

ARCHITECTURAL CONTROL GUIDELINES FOR THE
ARCHITECTURAL CONTROL COMMITTEE OF THE
TWIN LAKES HOMEOWNERS ASSOCIATION

JANUARY 2012

FILED
2012 MAY -7 PM 4: 11
Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

EXHIBIT "A"
(Consisting of 17 Pages)

ARCHITECTURAL CONTROL GUIDELINES

OVERVIEW

The Declaration

A system of architectural control is authorized and established by that certain Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section One (the "Declaration"), recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. M-249843 and re-filed under County Clerk's File Nos. M-259977, M-350960 and N-082649, which Declaration is made applicable to Twin Lakes, Sections Two, Three, Four and Five by annexation through Supplemental Declarations recorded in the Official Public Records of Harris County, Texas as more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

All capitalized terms contained herein shall have the meanings contained in the Declaration unless otherwise specified herein.

Purpose and Objectives

The purpose of these architectural standards and guidelines (the "Guidelines") is to support and augment the purposes set forth in the Declaration to (i) establish a uniform plan for the development, improvement and sale of the Property, as defined therein, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of Lots in the Twin Lakes development and (ii) enhance and protect the value, desirability and attractiveness of the Property.

These Guidelines are intended to function as a summary of certain of the architectural guidelines contained in the Declaration and to provide supplemental criteria for the exercise by the Architectural Control Committee of its exclusive jurisdiction over review and approval of all plans and submissions for new construction within the Twin Lakes Subdivisions and/or modifications, additions, alterations or exterior changes ("Improvements") made to any Lot or Living Unit contained therein. Any Owner proposing to modify, alter, add to, construct or install any Improvements on any Lot shall be responsible to comply with all the terms of these Guidelines as well as the applicable provisions of the Declaration (Articles IV and VIII) from which these Guidelines are derived and/or authorized.

The Architectural Control Committee (referred to in these Guidelines as the "ACC") consists of three (3) members appointed by the Board of Directors of the Twin Lakes Homeowners Association, Inc. (the "Association").

Application Procedure

Applications should explain in detail the proposed Improvement(s) and attach a copy of a detailed site plan (Declaration Article IV, Section 2). As to minor Improvements, a copy of the Owner's most current survey can be used as a Site Plan so that relative distances and dimensions can be

reviewed. Make sure to include all pertinent information, proposed use, location and specifications, etc., including a current mailing address and phone number of the Owner applicant. As to any Improvements for which building or other construction permits are required, a Schematic Plan (Declaration Article IV, Section 2) must accompany the Site Plan. All applications must be in writing. The ACC cannot respond to verbal requests.

Mail your application to: Crest Management Company, P.O. Box 219320, Houston, Texas, 77218-9320, Telephone Number 281-579-0761.

It is the responsibility of the applicant to make sure he or she has reviewed the most current Guidelines before proceeding with an application for any proposed Improvements. Check with any ACC or Board member to see if the Guidelines have been reissued or amended.

The ACC reserves the right to charge an application fee on a case by case basis, depending on the complexity of the application and related documentation. Any costs or expenses which the ACC incurs in processing an application shall be paid by the Owner applicant as part of the ACC review process.

Approvals/Disapprovals/Processing Period

Please note that the ACC has thirty (30) working/business days from date of receipt of a complete application within which to respond. If additional information is required by the ACC, the thirty (30) day processing period will commence upon receipt of the additional information. Plans for the implementation of proposed Improvement(s) should allow for the time required to complete the approval process. However, every effort will be made to respond promptly.

In the event the ACC fails to indicate its approval or disapproval within the thirty (30) working/business days after receipt of a timely submitted complete application, approval will not be required and the related covenants set out in the Declaration shall be deemed to have been fully satisfied, provided that the proposed Improvements are generally in harmony with the scheme of the development as set forth in the Declaration and these Guidelines. However, failure to respond on the part of the ACC does not imply permission to encroach onto or over an easement, building set-back line or any portion of a Common Area or grant permission to construct or install any Improvements or items which are expressly prohibited by the Declaration.

