Aucuba
<i>Buxus</i> species	Boxwood
<i>Callistemon citrinus</i>	Bottlebrush
<i>Camellia sasanqua</i>	Camellia
<i>Chaenomelis speciosa</i>	Flowing Quince
<i>Chamaerops humilis</i>	Mediterranean Fan Palm (specimen only)
<i>Cleyera japonica</i>	Japanese Cleyera
<i>Cyas revoluta</i>	Sago Palm (Specimen Planting)
<i>Eleagnus macrophylla</i>	<i>Eleagnus</i>
<i>Eriobotrya japonica</i>	Coppertone Loquat
<i>Fatsia japonica</i>	<i>Aralia</i>
<i>Fiegoa sellowiana</i>	Pineapple Guava
<i>Gardenia jasminoides</i> 'Radicans'	Dwarf Gardenia
<i>Gardenia jasminoides</i> 'Fortuniana'	Dwarf Gardenia
<i>Ilex cornuta</i>	Dwarf Chinese Holly
<i>Ilex</i> species	Holly
<i>Ilex vomitoria</i>	Dwarf Yaupon Holly
<i>Hibiscus roso sinensis</i>	Chinese Hibiscus
<i>Juniper</i> species	<i>Juniper</i>
<i>Juniperus conferta</i> varieties Shore Juniper (Particularly 'Emerald Sea')	
<i>Lagerstromia indica/fauriei</i>	Dwarf Crape Myrtle
<i>Leuocophyllum frutescens</i>	Texas Sage
<i>Ligustrum japonicum</i>	Ligustrum Wax
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Mahonia bealei</i>	Leatherleaf Mahonia
<i>Myrica ceriferon</i>	Southern waxmyrtle
<i>Nandina domestica</i> 'Harbor Dwarf, Woods Dwarf, Purpurea, Fire Power'	Dwarf Nandina
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Pittosporum tobira variegata</i>	Dwarf Pittosporum
<i>Philodendron pertusum</i>	Philodendron
<i>Photinia fraseri</i>	Photinia Redtip
<i>Podocarpus macrophylla</i>	Japanese Yew
<i>Pyracantha coccinea</i>	Dwarf Pyracantha
<i>Rhaphiolepis indica</i> 'Clara, Snow White'	Hawthorne Indian
<i>Skimmia japonica</i>	<i>Skimmia</i> (shade only)
<i>Spiraea bumalda</i> or similar dwarf variety	<i>Spiraea</i>
<i>Viburnum japonica</i>	Japanese Viburnum

## J. Plant Materials: Ground Covers, Vines and Ornamental Grasses

<i>Adiantum capillus - veneris</i>	Southern Maidenhair Fern
<i>Adiantum pedatum</i>	Maidenhair Fern
<i>Ajuga reptans</i>	Carpet Bugle (shade only)
<i>Ardesia japonica</i>	Ardesia (shade only)
<i>Aspidistra eliator</i>	Aspidistra
<i>Bryopteris erythrosporos</i>	Shield Fern/Wood Fern
<i>Carex morrowii</i>	Japanese Sedge
<i>Cyrtomium falcatum</i>	Holly Fern
<i>Festuca ovina</i>	Fescue
<i>Festuca cinerea</i>	Blue Fescue
<i>Ficus pumila</i>	Creeping Fig
* <i>Gelsemium sempervirens</i>	Carolina or Yellow Jasmine
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy (shade only)
<i>Iberis sempervirens</i>	Evergreen Candytuft
<i>Imperato cylindrica</i>	Japanese Blood Grass
<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Bug Juniper
<i>Juniperus procumbens</i> 'Nana'	Dwarf Japanese Garden Juniper
<i>Lantana ovatifolia</i>	Dwarf Lantana
<i>Liriope spicata</i>	Creeping Lilyturf
<i>Liriope muscari</i>	Liriope
<i>Lonicera caprifolium</i>	Honeysuckle
<i>Lonicera etrusca</i> 'superba'	Honeysuckle
<i>Lonicera periclymenum</i>	Honeysuckle
<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Ophiopogon japonicus</i> 'Compactus'	Lilyturf
<i>Ophiopogon planiscarpus</i> 'Kokurga'	Lilyturf
* <i>Trachelospermum jasminoides</i>	Confederate Jasmine
* <i>Wisteria sinensis</i>	Chinese Wisteria
<i>Sasa pygmaea</i>	Dwarf Bamboo
<i>Sedum acre</i>	Golden Carpet
<i>Thelypteris hexagonoptera</i>	Beech Fern

## K. Plant Materials: Perennial Borders

Use of perennials as a color border for the final layer of each planting bed is strongly encouraged. Following is a recommended list of perennials which may be used. A continuous border of one plant species is preferred. Alternating plants is not recommended. Annuals may be used as a continuous border if desired.

Campanula carpatica	Bellflower
Coreopsis grandiflora	Tickseed
Coreopsis lanceolator	Tickseed
Coreopsis verticillator	Tickseed
Dahlia Rosita	Dwarf Dahlia
Dahlia Sneezy	Dwarf Dahlia
Dianthus caryophyllus	Carnation
Gaillardia	Blanket Flower
Gallium odoratum	Sweet Woodruff
	(shade only)
Geranium x johnson's blue	Johnson's Blue Geranium
Helenium autumnale	Helenium
Hemerocallis stella de oro	Day Lily
Hemerocallis 'Happy Returns'	Day Lily
Hemerocallis 'Pardon Me'	Day Lily
Jasione perennis	Shepherd's Scabious
Lavandula angustifolia	English Lavender
'Hidcote Strain'	
Lavandula angustifolia 'Mustead Dwarf Strain'	English Lavender
Lavandula x intermedia Grosso	English Lavender
Oenothera tetragona	Evening Primrose
Platycodon grandiflorus	Dwarf Balloon Flower
var mariesii	
Physostegia virginiana	Dragonhead
Salvia argentea	Salvia
Salvia elegans	Pineapple Sage
Salvia farinacea	Mealy Cup Sage
Salvia jurisicii	Salvia
Salvia x superlea 'Blue Queen'	Salvia

## L. Plant Materials: Lawns

### GRASS – Bermuda - Solid Sod

All grass exposed to public view is to be St. Augustine, or hybrid grass. Lawns may be “overseeded” with rye grass (maintained to 2-1/2” height). No gravel or rock of any size or color is permitted for ground cover, mulch or substitute for grass lawn when visible from public view. Solid sod is required in front and rear yards.

## M. Grading & Drainage

Berms are to be graded in gentle, undulating, naturalistic forms, not straight or steep slopes. Berms should undulate in width as well as height where area permits. Provisions are to be made for drainage around or through berms as required. Generally, a height of forty-eight inches (48”) from top of adjacent curb is the maximum desired.

Swales (small ditches) are to be graded shallow, but wide to slow runoff. Avoid steep cuts for a natural look.

Steep slopes of 2.5:1 or more should be broken with retaining walls or steps. Terracing of lawns is encouraged only when the grades are too steep.

It will be the responsibility of each builder to provide adequate drainage for each home. Caution should be

used in establishing the foundation elevation so that adequate drainage from the back yard around to the front is not impaired by driveways or slabs that are constructed too high.

## N. Irrigation

Installation of an irrigation system by the builder is mandatory on all residential lots.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc., and to effect 100% overlap insuring effective and even coverage.

Design of the irrigation system must be made by a licensed irrigator and installation must follow all City and County permitting procedures.



RP-2025-118841  
# Pages 33  
04/01/2025 03:47 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$149.00

RECORDERS MEMORANDUM

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

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

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



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-118841