

**FIRST SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
BRIDLECREEK COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Bridlecreek Community Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Bridlecreek Community Association, Inc." ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on April 7, 2017 under Clerk's File No. 2017-148507, which Notice was filed for record for the purpose of complying with Section 202.006 of the Texas Property Code:

1. Previously Recorded Dedicatory Instruments: In addition to the Restrictive Covenants identified in the Notice, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Harris County, Texas:

Documents:

- Open Records Policy for Bridlecreek Community Association, Inc.
- Payment Plan Policy for Bridlecreek Community Association, Inc.
- Records Retention Policy for Bridlecreek Community Association, Inc.

Recording Information:

- Harris County Clerk's File No. 2017-212689
- Harris County Clerk's File No. 2017-212686
- Harris County Clerk's File No. 2017-212700

2. Additional Dedicatory Instruments: In addition to the Dedicatory Instruments identified above and in the Notice, the following documents are Dedicatory Instruments governing the Association:

- **Bridlecreek Residential Design Guidelines**
- **Bridlecreek Residential Modification Guidelines**

This First Supplemental Notice is being recorded in the Official Public Records of Real Property Records of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this First Supplemental Notice is true and correct and that the Dedicatory Instruments attached to this First Supplemental Notice are either the originals or true and correct copies of the originals.

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BRIDLECREEK COMMUNITY ASSOCIATION, INC.

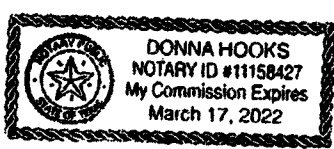
By: *Rick S. Butler*
Rick S. Butler, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

SUBSCRIBED AND SWORN TO BEFORE ME on this the 25th day of April, 2018, to certify which witness my hand and official seal.

Donna Hooks
Notary Public in and for the State of Texas



Return to:
Rick S. Butler
Roberts Markel Weinberg Butler Hailey, P.C.
2800 Post Oak Blvd., Suite 5777
Houston, TX 77056

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BRIDLE CREEK

Residential Design Guidelines

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Introduction

The following Residential Architectural Guidelines (“Guidelines”) are presented as a minimum set of development standards for Bridle Creek. The Guidelines are to provide the framework for essential community objectives to achieve an attractive and coordinated setting for the builders, owners and tenants. They are not intended to limit the creativity of the Builders in their design and construction as design diversity is encouraged.

These Guidelines are specifically for Approved Builders and the Architectural Review Committee (“ARC”) to ensure that each residence constructed meets the development standards. This would include home placement, fencing, driveways, etc., to allow a uniform flow to the community. The ARC will review each single family residential submittal prior to the construction phase. The ARC has the right to establish and enforce the Guidelines for Bridle Creek.

Furthermore, any member of the ARC, Board, Declarant or authorized representative of shall have the right to enter upon and inspect a Lot and the exterior of the improvements for purposes of ascertaining whether or not the provisions in the CCR’s and Guidelines are being complied with. Such persons shall not be deemed guilty of trespassing.

General Responsibilities

The Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. In addition, the Guidelines establish a process for review of proposed construction to ensure that all sites within Bridle Creek are developed with the consistency and quality intended for the development.

To the extent that the County, City of Houston ETJ, Texas ordinances, building code or regulations requires a more restrictive standard than the standards set forth in these Guidelines, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Guidelines shall prevail. Enclosed living areas mean a total enclosed floor area by measuring each level from the outside of the slab to the outside of the slab excluding garages, terraces, non-air conditioned storage areas, decks and porches.

Each Builder is expected to improve and maintain its individual Lots in a neat and orderly fashion. Lot maintenance includes and is not limited to containment of debris, street cleaning, sand bags, and maintenance of silt fencing. Builders are required to comply with respect to building setbacks and the orientation and placement of improvements including but not limited to driveways, sidewalks, dwelling units, detached garages, fencing and landscaping. Connections to utilities are the responsibility of the Builder.

These Guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions (CCR’s) for Bridle Creek and are to be used in the architectural review of Builder plans by the ARC. Non-compliance with these Guidelines is grounds for disapproval of plans by the ARC. The review and approval of plans constitutes conformance with the Guidelines and standards, and protective covenant and deed restrictions, but does not relieve the applicant from conformance to local, state and national codes, ordinances, and standards plus other design considerations not reviewed by the ARC. The Committee assumes no responsibility for structural integrity or for mechanical, electrical and civil design with review of the above. Pursuant to and in accordance with the Declaration, the ARC shall have the exclusive jurisdiction over the design, construction, modification, alteration, and addition of all improvements within Bridle Creek with respect to their compliance with the architectural standards set forth in the Declaration, any dedicatory instrument or the Guidelines. The ARC has the right to amend the Guidelines from time to time at its sole discretion as stated in the CCR’s.



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Builder shall comply with and warrant compliance with any and all applicable building codes, and rules and regulations in effect within the jurisdiction of any governmental agency including but not limited to City, County, State, MUD and EPA, etc. Codes, rules and regulations of the City or other agency with jurisdiction over Bridle Creek that exceed the requirements of these Guidelines shall supersede the Guidelines.

Failure to maintain Lots, construction debris, streets, inlets, sandbags, silt and construction fencing may result in Builders incurring fines by the Bridle Creek Community Association, Inc., the Bridle Creek Municipal Utility District or the ARC.

Disclaimer

Neither the Bridle Creek Community Association, Inc. or the members of the Residential Architectural Review Committee (ARC) or its representative, their successors or assigns, shall be liable for damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to Approve any plans submitted. Every person who submits plans to the ARC for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against the Bridle Creek Community Association, Inc., the members of the ARC, or its representatives, to recover any damages.

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I. Site Plan Guidelines

Prior to the placement of any forms, the Builder must review the regulations required in this document and all corresponding City and County requirements for the specific Lot and Lot Type in order to verify all applicable requirements. It shall be the responsibility of the Builder to discover and become familiar with the corresponding City’s building setback requirements in effect at the time building permits are issued.

A. Lot Sizes

1. 80' and 90'

B. Lot Types

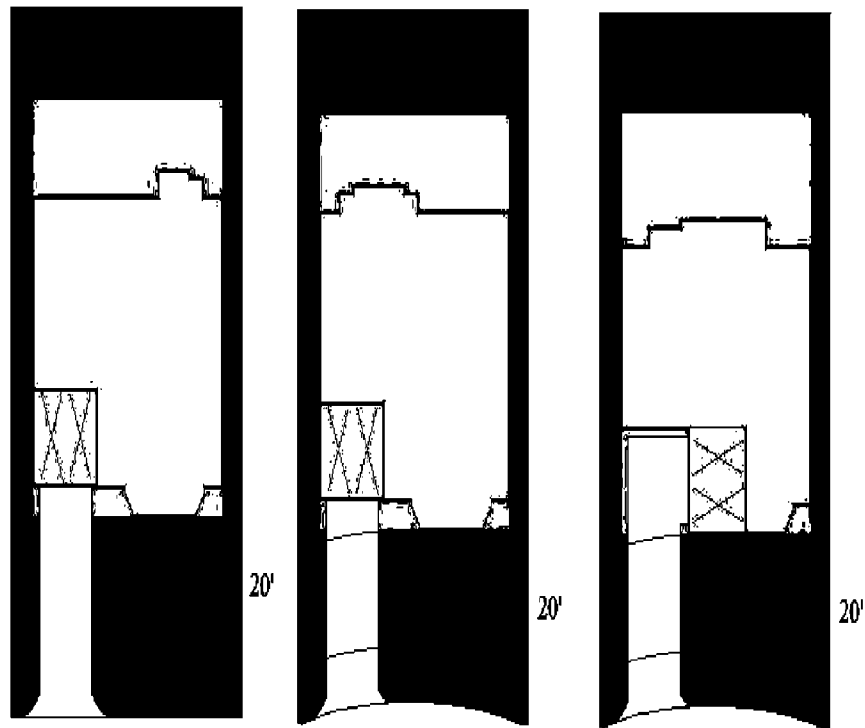
1. **Typical:** Lots that do not side or back to a Reserve
2. **Corner:** Lots that side a street. Lots with a Reserve between the Lot and street are not considered Corner Lots.
3. **Reserve:** Lots that side or back to a Reserve

C. Building Setbacks

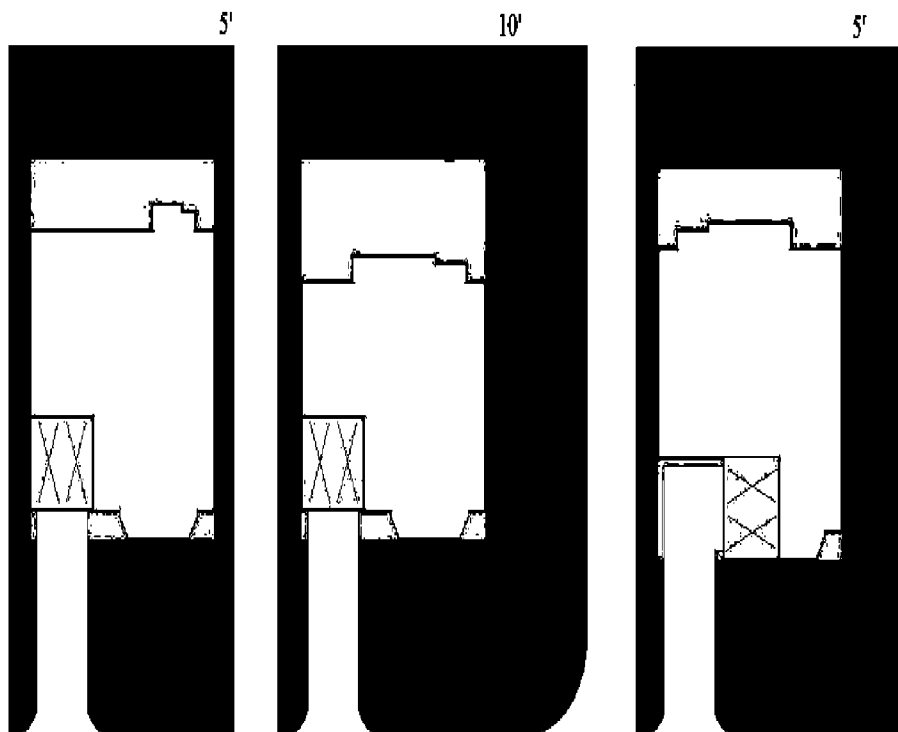
Building setbacks are established by the Developer. Unless otherwise delineated on recorded plat or Section Annexation documents, the following setbacks are required:

Rear Setbacks:	
Typical/Corner	14'
Cul de Sac	14'
Reserve (Reserve Side)	14'
Detached Garage Setbacks:	
Front	60'
Side	3'
Corner Side (Front Loaded)	Prohibited
Corner Side (Side Street Entry)	25'
Reserve (Reserve side)	Prohibited
Rear	14'