If any Owner or occupant should proceed to place any building or Improvements upon or proceed with any construction of Improvements located on a Lot without first applying for the written approval of the ACC, such Owner or occupant shall be (i) in violation of the Declaration, (ii) subject to the rights of the Association to obtain restraining orders and/or temporary or permanent injunctions, (iii) subject to the assessment of all reasonable enforcement costs and attorney's fees incurred by the Association and (iv) thereafter required to submit a complete application package, including a Site Plan and Schematic Plan, along with such other documents as the ACC deems appropriate and the ACC shall have forty-five (45) days from receipt of the last of any required documentation to respond.

The ACC will respond in writing to all applications. If an application is not approved, the ACC will

state in its letter why such approval was denied. If an applicant wishes to discuss or appeal a decision made by the ACC, the chairman of the ACC should be contacted for an appointment.

Please note that the ACC written approval is required prior to the installation or construction of any Improvements. If Improvements are made without ACC approval, the Board of Directors of the Association, has the legal right, among other remedies, to seek and to enforce the removal of the un-reviewed and unapproved Improvements .

Easements

The ACC cannot approve any application if there is an encroachment into or over an easement until the Owner provides Consent(s) for Encroachment issued by each utility or government department with the right to use of the affected easement, or resubmits revised plans without the encroachment. Any non-portable structure on an easement is considered permanent, and thus an encroachment. If proposed plans show an encroachment, all required Consents for Encroachment must be obtained before applying to the ACC, or the application will be rejected. Owner's should recognize that certain utility easements are supported by adjoining aerial easements which must be taken into account in planning the elevations of Improvements. Encroachment into an aerial easement will likewise trigger the required Consent(s) for Encroachment.

Neither the ACC nor the Association shall incur any liability whatsoever for the approval by the ACC of plans that include an encroachment onto an easement for which required Consent(s) for Encroachment have been secured and submitted. All risks, regardless of the basis, related to the construction or installation of any Improvements so as to encroach into or over an easement, approved and supported by the requisite Consent(s) for Encroachment or not, shall be the sole responsibility of the Owner of the Lot involved.

Variances

Each application is considered on its own merit and the ACC may grant a variance from these Guidelines or the Declaration if, in the sole discretion of the ACC, the circumstances warrant provided, however, that all such variances shall be in keeping with the general plan for the improvement of the Property.). A variance will be (1) applicable only to the Lot and circumstance involved, (2) granted in written form, and (3) will become a part of the restrictive scheme to the extent of the variance's applicability to the particular Lot(s) involved. Because a variance may have been granted under certain circumstances does not mean that the ACC application process for similar Improvements will be foregone. Unless the Guidelines are amended and reissued, complete applications for review and approval of proposed Improvements, must be submitted, regardless of any variance(s) previously granted.

Inspection

The construction and/or installation of all Improvements are subject to random inspection from time to time by a member of the ACC or its designated agent.

Compliance/Non Compliance

The Declaration established the restrictive scheme for the Twin Lake Subdivisions before the construction of Living Units began and authorized the creation and adoption of additional architectural and construction standards from time to time to supplement those set forth in the Declaration. Accordingly, as to any Improvements, all Owners and occupants must fully comply with not only the (1) covenants, conditions and restrictions set forth in the Declaration, but also (2) those ACC Guidelines promulgated, adopted and in effect on the date of any proposed Improvements.

Improvements for which proper application and approval by the ACC has been received under guidelines existing at the time, are not subject to review as a result of subsequent changes in the adopted guidelines even if the Improvements would not have been approved under the new and current guidelines. However, any subsequent Improvements to or modifications to the Improvements originally approved under the prior set of ACC guidelines will be expected to comply fully with the Guidelines in effect at the time of the subsequent application process.

Improvements constructed or installed without compliance with the required application process and approval of the ACC must not only make and submit a complete application after the fact but risk the potential of required removal or substantial modification of the Improvements to bring them into complete compliance with ACC requirements. Any and all expenses of such removal and/or modification, together with all costs incurred by the Association in the enforcement of the Declaration and Guidelines shall be borne and paid by the Owner. Compliance with the application and approval process will be required regardless of when the existence of any unauthorized and unapproved Improvements are discovered.

Enforcement

Upon the discovery of any violation or attempt to violate or a failure to comply with any of the covenants contained within the Declaration or these Guidelines, it shall be lawful for the Association, any other Lot Owner or the City of Houston to prosecute a proceeding at law or in equity, or both, (Declaration Article IV, Section 2) against the violating Owner or occupant to prevent the violation or to recover damages. Failure by the Association, any Owner or the City of Houston to exercise the powers of enforcement granted by Article IV of the Declaration shall never be deemed a waiver of the right to do so thereafter either before or after the installation or construction of un-reviewed and unapproved Improvements have been completed.

Complaints

Owners are encouraged to help maintain the beauty, architectural integrity and values of Improvements in the Twin Lakes Subdivisions. To this end, we all have the obligation and legal responsibility to comply with the Declaration and these Guidelines, to ensure non-complying Improvements get corrected and violations are timely addressed and resolved. Should you have a complaint regarding a violation or anticipated violation, please write to the ACC. All complaints will be handled in the same manner discussed under Application Procedure above.

Controlling Document

In the event of a conflict between these Guidelines and the Declaration, the Declaration shall control.

GUIDELINES

1.0 Buildings

- 1.1 For purposes of these Guidelines, a "**building**" is defined as the Living Unit situated on a Lot, and includes any regular residential appurtenances such as a garage and/or porte cochere. It does not include any structure not attached to the Living Unit such as a storage shed, gazebo or playhouse/fort.
- 1.2 No improvements shall be constructed on a Lot except one (1) Living Unit and its appurtenances (Declaration Article I, Section 16).
- 1.3 **Location of Buildings.** Pursuant to the Declaration (Article VIII, Section 19), no Building shall be located nearer than three (3') feet to any interior side line of the Lot, and no Living Unit shall be located nearer than ten (10') feet from the rear line of the Lot, exclusive of one story garages.
- 1.4 **Height.** No Living Unit shall exceed a reasonable height required for two and one-half (2 1/2) stories of living space (above finished grade).
- 1.5 **Walls/Fences.** Any fence, wall or hedgerow intended for the purposes of privacy and/or security shall be not greater than eight (8') feet in height and shall be no nearer to the front property line of the Lot which it serves than the building set-back line which is closest to that property line, subject to the following exceptions:
- (i) A fence or wall may vary in height for aesthetic reasons at a corner, gate, or connection to a building, or at the locations of pilasters or major fence posts;
 - (ii) A fence, wall or hedgerow intended to serve an aesthetic purpose may be located outside the limits defined by building set-back lines on any street frontage of any Lot, provided that it does not exceed two (2') feet in height.
 - (iii) Any such wall, fence or hedgerow must be maintained at all times in a neat and attractive condition.
- 1.6 **Garages.** Except as otherwise approved in writing by the ACC, or as otherwise specifically set forth in the Declaration, each Living Unit shall be served by an enclosed garage large enough to provide parking for a minimum of two (2) cars, but no more than three (3) cars. Garages may be attached or detached from the Living Unit.

- 1.7 **Carports.** No carports shall be permitted in the Property. This shall not be construed to prohibit the incorporation of a porte cochere treatment, provided that the porte cochere shall be an integral part of the architectural design of the Living Unit and shall be fashioned of materials which the ACC deems compatible with the Living Unit and the overall character and aesthetics of the Property.
- 1.8 **Masonry and roof requirements.** The exterior finish of each Living Unit shall be at least fifty-one percent (51%) brick, stone or other masonry around the outside perimeter of the ground floor of the Building. In computing such percentage, attached garages, porches, and other structures constituting part of the Living Unit proper shall be included. All Living Units shall be roofed with tile, wood shingles, shakes, or composition roofing. Any detached garage, of course, shall be roofed to match the Living Unit. For purposes of the application process, the acceptable colors for roofing materials are black, brown, or gray.

2.0 Outbuildings

- 2.1 An "**outbuilding**" is defined as any structure which is not attached to the Living Unit. This definition does not include approved additions to a Living Unit or its garage, but does include storage buildings, gazebos, and playhouse/forts.
- 2.2 If approved for placement on a Lot, the colors of an outbuilding must match or blend with the predominant exterior colors of the Living Unit.
- 2.3 Materials should match those of the Living Unit in both size and color.
- 2.4 The location and placement of any outbuilding (or any other improvement) on a Lot shall be such that it will not damage or interfere with the established slope ratios for the Lot or interfere with the established drainage on the Lot (Declaration, Article VIII, Section 23). Each Owner is responsible for the management and drainage of all surface water from his/her Lot to the drainage facilities located in the adjoining street.
- 2.5 Storage buildings should have a roof no higher than eight (8') feet from the ground to the highest point, and a maximum of one hundred square feet of floor space. The structure must be kept a minimum of five (5') feet from any property line and the required distance from a side fence will be determined based on visibility from the streets abutting the Lot.
- 2.6 Any storage building constructed or installed on a concrete slab and located in such a way as to encroach into or over a utility easement will be considered a permanent fixture and therefore will require written Consent(s) for Encroachment (see Overview: Easements). If a storage building is located in such a way as to encroach into or over a utility easement, but is not on a slab and can be relocated with a reasonable effort upon demand by any affected utility, the ACC will consider it