1. Front Setbacks:

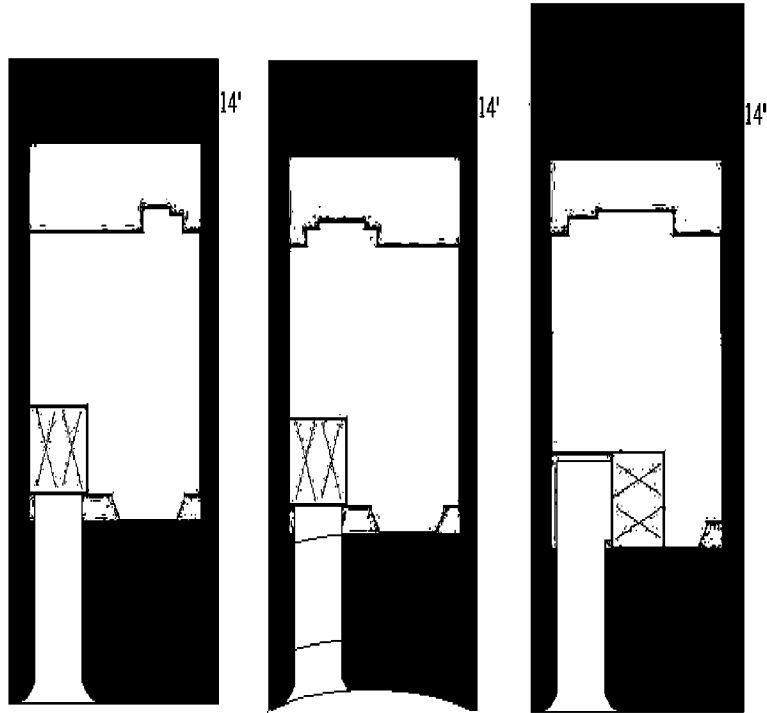


2. Side Setbacks:

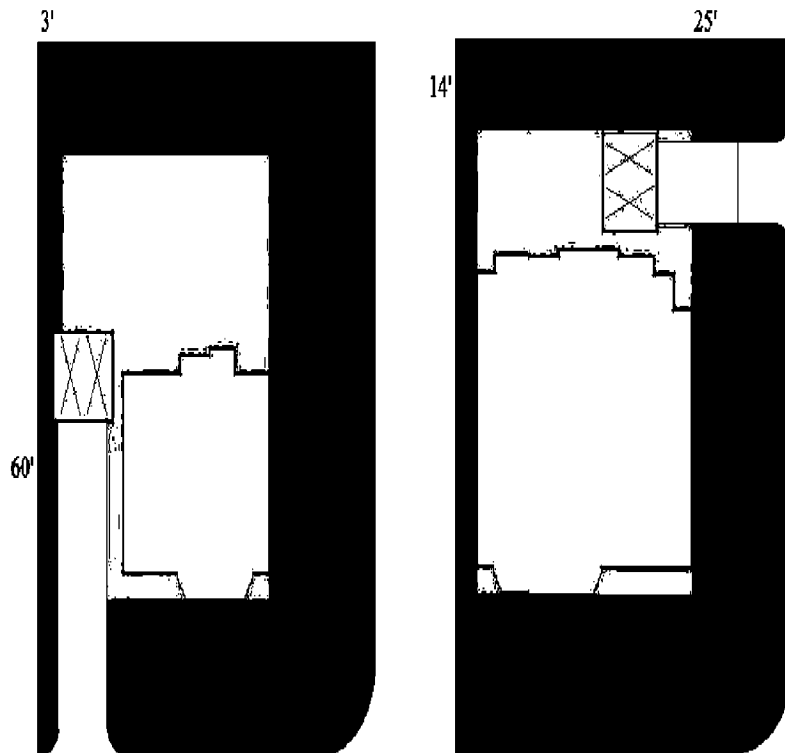


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3. Rear Setbacks:



4. Detached Garage Setbacks:



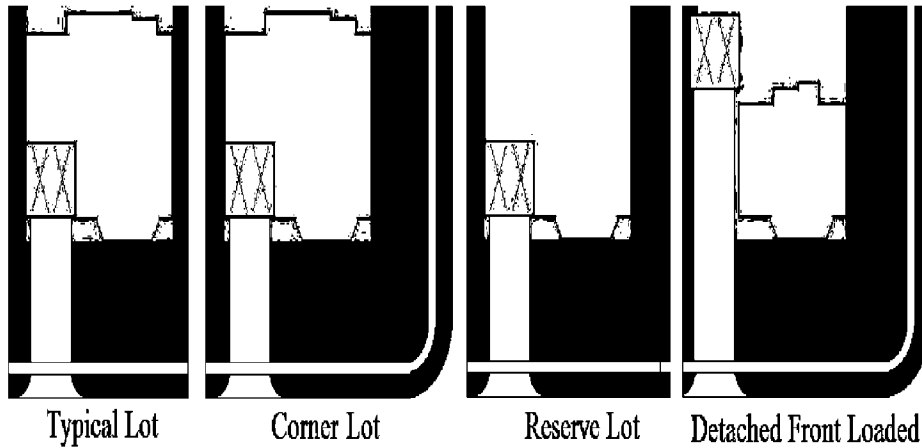
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D. Lot Consolidation

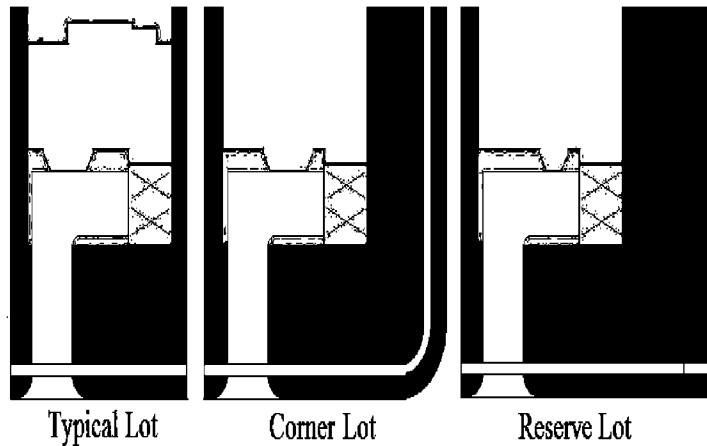
1. Prohibited

E. Garage Placement

1. **Front Loaded Garages:** Garage bays facing the Front of the Lot
 - a. Must be on the Interior Side of Corner or Reserve
 - b. Detached Garages must be on the Interior Side of Corner or Reserve

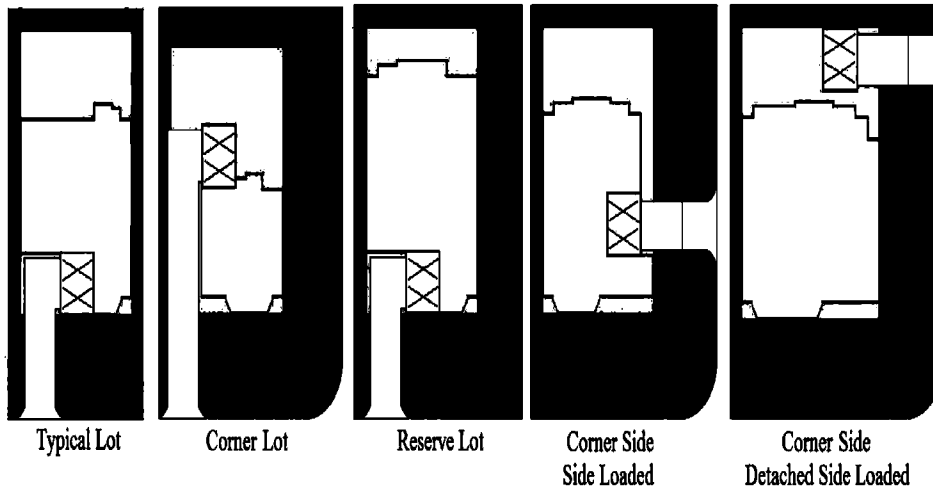


2. **Swing In Garages:** Garage bays facing the interior of the Lot and have a driveway leading from the front of the Lot
 - a. Must have Garage bays facing the Interior Side of Corner or Reserve
 - b. Must not face an entry into a section or court
 - c. Must not face another Swing In Garage or Side Loaded garage



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3. **Side Loaded Garages:** Garage bays facing the side Property Line and have a driveway leading from the front of the Lot
 - a. Must have Garage bays facing the Interior Side of Corner or Reserve
 - b. Must not face the entry into a section or court
 - c. Must not face another Side Loaded Garage or Swing In garage
 - d. **Corner Side, Attached Side Loaded:** Garage bays facing the Corner Side R.O.W.
 - i. Must be no closer than thirty-five feet (35') from the Front Build Line
 - e. **Corner Side, Detached Side Loaded:** Garage bays facing the Corner Side R.O.W.
 - i. Must be at the rear of the Lot
 - ii. Must be a minimum of twenty-five feet (25') from the Corner Side Property Line
 - iii. Must face the Corner Side of the Lot

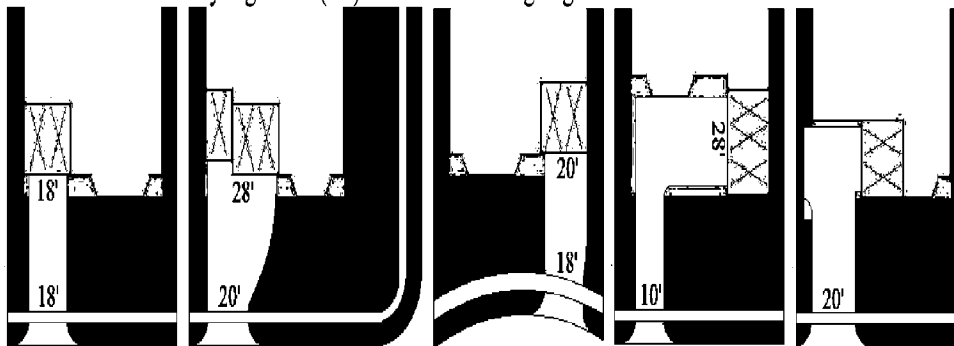


F. Driveways

Refer to City Ordinances for Construction Guidelines.

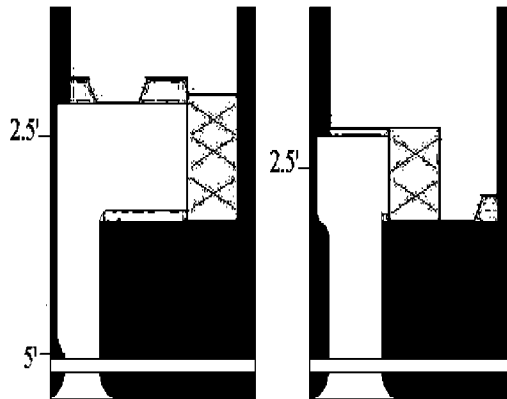
1. Driveway Widths:

- a. **All Driveways:**
 - i. Maximum twenty feet (20') at the front property line
 - ii. Minimum ten feet (10') at the front property line
- b. **Two Car Garage:** Two (2) garage bays side by side
 - i. Maximum twenty feet (20') at the face of the garage
- c. **Three Car Garage:** Three (3) garage bays side by side
 - i. Maximum twenty-eight feet (28') at the face of the garage



2. Driveway Side Setback:

- a. No closer than two and a half feet (2.5') from side property line
- b. No closer than five feet (5') at the front property line to allow for a five foot (5') driveway radii



3. Materials:

- a. Concrete required for all Driveways. Refer to City and County Ordinances for construction Guidelines.
- b. Allowed Materials:
 - i. Decorative materials may include brick, stamped or colored concrete pavers, flagstone, etc.
 - ii. Must receive ARC approval
- c. Prohibited Materials:
 - i. Asphalt paving, loose gravel, stone, and timber borders are prohibited.

4. Prohibited:

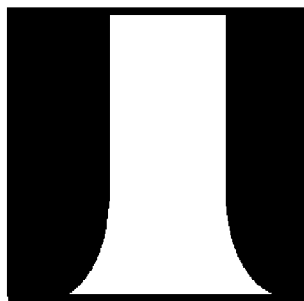
- a. Dual driveways are not permitted such as driveway through a Porte-Cochere and another driveway alongside the Porte-Cochere to access the rear-loaded garage.
- b. Carports

5. Circular Driveways:

- a. Driveway may not cover more than fifty percent (50%) of the total front yard, within the Property Line.
- b. Must receive ARC approval

6. Driveway Radius:

- a. Five foot (5') radii on each side of driveway



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G. Walkways

1. General:

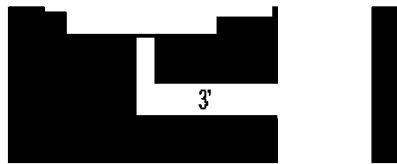
- a. Refer to City Ordinances for construction guidelines

2. Material:

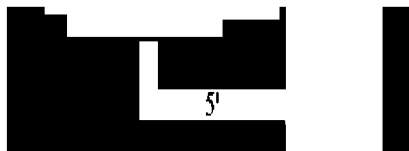
- a. Concrete required for all walkways.

3. Size:

- a. Three feet (3') minimum



- b. Five feet (5') maximum with decorative accents



4. Location:

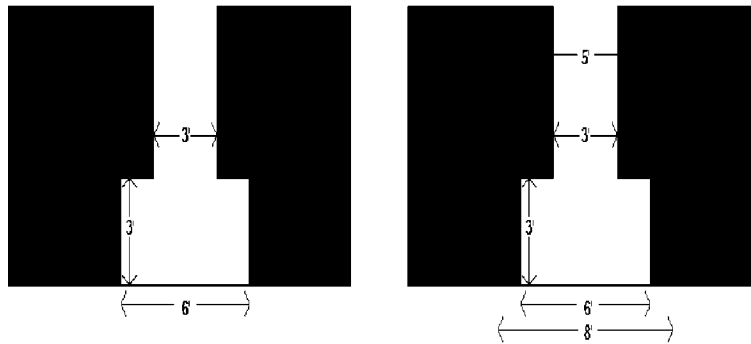
- a. Lead to the driveway
- b. Lead to the street
 - i. Must be curvilinear
 - ii. Must have a Walkway Landing



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H. Walkway Landing

1. Three foot (3') Walkways
 - a. Three foot (3') by six foot (6') cement landing
 - b. Must match the Walkway material
2. Five foot (5') walkways with accent borders
 - a. Four foot (4') by eight foot (8') landing
 - b. Must match the Walkway material



I. Fencing

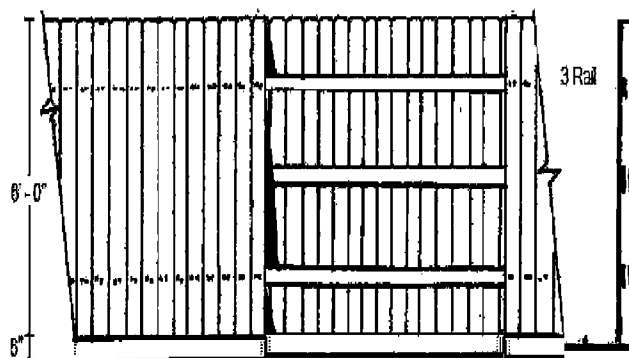
1. Wood Fencing:

a. General:

- i. All Wood fencing must be constructed with #2 or better REAL *cedar*.
- ii. Pickets taller than six feet (6') are prohibited.
- iii. Wood fencing must not extend above adjoining fences such as Developer Masonry, Reserves fencing or adjacent Lot fencing.

b. Good Neighbor Wood:

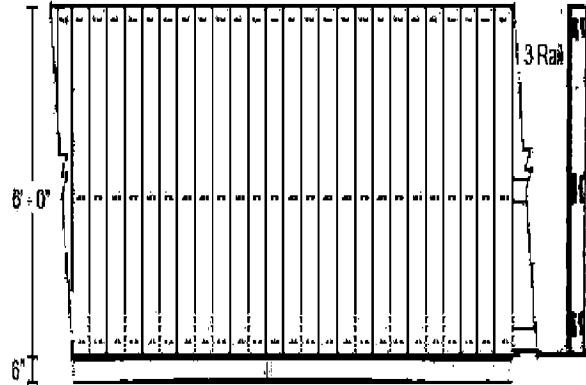
- i. Six foot (6') dog-eared cedar pickets
- ii. Alternating panels of good side out pickets
- iii. Four inch (4") by four inch (4") posts
- iv. Three (3) two inch (2") by four inch (4") rails
- v. Six inch (6") kickboard
- vi. Total fence height: Six foot-six inches (6'6")



BRIDLE CREEK

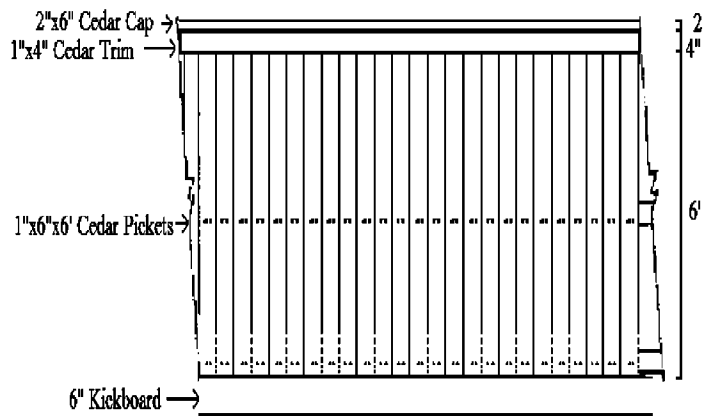
c. Good Side Wood: As required per Development Fencing Plan

- i. Six foot (6') dog-eared cedar pickets
- ii. All good side pickets
- iii. Four inch (4") by four inch (4") posts
- iv. Three (3) two inch (2") by four inch (4") rails
- v. Six inch (6") kickboard
- vi. Total fence height: Six foot-six inches (6'6")



d. Upgraded Wood: As required per Development Fencing Plan

- i. Six foot (6') wood cedar pickets
- ii. All good side out pickets
- iii. Four inch (4") by four inch (4") posts
- iv. Two inch (2") by six inch (6") cap
- v. Three (3) two inch (2") by four inch (4") rails
- vi. One inch (1") by four inch (4") trim board
- vii. Six inch (6") kickboard
- viii. Total fence height: Six foot-eight inches (6'8")



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e. **Fence Stain:** *Revised 5.31.17*

- i. All visible wood fencing must be stained
- ii. Stain color: "Baker's Gray Away Wood Seal, Taupe"
- iii. Must be applied by Developer approved contractor



2. **Fence Location**

a. **Typical Interior Lot:**

i. **Front Fence Returns:**

- Fencing that faces the R.O.W.
- Upgraded Wood
- Must meet the height of adjacent fencing
- Minimum ten feet (10') to maximum twenty feet (20') from the closest corner of the front elevation

ii. **Visible Side Fencing:** Visible fencing between adjoining Lots

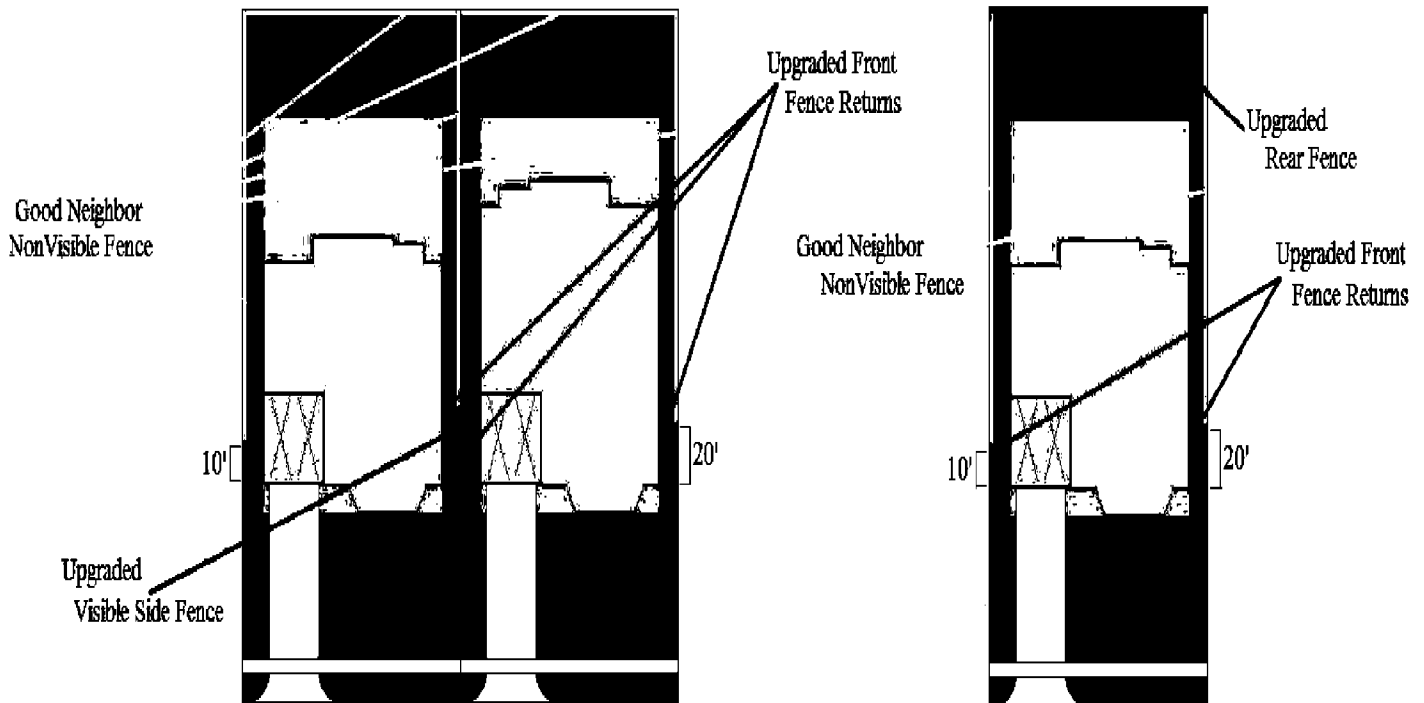
- Upgraded Wood
- Must meet the height of adjacent fencing
- Last Builder to install fencing must complete all fencing to be Upgraded Wood