portable and Consent(s) for Encroachment will not be required.

- 2.7 A playhouse/fort must not have a roof higher than ten (10') feet, must be situated and maintained at the rear of the Lot at least five (5') feet from any Lot property line and must be fenced or otherwise screened from public view from any street abutting the Lot.
- 2.8 A freestanding gazebo must be at least six (6') feet away from the Living Unit. Approval will be granted on a case-by-case basis. The gazebo, at the peak of the structure, must not be higher than twelve (12') feet and must be located at least five (5') feet away from any property line. If the gazebo is roofed, the roofing materials must match those of the Living Unit.

3.0 Basketball Goals

- 3.1 Basketball goals must be mounted on the garage or placed on the side of the driveway behind the front building set-back line.
- 3.2 If the backboard is mounted onto the roof by use of a mounting structure, the mounting structure must be painted to match the roofing color of the Living Unit.
- 3.3 The basketball goal backboard, net and post (or other supporting structure) must be maintained in usable condition and maintained in a neat and attractive appearance at all times.
- 3.4 Basketball goals not properly maintained will be required to be removed.
- 3.5 Only one basketball goal per Lot will be permitted.
- 3.6 All basketball goals, portable or permanent, and the placement thereof must receive approval by the ACC in the same manner as other Improvements.

4.0 Patio Covers

- 4.1 Patio covers should be constructed of materials which match or, at least, complement the Living Unit.
- 4.2 If attached to a Living Unit, a patio cover must be integrated into the existing roof line of the Living Unit (flush with eaves) and if it is to be roofed, the roofing materials must match that of the Living Unit. The entire patio cover and supporting posts should be designed and constructed such that it will integrate into and match the Living Unit.
- 4.3 Unless otherwise approved by the ACC, all supporting posts shall be constructed of (i) brick, stone or masonry to match the Living Unit or (ii) wood or cement composite

siding installed and painted to match the trim of the Living Unit.

- 4.4 On any patio cover designed to be roofed, whether attached to the Living Unit or freestanding, the roofing materials must match that of the Living Unit and the wood, whether treated or untreated, must be painted to match the trim of the Living Unit.
- 4.5 Patio cover construction materials are as follows:
- a. Approved wood or cement composite siding painted to match the trim of the Living Unit.
 - b. Approved treated wood or naturally rot and insect resistant woods (such as cedar and redwood) may be stained or painted or left to weather naturally, provided however that Section 4.4 shall control if the patio cover is to be roofed. All other woods or cement composite siding must be painted or stained to match the trim of the Living Unit.
 - c. Approved canvas may be used as cover material on a patio cover, provided that (i) the patio cover must be located where it is not visible from any adjoining street, (ii) the canvas must be kept in a neat, attractive and quality condition and (iii) the color of the canvas cover must be an earth-tone (i.e. black, brown, tan, beige or gray). The use of canvas of primary colors such as blues, reds, greens, yellows or a combinations thereof is prohibited.
- 4.7 All wood patio cover construction material, (i.e., wood, lattice, etc.) must be completely framed and trimmed so that no raw edges of material are visible.
- 4.8 Patio covers may not encroach into any utility easement unless all utility companies involved have granted their respective written Consent(s) for Encroachment.
- 4.9 As more particularly described in Section 2.4, a patio cover must be situated on the Lot so as not to interfere with the proper management and drainage of the Lot's surface water. If a proposed roofed patio cover is to be located less than five (5') feet away from a side Lot line, the ACC will require that it be guttered with appropriate downspouts.
- 4.10 The height at the peak of the patio cover roof/covering may not exceed twelve (12') feet.