iii. **Visible Rear Fencing:**

- Upgraded Wood or Good Side Wood as determined by Development Fencing Plan
- Must meet the height of adjacent fencing

iv. **Non-Visible Side and Rear Fencing:**

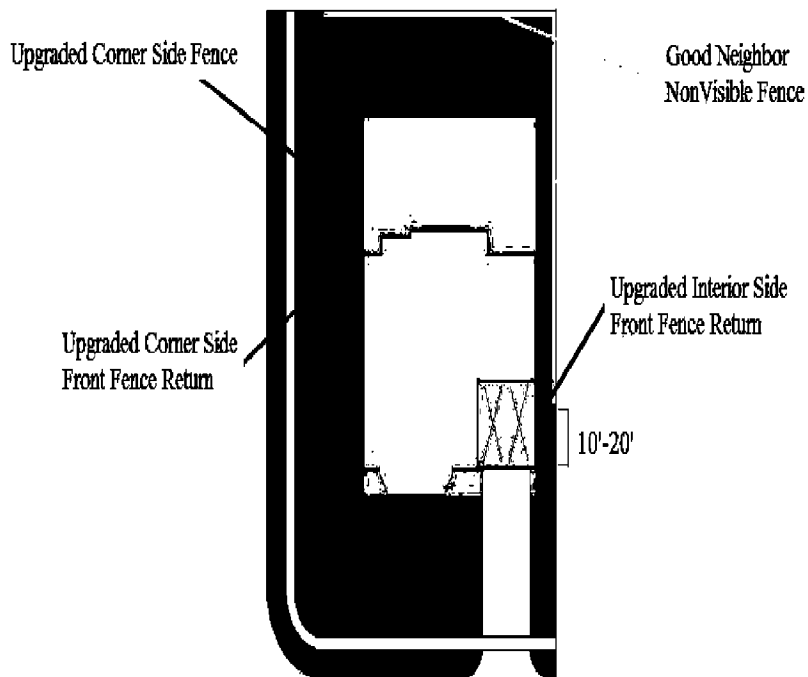
- Good Neighbor Wood



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b. Corner Lot:

- i. Front Fencing:** Fencing that faces the R.O.W.
 - Upgraded Wood
 - Corner Side Front Fence
 - Interior Side Front Fence
 - Minimum ten feet (10') to maximum twenty feet (20') from the closest corner of the front elevation
- ii. Corner Side Fencing:** Fencing that faces the Corner Side Street
 - Upgraded Wood
 - Placed on the Corner Side Property Line
 - Must meet the height of adjacent fencing
- iii. Visible Side Fencing:** Visible fencing between adjoining Lots
 - Upgraded Wood
 - Must meet the height of adjacent fencing
 - Last Builder to install fencing must complete all fencing to be Upgraded Wood
- v. Visible Rear Fencing:**
 - Upgraded Wood or Good Side Wood as determined by Development Fencing Plan
 - Must meet the height of adjacent fencing
- iv. Non-Visible Side and Rear Fencing:**
 - Good Neighbor Wood



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c. **Reserve Lot:** Fence Type as determined by Development Fence Plan

i. **Front Fencing:** Fencing that faces the R.O.W.

- Upgraded Wood
- Minimum ten feet (10') to maximum twenty feet (20') from the closest corner of the front elevation
- Must meet the height of adjacent fencing

ii. **Reserve Side Fencing:** Lots that side a Reserve

- Upgraded Wood or Steel Option
- Must meet the height of adjacent fencing

iii. **Reserve Rear Fencing:** Lots back to a Reserve

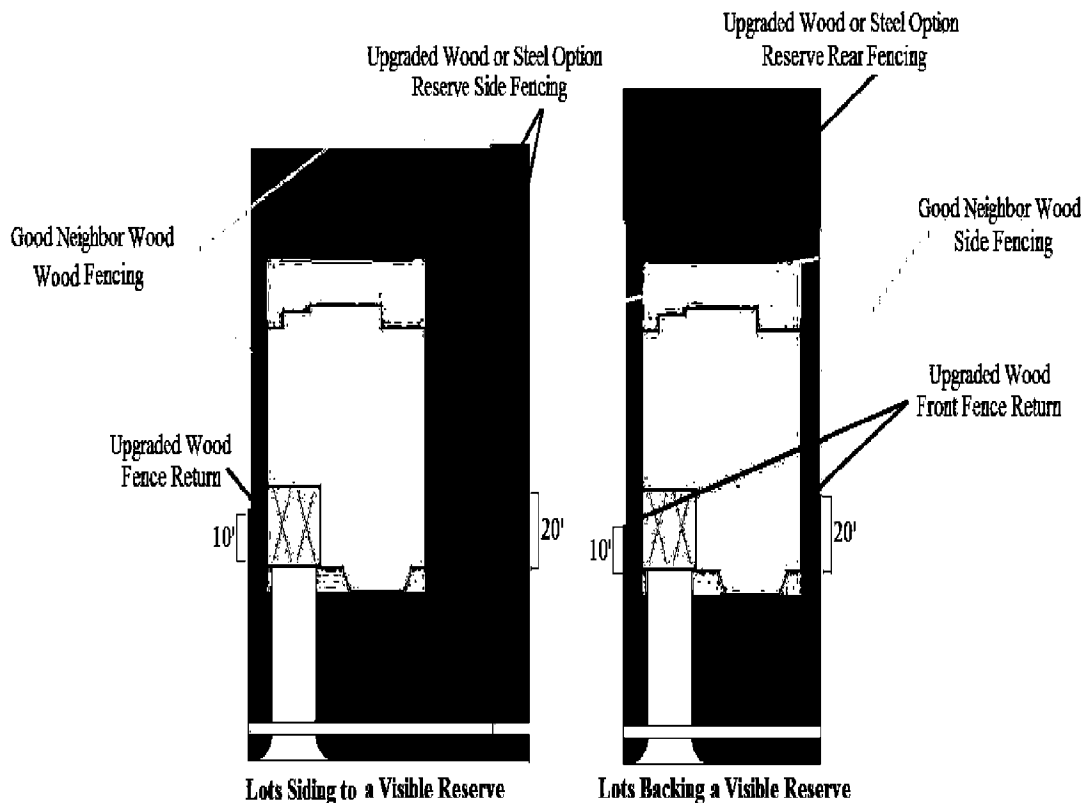
- Upgraded Wood or Steel Option
- Must meet the height of adjacent fencing

iv. **Interior Side Fencing:**

- Good Neighbor Wood

v. **Interior Rear Fencing:**

- Good Neighbor Wood



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J. Breezeways

1. General:

- a. Detached garages require Breezeway connecting the House to the Garage.

2. Breezeway Roof:

- a. Must be the same material as the garage

3. Breezeway Fencing: Visible within public view

a. Wood Fence:

- i. Four foot (4') or six foot (6') Good Side Out Cedar
- ii. Stained Wood

b. Steel Fence:

- i. Four foot (4') or six foot (6') steel fencing
- ii. Ameristar Montage Plus

- c. Lots with Driveway Gates do not require a breezeway fence between the Garage and House.

K. Gates

1. Pedestrian Gates:

a. Upgraded Wood:

- i. A maximum six foot (6') six inch (6") tall by four foot (4') wide wood pedestrian gate may be placed on the Front Fence facing the street.
- ii. Must meet height of adjoining Upgraded Fence
- iii. Corner Side or Reserve Side gates are prohibited.

2. Driveway Gates:

- a. Steel Driveway Gates must receive ARC approval for material, design, and location.
- b. Wood Gates are Prohibited

L. Grading, Drainage, Berms

1. General:

- a. Positive drainage away from the housing structure shall be provided for rainfall, gutter downspouts, irrigation, air conditioner condensation and all other types of water runoff.
- b. Caution should be used in establishing the foundation elevation so that driveways, slabs or insufficient fall does not impair adequate drainage of the Lot.

2. Type of Grading:

- a. **FHA TYPE "A" LOT GRADING-** The Lot has a ridge along Common rear Lot lines and each Lot is graded to drain storm water directly to the street.
- b. **FHA TYPE "B" LOT GRADING-** The Lot has a ridge at the rear of the main house structure from which the Lot is graded to drain storm water in the front of the Lot directly to the street independent of other properties. The remainder of the Lot shall drain the storm water to the rear lot line.

II. Architectural Guidelines

Architectural Guidelines are to establish basic criteria for the construction of residences, garages and other structures. Materials must be of the highest quality in order to insure well-crafted residences. These Guidelines allow for diversity while enforcing the architectural integrity of the whole community. Articulation in design of elevations, including the roofs, is required. Designs lacking articulation are strongly discouraged and may not be Approved by the ARC. Equal priority is given to the rear and sides of a residence that may be within public view, Lakes and Reserves.

A. General:

- 1. Strong gables, standing seam metal accent roofs, usable front porches, etc. are strongly encouraged.
- 2. Equal priority is to be given to the rear and sides of residences that may be within public view such as Perimeter, Corner and Reserve Lots.
- 3. Dutch/French Hips are not allowed
- 4. Brick and stone on the same plane must have ARC approval for color and material selections.
- 5. Designs considered modern or contemporary will not be approved.

B. Lot Types

- Production

C. Square Footage: Air conditioned area measured masonry to masonry

- 80' Lot: 3000 square foot minimum
- 90' Lot: 3500 square foot minimum

D. Plan Width Minimum: Measured from masonry to masonry

- 1. 80' Lot: Overall product width may be no less than twenty feet (20') of the Lot.
- 2. 90' Lot: Overall product width may be no less than fifteen feet (15') of the Lot.

Lot Type	Minimum Plan Width
80' Lot	60'
90' Lot	75'

E. Plan Spacing and Repetition

Elevation	Side of the Street	Number of Lots Between



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F. Masonry Requirements

1. Minimum Masonry Requirements:

Lot Type	First Floor*	Second Floor**
All	100%	100% Masonry (where visible within public view)
*Up to 5% Hardie-Plank may be used as "Accent" treatment on Front Elevations		
** Perimeter, Corner Side R.O.W., Reserves as determined by the ARC. See Masonry Plan		

G. Exterior Materials

1. Masonry: Masonry to be defined as Brick, Stone or Stucco

- a. **Brick:** Must meet the standard specifications established by the Brick Institute of America.
 - i. Brick and stone on the same plane must have ARC approval for color and material selections.
- b. **Stone:** Must meet the standard specifications established by the Brick Institute of America.
 - ii. Natural quarried or cultured stone is permitted with ARC approval.
 - iii. Brick and stone on the same plane must have ARC approval for color and material selections
- c. **Stucco:** Quality and installation must meet cement and Plaster Institute minimum standards.
 - i. Cementitious-based or acrylic-based stucco is permitted .
 - a) EFIS and Dryvet are prohibited.
 - ii. May be used in combination of other materials

2. Wood:

- a. **General:**
 - i. All wood must be painted, stained or treated
 - a) Stained wood must be sealed
 - ii. Natural weathered wood is prohibited.
 - iii. Hardie plank is not considered wood.
- b. **Wood Trim:**
 - i. Must be high quality milled finish-grade stock
 - ii. Must be stained or painted
 - iii. MDO (Medium Density Overlay) is allowed.

3. Hardie-plank:

- a. Cement Hardie-plank (or other approved cementitious fiber material)
- b. Hardie-plank is not considered masonry.

4. Siding:

- a. Hardie-plank siding is permitted.
- b. Siding is permitted on side and rear elevations with ARC approval.
- c. Board and Batten siding, metal, reflective aluminum or vinyl siding are prohibited.

5. Metal:

- a. Standing seam metal accent roofs are encouraged.
- b. Exposed metals must be anodized aluminum, bronze, copper or painted galvanized steel
- c. Wrought Iron ornamentation for decorative accent may be allowed with ARC approval.

6. Accent:

- a. Hardie-plank may be used as 5% accent treatment on Front elevations for trim, soffits or window frames with ARC approval.

H. Shirt Fronting

1. General:

- a. Masonry material must wrap from the Front Elevation to the Side Elevations a minimum of two feet (2').
- b. Shirt Fronting is Prohibited: Material may not stop on the corner of the Front Elevation.



Prohibited

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I. Masonry Repetition

1. General:

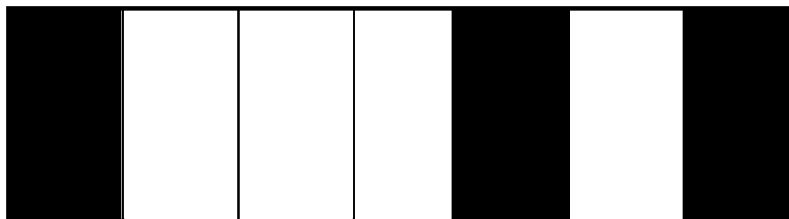
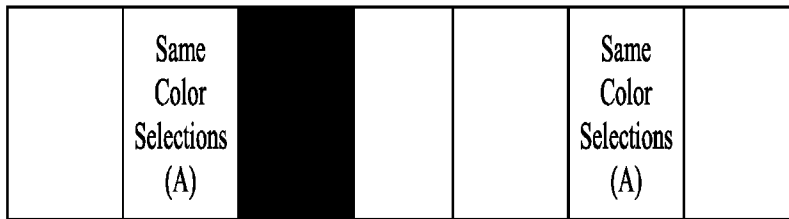
- a. Same color *family* brick, stone or stucco may not be immediately adjacent to or directly across the street from one another.



J. Exterior Colors

1. General:

- a. Same *Paint Color Selections* or *Schemes* must have 3 full lots between
- b. Maximum of three (3) colors per residence.
 - i. Wood stain is considered a color.
- c. Paint colors must harmonize and complement the masonry material(s).
 - i. Pastel and primary colors are prohibited unless used on doors or shutters with ARC approval.
- d. Earth tones are required.
- e. Dark and light stone combinations to be avoided, must have ARC approval.



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2. **Brick:**
 - a. Earth tone
 - b. Solid red and solid white bricks are prohibited.
3. **Stone:**
 - a. Dark and light flagstone combinations are prohibited.
4. **Stucco:**
 - a. Earth tones
 - b. White selections must have ARC approval.
 - i. Cream hues allowed
 - c. Bright colors prohibited
 - i. Stark/bright white to be avoided
5. **Paint:**
 - a. Earth tones
 - b. Colors must harmonize and complement the masonry material(s).
 - c. Primary colors are prohibited unless used on doors or shutters with ARC approval.
 - d. Pastel colors or colors considered brilliant are prohibited.
6. **Stain:**
 - a. Earth tone

K. Covered Porches

1. Porches, steps, stoops – Concrete may be finished in tile, brick or stone with ARC approval.
2. Roof must be the same material as house roof with column supported overhangs.
3. Roof pitch must be 3:12 or greater.

L. Balconies

1. Second floor balconies on Interior Lots or facing the rear or side yard of another Lot are prohibited.

M. Windows

1. General:

- a. Flat arches over windows, narrow or square windows are preferred.
 - i. Round arches are strongly discouraged.
- b. Bathroom windows facing streets, within public view or adjacent Lots must have privacy glass block, frosted, tinted or similar privacy window treatment.
 - i. Must receive ARC approval

2. Materials:

- a. Metal or Vinyl-clad, double paned windows or higher quality must be used.
- b. Metal window finishes must complement the architectural style and color of the home.
- c. Bronze, white, black, taupe are acceptable.
- d. Clear anodized aluminum is prohibited.

3. **Tinting:**
 - a. Encouraged for energy conservation purposes. Must receive ARC approval.
 - b. Tinting encouraged for bathroom windows facing streets or public view.
4. **Prohibited:**
 - a. Bronze, reflective glass, mirrored glazing or tinting, awnings, burglar or security bars on windows or doors are prohibited.

N. Front Entries and Doorways

1. Front entries with wide openings, iron accents, flat arches over front entries and doorways are preferred.
 - a. Rounded arches are prohibited.
 - b. Narrow two story entry ways are prohibited.
2. Aluminum or metal storm doors with glass and screen doors are prohibited on front or side elevations where visible within public view or rear elevations of all Lake Lots.

O. Chimneys

1. **Materials:**
 - a. Chimneys must be constructed of one hundred percent (100%) masonry.
 - b. Cantilevered chimneys are prohibited.
2. **Chimney Caps:**
 - a. Fireplaces using metal spark arrestor or other metal venting apparatus at top of chimney must have painted metal cowling surround installed atop the chimney.
 - b. All metal or other chimney materials must be painted the same color as chimney material.
3. **Gas Fire Places:**
 - a. Direct vent permitted if not visible from the street.

P. Roofs

1. **General:**
 - a. Strong gables are encouraged
 - b. Dutch or French hips, flat roofs, or mansard roofs are prohibited.
2. **Materials:**
 - a. **Shingle:**
 - i. Weathered Wood thirty (30) year shingle, fiberglass composition, slate, metal or tile twenty-five (25) year
 - ii. Garage and breezeway roofs must be same material as the roof of the home.
 - iii. Red and green colors are prohibited.
 - b. **Tile/Slate:**
 - i. Twenty-five (25) year clay tile
 - ii. Color Allowed: Earth tones
 - iii. Colors Prohibited: Light gray, blue, white, red, green

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c. Other Roof Materials:

- i. Other roof materials and colors may be allowed with ARC approval.

d. Metal: Accent Roof

- i. Galvanized standing seam metal
- ii. Copper roofing and standing seam metal for Bay windows and porches are encouraged.
- iii. Must have ARC approval for location and color.
- iv. All other exposed roof metal must be located to the rear or side slopes, away from public view and painted to match the roof color.
- v. Prohibited: Corrugated tin

3. Pitches:

a. One Story:

- i. 8:12 or greater
 - a) 6:12: May be allowed as determined by the architectural style of the home, with ARC approval

b. Two Story:

- i. 6:12 or greater on all sides

c. Porches:

- i. Must be 3:12 or greater

d. Dormers:

- i. Must be 3:12 minimum

4. Garage Roof:

- a. May not exceed height of a two story home
- b. Must be the same material as the home

5. Roof Top Accessories:

a. General:

- i. Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted.
- ii. Placement must be in the least obtrusive location, no higher than the highest point of the rear line of the residence and must not be visible from the street.
- iii. Must receive ARC approval for placement
- iv. All items atop the roof must match the roof color.

b. Skylights:

- i. Must be integrated with the roof design, parallel to the roof pitch
- ii. Framing must match the roof color.
- iii. Must receive ARC approval for placement

c. Solar Collectors:

- i. Solar collectors must not be placed within public view.
- ii. Must match roof color
- iii. Must receive ARC approval for placement

- d. Plumbing or heating vents, stacks or other projections must be placed out of street or Lake view if at all possible and must be painted to match roof material.



Q. Garages

1. General:

- a. A garage capable of parking two (2) cars is required for all Lots.

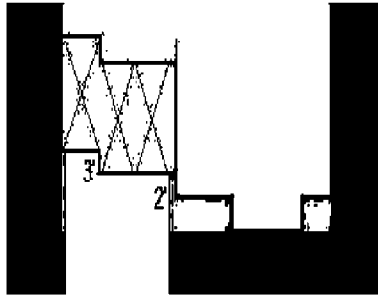
2. Attached Garages:

a. Front Loaded Two Car:

- i. Must be set back a minimum of two feet (2') from the front elevation.
- ii. Maximum ten foot (10') storage extensions permitted with ARC approval.

b. Front Loaded Two or Three Car Garage:

- i. Third (3rd) car bay must be setback a minimum of five feet (3') from the Two Car Bay.
- ii. Maximum ten foot (10') storage extensions permitted with ARC approval.



3. Swing In or Side Loaded Garages:

- a. One (1) car or two (2) bay car Swing In or Side Loaded garage allowed in addition to required two (2) car garage.
- b. Garage bays may not face the entry into a section, or court, corner side street, Lake, or face each other. Must receive ARC approval.
- c. Side loaded garage bays may not face the entry into a section, or court, Lake, or face each other. All must receive ARC approval.
- d. Garage elevations that are highly visible or are on Corner Lots require additional articulation.

4. Detached Garages:

- a. The front elevation of a detached garage must be masonry.
- b. All elevations within public view must be masonry.
- c. Garage elevations that are highly visible or are on Corner Lots require additional articulation.
- d. Detached garages are not permitted on green areas or Lake Lots.

5. Porte Cocheres:

- a. Must be the same architectural style of the home
- b. The side yard setback is the same as the home.

6. Storage Space:

- a. Five foot (5') storage space added to garage is allowed.
- b. Ten foot (10') storage space added to garage is permitted and may be required with ARC approval.