5.0 Room Additions

- 5.1 Exterior materials and colors should match the Living Unit.
- 5.2 An application supported by detailed plans, including a Site Plan, Schematic Plan and Architectural Drawings, must be submitted to and approved by the ACC.

- 5.3 Proposed room additions may not encroach into any utility easement unless the appropriate Consent(s) for Encroachment have been secured (See Overview: Easements).
- 5.4 The approved size and shape of a room addition will depend on the architectural style and layout of the Living Unit, the size of the Lot, and how well the room addition integrates with the existing Living Unit. Plans for a room addition must show the proposed room size in proportion to the room dimensions of the Living Unit. The roof of a proposed room addition must integrate with the existing roof line so as to appear to have been part of the original Living Unit.
- 5.5 Unless otherwise agreed, all building or other construction permits required by the municipalities (city, county, etc.) must be submitted with the application to the ACC. In some instances, the ACC may grant provisional approval provided that copies of the required building permit(s) must be delivered to the ACC within thirty (30) days of the provisional approval letter and prior to any materials being furnished to the Lot or any construction beginning.
- 5.6 Proposed new balconies, as well as proposed modifications or alterations to existing balconies, are subject to the ACC application and approval process.

6.0 Exterior Colors/Changes

- 6.1 Every Living Unit should maintain a color scheme compatible with the colors which were used on the Living Unit originally. Even if an Owner intends to paint in accordance with an original color scheme, or to rebuild in accordance with original plans and specifications, an application must be submitted and approved by the ACC prior to commencement of any work.
- 6.2 All color changes must be approved by the ACC. The color of brick on the affected Living Unit as well as the brick colors of neighboring Living Units will be considered in any color change application.
- 6.3 Exterior trim paints and/or stains for each Living Unit shall be selected to complement or harmonize with the colors of the other materials with which they are used.
- 6.4 Subject to Section 6.3, for wood siding and trim, earth tone colors (i.e. black, brown, tan, beige or gray) as well as soft and muted pastel earth-tone colors are acceptable. The use of white is also permitted.
- 6.5 The use of bold colors, primary colors, (i.e. blues, reds, greens or yellows) or yellow, blue or green pastels are prohibited.
- 6.6 Front doors must be maintained in a neat and attractive color-fast condition. They may be stained, a natural wood color, or painted the same color as the house trim.

Subject to Section 6.3, other front door paint colors may be approved on a case by case basis.

7.0 Storm Windows and Storm Doors

- 7.1 The frames of storm windows and storm doors must be of a color compatible with the exterior colors and appearance of the applicable Living Unit. Each storm door must be a full glass door. Screen doors are prohibited.

8.0 Decks

- 8.1 If wood is used, see Section 4.5b.
- 8.2 Decks may not encroach into any utility easement unless all affected utility companies involved have granted their written Consent(s) for Encroachment (See Overview: Easements).
- 8.3 As more particularly described in Section 2.4, a deck must be situated on the Lot so as not to interfere with the proper management and drainage of the Lot's surface water.
- 8.4 Decks cannot be higher than eighteen (18") inches above grade.

9.0 Swimming Pools and Spas

- 9.1 No pool or spa of any type, or any appurtenant decking or walkways, may encroach into any utility easement unless all affected utility companies have granted their written Consent(s) for Encroachment (See Overview: Easements). All such Consent(s) for Encroachment must be secured and furnished to the ACC prior to approval.
- 9.2 Ideally, any pool or spa should be located at least five (5') feet from a side and rear lot line to maintain proper drainage on the Lot. However, a minimum of three (3') feet will be allowed in certain instances. The design and installation of any pool and/or spa must meet all building set-back line and easement restrictions of the applicable Twin Lakes Subdivision plat.
- 9.3 All private swimming pools and spas shall be completely enclosed by a fence enclosure pursuant to local regulations.
- 9.4 All pools must be approved by the MUD District prior to submittal to the ACC. Please contact Steve Woodring with Regional Water Corp., 12337 Jones Rd. #250, Houston, Texas 77070, 281-897-9100.
- 9.5 Pools are to drain to the sanitary sewer system. Minimum white Schedule - 40 PVC

pipe is to be used for pool drains.

- 9.6 Water and drain connections to all new pools are required to be inspected prior to backfill or installation of pool decks and/or walkways.
- 9.7 Yard drains must also be of white Schedule - 40 PVC pipe.
- 9.8 As part of the application process, a damage deposit of \$1500.00 must be delivered to the ACC with the application and will be held until construction of the pool/spa is completed and inspected by the ACC. This deposit is to protect the Association from incurring any costs due to any damage to Common Areas, Common Facilities or street improvements during the pool/spa construction. Any balance of the deposit not used for repairs of damage will be returned to the Owner within sixty (60) days after construction is completed and inspected.

10.0 Solar Panels/Screens/Film

- 10.1 The ACC will only approve solar panels which are unobtrusive and which match or blend in with the roofing materials of the Living Unit.
- 10.2 Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.
- 10.3 Solar panel frames should be bronze or black in color in order to best blend in with the roofing materials of the Living Unit. All unfinished aluminum must be properly prepared and painted with appropriate metal-adhering paint the color of the roofing materials of the Living Unit.
- 10.4 No solar panel should be mounted so that it extends above the roof line.
- 10.5 Solar panels may not be visible from the street(s) abutting the Lot.
- 10.6 Solar panels mounted on stands are not permitted.
- 10.7 Solar screens are allowed only if they blend in with the brick and roofing color of the Living Unit.
- 10.8 The style, color and manufacturer of any proposed solar panels or screens must be acceptable to and approved by the ACC.
- 10.9 Solar window film must be of the non-reflective type.
- 10.10 Samples of window film and/or solar screening materials must accompany any application for approval of same.

11.0 Antennas/Satellite Dishes

- 11.1 No television or radio antenna of any sort shall be placed, allowed, or maintained on any living Unit or Lot without the prior written approval of the ACC.
- 11.2 No freestanding antennas shall extend above the fence line.
- 11.3 Satellite dishes larger than thirty-nine inches (39") in diameter will be considered on a case by case basis provided they are not visible from any public street or adjoining Lot, and shall be screened from view by a separate fenced enclosure satisfying the specifications provided for fences.
- 11.4 Due to changes in the law regarding satellite dishes of less than thirty-nine inches (39") in diameter, application is not required if the following is adhered to;
- a. An antenna or satellite dish must be located to the rear one-half (1/2) of the Lot and must serve only the Living Unit on the particular Lot on which it is located.
 - b. Unless approved by the ACC, an antenna or satellite dish, including its base and anchoring structure, shall not be visible from any public street or adjoining Lot.
 - c. To the extent feasible, no antenna or satellite dish should be placed on any easement.
 - d. No advertising slogans shall appear on any satellite dish. They shall be one solid color, either white, black, brown or gray, and the color should be chosen to blend in, as close as possible, to the colors predominant on the Living Unit.

12.0 Fences, Fence Extensions, Walls and Hedges

- 12.1 All proposed fences must be approved by the ACC. See also Section 1.5.
- 12.2 Both the quality and color of any paint, stain, or varnish proposed to be used on any wood fence must be approved by the ACC.
- 12.3 Fence, wall or hedge extension requests should be submitted by both neighbors sharing the side Lot line and fence, wall or hedge except in the case of a corner Lot.
- 12.4 No fence, wall or hedge of any Lot may encroach across or extend beyond the recorded front building set-back line, or the recorded front building set-back line of an adjacent Lot.
- 12.5 If both neighbors do not concur as to a proposed fence, wall or hedge extension, the ACC will examine the effect the extension will have on both Lots. If one party will

suffer detrimentally from the extension (e.g., an existing sight line will be blocked), the ACC will reject the application.

- 12.6 All fences on corner Lots and fences on Lots which face Common Areas or a restricted reserve must be installed picket side out.
- 12.7 Replacement or repairs of fences, walls or hedges must be made with similar materials and construction details as used in the original fence, wall or hedge. Replacement with any other material or modification of the original construction details must be approved by the ACC.
- 12.8 No chain link fence materials or construction will be permitted on any Lot.
- 12.9 Fences must be maintained, both structurally and cosmetically, in a neat and attractive condition.

13.0 Decorations

- 13.1 On front lawns of Lots and on any portion of a Lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, permanently affixed flag poles, fountains, benches, swings or other decorative embellishments without prior approval of the ACC. Christmas, holiday or other festive decorations of a temporary nature are exceptions. Decorations must be removed within four (4) weeks after the calendar date of the holiday.
- 13.2 House numbers may be placed on and secured to the house, but may not be displayed on any type of freestanding structure placed in the front or side yard.