7. Garage Conversion:

- a. Conversion of any garage space into livable area must receive ARC approval.
- b. Lot must still have a garage capable of parking a minimum of two (2) cars.
- c. Detached Garage Second Floor Living Space:
 - i. Living space above garage is allowed if the living space is within the roof line of the below garage, with ARC approval



R. Garage Doors

1. General:

- a. All garage doors must be metal or wood with paneled design that matches the architectural style of the home.
- b. Single and Double Garage Door Height:
 - i. Maximum height of eight feet (8') unless otherwise approved by ARC.
- c. Double Garage Door Width:
 - i. Maximum width of eighteen feet (18') unless otherwise approved by ARC.

2. Front Loaded Garages:

- a. Two (2) Car Garages may have one (1) double door or two (2) single doors separated by a ten inch (10") column.
- b. Three (3) Car Garages may have one (1) double door and one (1) single door separated by a ten inch (10") column.

3. Swing In or Side Load Garages:

- a. Two (2) Car Garages may have one (1) double door or two (2) single doors separated by a ten inch (10") column.
- b. Three (3) Car Garages may have one (1) double door and one (1) single door separated by a ten inch (10") column.
- c. May have one double door or two single doors separated by a ten inch (10") column.

4. Detached Garages:

- a. The single door should be placed on the side of the garage closest to the side property line.
- b. The double doors must be placed on the side closest to the home.
- c. Two (2) Car Garages may have one (1) double door or two (2) single doors separated by a ten inch (10") column.
- d. Three (3) Car Garages may have one (1) double door and one (1) single door separated by a ten inch (10") column.

S. Driveways

1. Materials:

- a. Concrete required for all Driveways.
- b. Decorative materials may include brick, stamped or colored concrete pavers, flagstone, etc. Must receive ARC approval.
 - i. Asphalt paving, loose gravel, stone, timber borders are prohibited.

T. Foundations

1. No more than six inches (6") of vertical surface of the concrete slab shall be exposed to view from the street or Lake.
2. Exposed foundation must be screened. See Landscape Guidelines.

U. Plate Height

1. Nine foot (9') minimum Interior first floor Plate Height is required.
2. Minimum Eight foot (8') Exterior first floor Plate Height must be kept to a minimum along the front elevation.
3. Garage Plate Heights may be eight foot (8').

V. Railing

1. Railing may be approved stylized wrought iron, steel or painted decorative wood.
2. Must match the architectural style of the home. Railing color must receive ARC approval.
3. Pressure treated railing is prohibited.

W. Lighting

1. Cast aluminum or brass fixtures are permitted.
2. Colored lighting, high intensity lighting such as Mercury vapor, “spill over” lighting (onto neighboring yards, other properties, streets or public spaces), exposed transformers and wiring are all prohibited.
3. All exterior lighting must receive ARC approval.

X. Screening

1. All heating, A/C, mechanical and pool equipment, meters and pedestals must be screened with landscaping or fencing from public and Lake view.

Y. Address Marker

1. Required on all Front Elevations
2. Builder standard marker

Z. Energy Efficiency

1. All Builders are required to build Energy Star or current energy program, which meets or exceed International Energy Codes.
2. Builders must adapt and stay current with evolving Energy Codes and Standards.

AA. Builder Signage

1. **Model Identification sign:**
 - a. One (1) lighted sign per model home
 - b. Sign size, shape, material and color must have prior ARC approval.
2. **Lot Identification sign:**
 - a. For advertising and sale of a Lot
 - b. One sign per Lot
 - c. No more than six (6) square feet in size
3. **Temporary Signs:**
 - a. Must receive ARC approval
4. **Bandit signs and banners:**
 - a. Prohibited

BB. Flag Poles

1. No more than two (2) flag poles per Builder within Bridle Creek
 - a. Twenty-five foot (25') maximum height
 - b. Placement and color must receive ARC approval. Must be removed at sale of the model home
 - c. Texas and United States Flags only

CC. Mail Clusters

1. U.S. Post Office standard mail clusters will be installed at appropriate locations.
2. No individual mail boxes are permitted.

DD. Swimming Pools, Hot Tubs, Reflective Ponds, Water Amenities: Revised 4.18.18

Must receive ARC approval.

1. Deposit of \$1500 to be held by HOA.
2. Waterfalls or similar amenities shall not extend more than four feet (4') above grade on a Lake Lot. No more than six feet (6') on any other Lot.
 - a. Front yard fountains and above ground pools are prohibited.

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III. Landscape Guidelines

Landscape Guidelines provide the minimum requirements for site improvements. Plant proportions shall be those recognized and recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. A combination of Native Texas trees, shrubs, ground covers and grasses from the Preferred Plant list should be utilized. A plant is considered dead if at least 50% of its growth is dead or fails to make new growth from a dormant stage.

All replacements must conform to the original Landscape Guidelines. The ARC reserves the right to require the builder to replace plants that do not meet these requirements.

A. Yard Type

1. Front Yard:

- a. Planting beds in the front of the home

2. Visible Rear Yard:

- a. Rear yards that back or side a boulevard or collector road, or are visible within public view as designated on Section Specific Plan.

3. Corner Lot:

- a. Planting beds on Corner Side yards facing a street
- b. Plantings shall be in clusters along fence facing the street.

4. Landscape Buffer:

- a. Non-Corner Lots with visible front or side yard fencing that measures thirty feet (30') or more in length require a Landscape buffer. See Corner Lot/Landscape Buffer Requirements.

B. Sod

1. St. Augustine required
2. All front yards must be sodded.
3. All Side and Rear yards visible within public view

C. Planting Beds

1. Planting beds must be a minimum of five feet (5') along the elevation toward the Property Line.
 - a. Curvilinear
2. Groupings of shrubs of the same species providing a substantial look

D. Edging:

1. Ryerson steel edging (or similar), brick set in mortar or natural stone are permitted.
2. Plastic, loose brick, concrete scallop, corrugated aluminum or plastic, wire wickets, railroad ties or timbers are prohibited.
3. Wire or small picket fencing, continuous concrete bands are also prohibited.
4. Rocks, rock walls or other similar substances may not be used as yard border on any front or side yard.

E. Landscape Rocks:

1. Landscape rocks or similar hardscape may be incorporated into front and rear yard landscape with ARC approval.
2. Solid rock yard or similar type of hardscape is prohibited in the front yard or side yard visible from the street.

F. Mulch:

1. Hardwood
2. Required for all visible Planting Beds
3. Black and brown required
 - a. Colors other than black and brown must receive ARC approval.
4. Gravel, rock or red mulch is prohibited

G. Screening

1. Foundation:

- a. All foundation visible within public view must be screened with evergreen landscape.
 Front foundation of the home and garage parallel to the Front R.O.W.
 Corner Side foundation, outside of the fencing, parallel to the Corner Side R.O.W.

2. Mechanical Equipment:

- a. All mechanical equipment such as air conditioning units, utility pedestals, meters, transformers, pool equipment, etc. must not be within public view.
- b. Any equipment not able to be placed out of public view must be screened with evergreen shrubs.
- c. See Preferred Plant List for screening options.

H. Irrigation

1. Required for all visible yards
2. Irrigation systems of approved design must have a minimal overthrow onto impervious areas using the current standards at time of installation.
3. All equipment for such systems must be screened from public view with evergreen shrubs.

I. Minimal Landscape Requirements

Front Yard					
Lot Size	Yard Trees*	30 Gallon Ornamentals	15 Gallon Shrubs	5 Gallon Shrubs	1 or 3 Gallon Plants/Shrubs
80' & 90'	Two 4" caliper Hardwoods	One	Three	Fifteen	Thirty-five 1 Gallon Plants
**Foundation and Equipment Screening	Evergreen Shrubs				
*One existing natural tree may be used to count toward Yard Tree requirements. Trees must be in good health, must be located in comparable locations to meet the general location for yard trees and must receive ARC approval.					
Palm trees are prohibited.					
May increase 5 gal. and decrease 3 gal. shrubs. See Preferred Plant List "Shrubs"					
**Foundation and Equipment facing the R.O.W. or visible within public view must be screened. To include but not limited to Garages.					

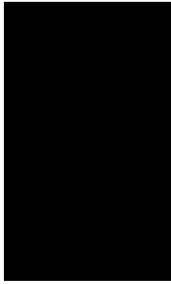
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Visible Rear Yard
Two 3" caliper Hardwoods
Palm trees allowed with ARC approval.
*One existing natural tree may be used to count toward Yard Tree requirements. Trees must be in good health, must be located in comparable locations to meet the general location for yard trees and must receive ARC approval.

Corner Lot/Landscape Buffer	
*30 Gallon Ornamental Trees	Two
*5 Gallon	Nine
**Corner Side Tree	One 2" caliper Hardwood
Palm trees are prohibited.	
*Required for all visible fencing that measures thirty feet (30') or more in length.	
**Visible Fencing of sixty feet (60') or more in length requires One Corner Lot/Landscape Buffer PLUS One 2" caliper Corner Side Hardwood Tree	

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J. Preferred Plant List
 1. Shade Trees



Big Tooth Maple



Cherry Laurel



Cypress, Bald



Cypress, Montezuma



Elm, Cedar



Elm, Lacebark



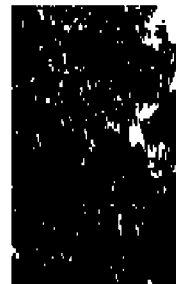
Escarpment Black Cherry



Oak, Blackjack



Oak, Bur



Oak, Chinquapin



Oak, Escarpment Live



Oak, Lacey



Oak, Southern Live



Oak, Monterey



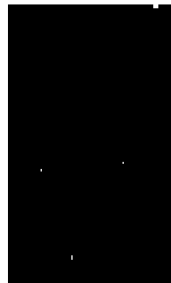
Oak, Shumard



Oak, Texas Red



Pecan



Soapberry



Texas Ash

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2. Ornamental Trees



American Smoke Tree



Anacacho Orchid Tree



Carolina Buckthorn



Crape Myrtle



Desert Willow



Eve's Necklace



Flameleaf Sumac



Goldenball Leadtree



Mexican Buckeye



Mexican Plum



Mountain Laurel, Texas



Poinciana
Bird of Paradise



Poinciana
Red Bird of Paradise
Pride of Barbados



Possumhaw Holly



Red Buckeye



Redbud, Mexican



Redbud, Texas



Roughleaf Dogwood



Rusty Blackhaw
Viburnum



Senna, Flowering

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Senna, Lindheimer



Texas Persimmon



Texas Pistachio



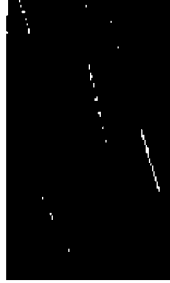
Yaupon Holly

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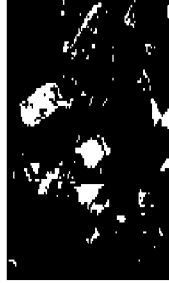
3. Shrubs