14.0 Exterior Lighting

- 14.1 Exterior lighting should consist of clear bulbs and/or fixture facings and should not be of a wattage or lumen count which will adversely affect the use and enjoyment of neighboring Living Units.
- 14.2 Exterior floodlights must be aimed so as not to shine onto neighboring Lots.
- 14.3 Low voltage landscape lighting must receive ACC approval prior to installation.
- 14.4 Approved security, mercury vapor, or fluorescent light fixtures may be attached to the back of the Living Unit or the garage, so long as the light fixtures are not visible from the adjoining street(s). Mercury vapor, fluorescent, and sodium halite fixtures or bulbs are not permitted in the back or side yard of any Lot if there are neighboring Living Units unless a variance is granted on proper application and the affected neighbors approve.

15.0 Wind Turbines

- 15.1 Wind turbine vents must be mounted in the rear portion of the Living Unit roof so as not to extend above the roofline or be visible from the front of the Lot.
- 15.2 The color of wind turbine vents must blend with the roofing color of the Living Unit or be prepared and painted to match the roofing color.

16.0 Gates & Gate Covers

- 16.1 Unless a wrought-iron or other simulated iron gate has been approved, all gates or gate covers must be a full wooden panel to match the trim of the Living Unit or the existing wood fence.
- 16.2 The use of chicken wire, chain link or lattice as gates or gate covers is prohibited.
- 16.3 Wrought-iron and other simulated iron gates are permitted, but shall be painted black or the same color as the trim of the Living Unit.

17.0 Burglar Bars and Gates

- 17.1 Approved burglar bars and gates will be acceptable provided they are installed inside windows and door frames unless otherwise authorized by the ACC.
- 17.2 All burglar bars and gates shall be painted to match the color of the exterior trim of the Living Unit.
- 17.3 The gauge, size and quality of the materials to be used in the manufacture and installation of the burglar bars and related gates shall be subject to the ACC application and approval process.

18.0 Birdhouses

- 18.1 A birdhouse, whether pole-mounted or otherwise, may not be placed at a height in excess of fourteen (14') feet.
- 18.2 If mounted on a pole, a birdhouse must be unobtrusive in size and design and must be painted to match the trim color of the Living Unit.
- 18.3 The birdhouse must be situated in the rear of the Living Unit and must not be placed closer than five (5') feet to any Lot line.
- 18.4 A birdhouse and its mounting structure must be maintained in a neat and attractive condition at all times.

19.0 Landscaping

- 19.1 In general, landscaping (defined as living plants, trees, shrubs, flowers, etc., and the utilization of non-living material necessary for growth, e.g., bark, mulch, etc.) is not subject to ACC review and approval except in circumstances wherein such landscaping is intended to accomplish a structural objective, such as a hedge or a visual barrier, or is potentially visually objectionable, not in harmony with the surrounding neighborhood, or is specifically referenced in the Declaration.
- 19.2 Any proposed trellis, window box, arbor, or permanent brick border, is subject to the application and review process and must have ACC approval.

20.0 Swing Sets

- 20.1 An approved swing set must not exceed the maximum height of eight (8') feet.
- 20.2 A swing set must be located to the rear of the Living Unit not closer than five (5') feet to any Lot line, and the ACC approval process will take into consideration the privacy of the neighbors in the required placement of same.

21.0 Driveway Extensions/Sidewalks/Walkways

- 21.1 An application must be submitted for any driveway, sidewalk or walkway removal, addition or modification.
- 21.2 The width of a Lot's driveway from the garage to an abutting street shall not be less than ten (10') feet.
- 21.3 Driveways, sidewalks and walkways must be maintained in a neat and attractive condition with repairs to be completed within thirty (30) days of Association notice thereof.
- 21.4 Painting a topcoat on driveways and sidewalks is prohibited.
- 21.5 Except for the regular sidewalk from the street to the front entrance of a Living Unit and/or from the front entrance of the Living Unit to a Lot's driveway, no other sidewalks, public or private, will be permitted in the front of a Living Unit or, where applicable, on the side of a Living Unit on a corner Lot abutting the street.
- 21.6 The installation of additional sidewalks or walkways on any Lot require prior ACC approval.

22.0 Garage Conversions

- 22.1 Conversion of a garage or any portion thereof into a living area is prohibited.

23.0 Awnings/Window Shades

- 23.1 Approved awnings are permitted on the side and rear windows of a Living Unit and must match or complement the primary color(s) of the Living Unit. Awnings on playhouses or used as patio covers must match the awnings on the Living Unit. The color selections of awnings must be in accordance with Article 6 of these Guidelines. Once installed, awnings are to be maintained in excellent condition at all times. Please Note: Awnings by their nature and construction tend to fade and discolor over time. The decision to place awnings on a Living Unit should include the consideration that faded or discolored awnings will be required to be repainted or replaced from time to time by the ACC.
- 23.2 Metal and wooden slat-type exterior shades are not permitted on the front of the Living Unit. All exterior shades must be approved by the ACC prior to installation. The color selections of exterior shades must be in accordance with the Article 6 of these Guidelines. After installation, they must be kept in excellent condition at all times.

24.0 Signs, Advertisements, Billboards

- 24.1 No signs, billboards, posters or advertising devices of any character shall be erected or displayed to the public view on any Lot except for one (1) sign of not more than five (5') square feet advertising the property for sale.
- 24.2 Signs which give notice of a home security system are permitted if placed at or near the front entrance and are no larger than 144 square inches. Window stickers which give notice of a home security system are also permitted.

25.0 Flagpoles

- 25.1 Permanent or semi-permanent flag poles are not permitted. Bracket mounted flags, placed near the front entry of the home, may be permitted with ACC approval.

25.0 Garage Sales

- 25.1 Garage sales are highly discouraged because of aesthetic and security reasons.

These ACC Guidelines are subject to modification as the needs of the Twin Lakes community changes. Modifications will be adopted by a majority vote of the Board of Directors of the Association at a duly constituted meeting of the Board and will subsequently be recorded in the Official Public Records of Real Property of Harris County, Texas.

ALL LOTS WITHIN THE PLATS HEREAFTER DESCRIBED AND THE COMMON PROPERTIES AND COMMON FACILITIES WITHIN THE PLATS AS DEFINED IN THE RESPECTIVE DECLARATION AND SUPPLEMENTAL DECLARATIONS HEREAFTER DESCRIBED:

- A. Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section One, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. M-249843 and refiled under County Clerk's File Nos. M-259977, M-350960 and N-082649, originally covering:

Twin Lakes, Section One (63.0054 acres) - recorded under Film Code No. 343084, Map Records of Harris County, Texas. D

- B. Supplemental Declaration for Twin Lakes, Section Two, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-168846 covering, to the extent defined:

Twin Lakes, Section Two (19.7277 acres) - recorded under Film Code No. 349028, Map records of Harris County, Texas.

- C. Supplemental Declaration for Twin Lakes, Section Three, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-865354 covering, to the extent defined:

Twin Lakes, Section Three (46.1496 acres) - recorded under Film Code No. 352012, Map Records of Harris County, Texas.

- D. Supplemental Declaration for Twin Lakes, Section Four, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-865358 covering, to the extent defined:

Twin Lakes, Section Four (16.0093 acres) - recorded under Film Code No. 353015, Map Records of Harris County, Texas.

- E. Supplemental Declaration for Twin Lakes, Section Five, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. P-694871 covering, to the extent defined:

Twin Lakes, Section Five (51.0021 acres*) - recorded under Film Code No. 358051, Map Records of Harris County, Texas.

EXHIBIT "B"

\\C:\MYDOCUMENTS\TWINLAKES\EXHIBITB Certificates 111227

ANY INSTRUMENT WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

MAY - 7 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

which with the requirements and architectural control guidelines contained within the Declaration collectively constitute the Architectural Control Guidelines for the Twin Lakes Subdivisions.

That these current Architectural Control Guidelines of the Association are placed of record in the Office of the County Clerk of Harris County, Texas, in strict compliance with the requirements of Texas Property Code § 202.006.

EXECUTED this 11th day of April, 2012.



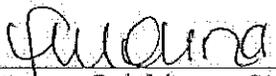
RUSSELL A. BALLARD, President

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of April, A. D., 2012, by RUSSELL A. BALLARD, President of TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation. 102112





Notary Public - State of Texas

RETURN TO:

H. Wayne White, 
Attorney at Law
40 F. M. 1960 West, No. 434
Houston, Texas 77090