Agarita



Agave (Century Plant)



American Beautyberry



Artemisia



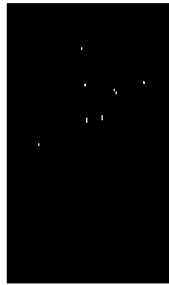
Barbados Cherry



Barberry, Japanese



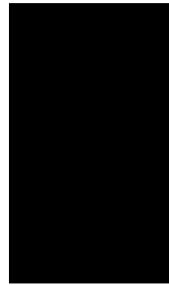
Basket Grass (Sacahuista)



Black Dalea



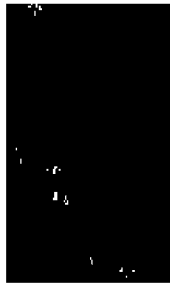
Bush Germander



Butterfly Bush



Butterfly Bush, Woolly



Coralberry



Cotoneaster



Esperanza Yellow Bells



Evergreen Sumac



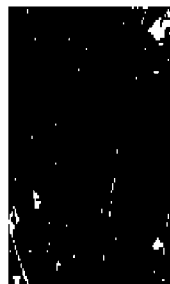
Flame Acanthus



Fragrant Sumac



Glossy Abelia



Holly, Burford



Holly, Dwarf

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Holly, Dwarf
Chinese



Holly, Dwarf
Yaupon



Kidneywood



Lantana, Pink



Lantana, Texas



Mistflower, White
Shubby White
Boneset



Mistflower, Blue
Blue Boneset



Mountain Sage



Nandina (dwarf-
types)



Oleander



Palmetto, Dwarf
Texas



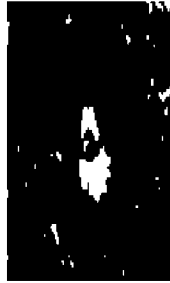
Primrose Jasmine



Rock Rose



Rose, Belinda's
Dream



Rose, Knock Out
Texas



Rose, Livin' Easy



Rose, Marie Pavie



Rose, Mutabilis



Rose, Nearly Wild



Rose, Old Blush

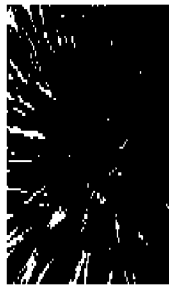
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Rosemary



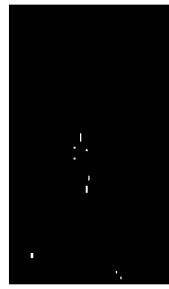
Sage, Texas



Sotol, Texas



Southern Wax
Myrtle



Turk's Cap



Wax Myrtle,
Dwarf



Yucca, Paleleaf



Yucca, Red



Yucca, Softleaf



Yucca, Twistleaf

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4. Ornamental Grasses



Bamboo Muhly



Big Bluestem



Big Muhly



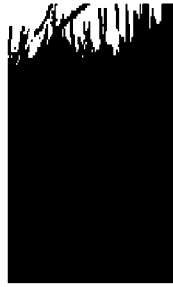
Bushy Bluestem



Deer Muhly



Dwarf Fountain
Grass



Gulf Muhly



Indian Grass



Inland Sea Oats



Little Bluestem



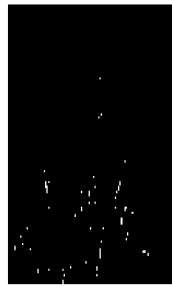
Mexican
Feathergrass
(Wiregrass)



Purple Lovegrass



Seep Muhly



Sideoats Grama



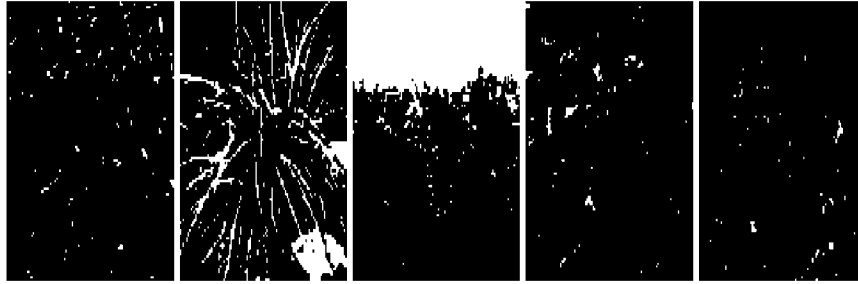
Switchgrass



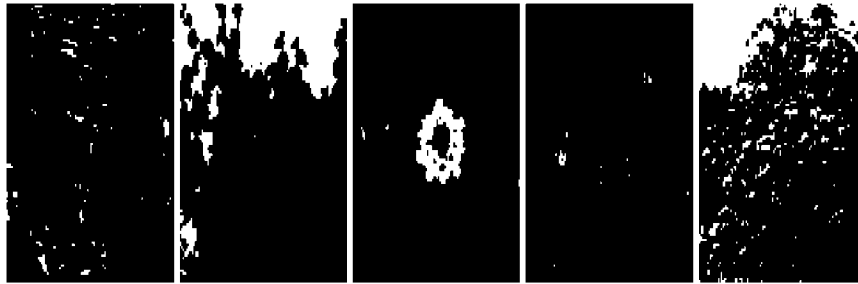
Wild Rye

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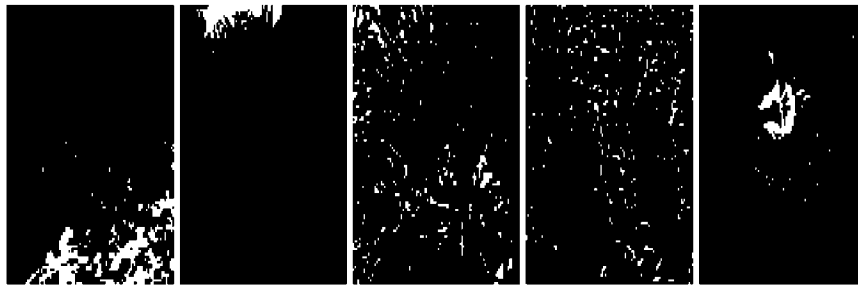
5. Vines and Groundcovers



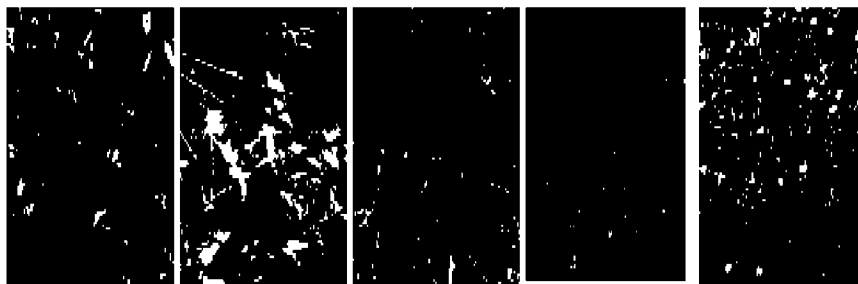
Asian Jasmine Aztec Grass Carolina Jessamine Coral Honeysuckle Coral Vine



Crossvine Fig Vine Frogfruit Horseherb Lady Banksia Rose



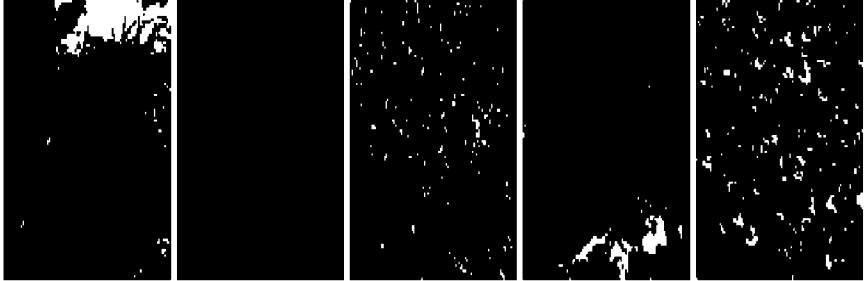
Leadwort Plumbago Liriope Monkey Grass (Mondo Grass) Oregano Passion Vine



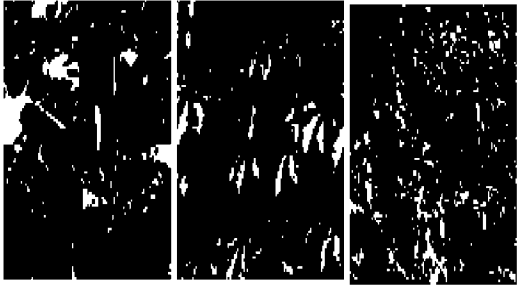
Periwinkle, Littleleaf Pigeonberry Purple Heart Red Salvia Santolina (Lavender)

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Cotton)



Sedge, Berkeley Sedge, Meadow Sedge, Texas Sedum (Stonecrop) Silver Ponyfoot



Trumpet Vine Virginia Creeper Woolly Stemodia

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IV. Construction Guidelines

The following Construction Guidelines (Guidelines) shall apply to any and all work performed on or within the Bridle Creek Development. All Builders shall be bound by any County building codes and all other applicable governing authority.

A. Builder's Compliance

The Builder shall comply with these Guidelines. Non-compliance will result in written notification from the ARC of any observed violation/s via Fax and/or Email to the Field Supervisor and Project Manager. The Builder will have seven (7) calendar days after such notice to correct the violation item/items. If non-compliance item/s are not corrected within the seven (7) days a second written notification will be sent. Failure to address violation notices could affect approval of future submittals.

B. Governing Authority

All Applicants shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act Regulations and Guidelines (OSHA).

C. Construction Trailers, Portable Field Offices, Sales Trailers Etc.

Any Applicant who desires to bring a sales trailer, construction trailer or field office into Bridle Creek must submit a written request for approval by the ARC. The location of such trailers or offices must also be requested in writing for approval by the Bridle Creek ARC. Requests must include a copy of the site plan with proposed location and description of trailer or office. Landscape screening is required for all trailers and must receive ARC approval. All storage areas require fencing on all sides. All temporary structures must be removed upon completion of construction of the model home.

D. Debris and Trash Removal

Builders shall clean up all trash and debris on the construction site on a regular basis. Lightweight materials, packaging and other items shall be covered or weighted down to prevent being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto streets and neighboring properties. Builders are *prohibited* from dumping, burying or burning trash anywhere within Bridle Creek. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore or affecting other Lots or any open space. Each Builder is required to construct a trash containment area within the middle of the front of the Lot. Orange construction fence should be placed on sides and rear of construction Lot to prevent construction debris from blowing into adjacent Lots. The Developer will designate an area in each Section in Bridle Creek specifically for concrete wash-out. The Builders must clean out the concrete wash-out at intervals of no less than 30 days. Mud and dirt from the construction site on the paved streets of Bridle Creek whether caused by the builder or any of its subcontractors or suppliers shall be promptly removed and streets shall be cleaned by the builder.

E. Sanitary Facilities

Adequate sanitary facilities for Builder's construction workers must be supplied by each Builder. Such facility placement must be submitted for approval by the ARC.

F. Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within areas designated by the ARC. All vehicles shall be parked so as not to inhibit traffic. At no time shall vehicles be allowed to park under existing trees and must stay off of and away from tree roots. Each Builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted within the Development. Adhering to the speed limits should be a condition included in the contract between the Builder and its subcontractors/suppliers. The Builder and its subcontractors/suppliers shall use extreme caution around occupied properties. Resident complaints shall be courteously addressed and resolved quickly. Repeat offenders will be reported to the local County Law Enforcement office. Once occupied properties exist, the developer may restrict parking to one side of the street only.



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G. EPA - SWPPP

Each Builder shall comply with the Environmental Protection Agency's Storm Water Pollution Prevention Program (SWPPP) or other governmental authorities on similar issues.

H. Excavation Materials

Excess excavation materials shall be hauled away from Bridle Creek and properly disposed of. Failure to do so shall result in the ARC removing the material and charging the expense to the Builder. Evacuation materials may not be deposited on any Reserves or Lots not belonging to that builder.

I. Restoration or Repair of Other Property Damages

Damage or scarring of any property outside the construction Lot, including but not limited to roads, driveways, utilities, vegetation and/or other improvements that results from construction operations will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and at the expense of the Builder. If the Builder fails to restore/repair the damaged area, the ARC may repair the area and impose the expense as a charge against the construction deposit. In the event of default by the Builder in meeting these obligations or the construction deposit is insufficient to meet the obligation, the Builder shall be responsible and a lien may be recorded against the Lot until paid.

J. Miscellaneous and General Practices

All Builders will be completely responsible for the conduct and behavior of their agents, representatives and subcontractors while in Bridle Creek. The following practices are *prohibited*:

1. Changing oil of any vehicle or equipment on the Lot itself or any other location within Bridle Creek.
2. Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment anywhere other than designated location(s) approved by the ARC. Such cleaning outside the designated area is strictly *prohibited*. Violation of this provision will result in the repayment of expenses to the ARC for repairing the damage.
3. Removing any rocks, plant material, topsoil or similar items from any property or construction site within Bridle Creek is prohibited.
4. Possession of any type of firearms or illegal weapons within Bridle Creek.
5. The use of residents' utilities without their written consent.
6. Using disposal methods or equipment other than those approved by the ARC.
7. Careless disposition of cigarettes or other flammable material. It is recommended that at least three ten pound (10lbs) ABC-rated dry chemical fire extinguishers shall be present and available in a conspicuous place on the construction site at all times.
8. The use of illegal drugs or alcohol is *prohibited*.
9. Destruction or removal of protected plant materials or plants not previously approved by the ARC.
10. No pets, including dogs, may be brought into Bridle Creek by either Builders or construction personnel. In the event of a violation the ARC, Declarant, or the Association has the right to contact authorities to inspect/imound any pet, refuse to permit the Builder or subcontractor involved to continue on the project or to take such other action as permitted by law.
11. Radios and other audio equipment which can be heard outside the construction site.
12. The use of horns not used for traffic safety by any catering trucks. Trash generated by the purchase of items from any catering truck shall be contained and disposed of properly. Repeated problems with these requirements will result in the catering trucks being denied admittance to into Bridle Creek.
13. Builders will be responsible for repair and/or replacement of trees, plants, sidewalks, lights, etc damaged during construction.

K. Construction Access

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot unless the ARC approves an alternative access point.

L. Street Cleaning

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 weekend sales activity.

M. Construction Signage

Unless required by local governing authorities, no construction signs may be posted anywhere in Bridle Creek. The exception being, the ARC may authorize a Builder to post one construction sign per Lot. Such sign must be designated and approved by the ARC. Location must also be approved by the ARC.

N. Concrete Washout

One designated concrete "Washout" areas, for concrete trucks, will be allowed per builder. "Washout" locations will be designated by Developer. "Washout" area must be maintained by Builders at all times. When multiple builders are building within a section and sharing a washout area, the cleanup of the "Washout" may be shared by all Builders on an alternating monthly basis.

O. Sediment Control

As soon as possible earthwork commences, sediment control methods shall be installed to filter all storm water runoff from the tract into the public street. Sediment control must be placed at all inlets. The sediment control system must remain in place and in good repair until construction is complete. It may be removed when landscaping is installed and lawns are established. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan. Builders shall be responsible for filing and securing all necessary permits.

P. Sand Bags

Sandbags must be placed at the beginning and end of each construction site to contain construction dirt/debris. All inlets must have sandbags and sediment control at all times during construction. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan.

Q. Safety fencing

Orange plastic fencing w/metal posts to protect residents from construction areas and prevent construction trash from flowing outside of the construction site. Fencing should be placed on both sides and rear, if necessary, of construction site.

R. Lot Maintenance

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.

S. Illegal Dumping

Dumping of any type onto an empty Lot or construction site is *prohibited*. Building materials that obviously belong to another builder must be picked up by that builder.

T. Stealing

Stealing within Bridle Creek at anytime including and not limited to materials, water or electricity from neighboring/occupied resident Lots will result in fines or legal action. Builders will be responsible for any and all damages.



U. Daily Operation

Daily working hours for each construction site shall be as follows:

Monday – Friday _____ **7 a.m. to 7 p.m.**
Saturday _____ **8 a.m. to 6 p.m.**
Sunday _____ **9 a.m. to 6 p.m.**
Designated Holidays _____ **9 a.m. to 6 p.m.**

Construction hours may be subject to change per requirements of applicable City/County ordinances, and may be modified as determined by ARC from time to time.

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V. Architectural Review Process

A. Introduction

The official submittal of plans and specifications to the ARC is to provide a review process for conformance to the CCR's and the Guidelines, adopted by the ARC. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and Approved by the ARC prior to commencement of any on-site building or construction activity. The site plan, architecture and landscape must be Approved in writing by the ARC before construction begins. A Final Review before closing of the property is also mandatory.

Master Plan and Plot Plan Submittals may be emailed to:

info@mccauleyarc.com

All applicable fees payable to McCauley Architectural Reviews, Inc. must be delivered to:

**Bridle Creek Architectural Review Committee
13711 Pristine Lake Lane
Cypress TX 77429**

Pre-Construction and Final Review requests may be requested via email to:

info@mccauleyarc.com

ARC will review all submittals within fourteen days (14) days of receipt. Submittals will receive either an Approval, Conditional Approval or a Disapproval. A copy of the signed submittal will be emailed/faxed within forty-eight (48) hours of ARC review. Construction may not begin without a signed Approved or Conditionally Approved Submittal.

1. **"Approved"** - The entire application is Approved as submitted.
2. **"Conditional Approval"** - The application is not Approved as submitted. A Conditional Approval is granted with the understanding that all conditions requested by the ARC will be met before, during or after construction. Failure to agree to the Conditions requested will deem the application Disapproved. The Builder may be required to resubmit prior to the construction or alteration in order to receive Approval.
3. **"Disapproved"** - The entire application as submitted is rejected. The ARC may provide comments but is not required to do so. If the ARC fails to respond within twenty-one (21) calendar days, the Builder shall give the ARC written notice of its failure to respond. Unless the ARC responds within an additional ten (10) days of receipt of such notice, approval shall be deemed automatically denied.
4. Reasonable variances may be granted upon written request, as long as the variance is in conformance with the overall intent of the master plan for the improvement and development of the property. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance request in writing and the reason(s) why the request should be granted.

B. Submittal Requirements Only complete submittals will be reviewed. Builder will have responsibility for compliance of all governing codes and ordinances.

Custom and Acreage Lot Master Plan and Site Plan Submittal

Check for \$250.00 – Fee includes Master Plan, Site Plan, Pre-Construction Review, Exterior and Landscape Plan, and first Final Review

Full set of 11x17” plans showing:

- All elevations including Detached Garages and Porte Cocheres
- Living Square Footage
- Roof pitches and plate heights
- All materials to be used on all elevations
- Exterior Selections and Landscape Plan must be submitted for review and approval, prior to installation

Production Master Plan Submittal

Check for \$100.00 – Fee includes all elevations per Submittal

Full set of 11x17” plans showing:

- All elevations including Detached Garages and Porte Cocheres
- Living Square Footage
- All Floor Plans, including options
- Roof pitches and plate heights
- All materials to be used on all elevations

Production Site Plan Submittal

Check for \$150.00: Includes Site Plan Review, Pre-Construction Review and first Final Review

Plot plan showing:

- Setbacks – Building Lines, R.O.W., Easements
- Fencing – type and placement
- Drive – size, placement and radius
- Sidewalk & Walkway- size and placement
- Air Conditioner placement
- Exterior Selections – Manufacturer and color. Sample boards highly recommended.
 - Brick/Stucco/Stone
 - Garage, Trim and Shutter
 - Roofing material
- Driveway /Walkway Paving material

Re-submittal fee

- \$75.00 for changes to site or plan.

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Pre-Construction Review

- Required for all Lots with existing trees.
- Pre-Construction Review fee of \$50
- Reviews will be conducted once a week, as needed.
- Reviews must be requested by the Builder.
- Requests must be made via email.

Final Review

Mandatory Approved review required for all homes to be sold within Bridle Creek.

- Plot Plan fee includes the first Final Review.
- \$50 fee for each re-review applies to any home not in compliance.
- Final Review is needed prior to closing of all homes.
- Final Reviews will be conducted weekly or as needed.
- Final Reviews must be requested by the Builder via email
- Homes not in compliance will require a Re-review until all items are compliant.
- Corrections must be made within 2 weeks of the first Final Review.
- Rereviews will be conducted every 2 weeks or as needed.

Changes after Approval

All proposed changes to plans that affect the exterior of any building, colors, windows, grading, etc., must be submitted to and approved in writing by the ARC prior to implementation.

- \$25 fee for each exterior material and color selection change requested.
- \$50 fee for all other changes.

Variances

Reasonable variances may be granted upon written request, as long as the variance is in conformance with the overall intent of the master plan for the improvement and development of the property. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance request in writing and the reason(s) why the request should be granted.

Disclaimer

Neither the Bridle Creek Community Association, Inc. or the members of the Architectural Review Committee or its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the Committee for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Bridle Creek Community Association, Inc. or the members of the ARC, or its representatives, to recover any damages.



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BRIDLE CREEK

RESIDENTIAL MODIFICATION GUIDELINES

RP-2018-178098

BRIDLECREEK COMMUNITY ASSOCIATION, INC.

RESIDENTIAL MODIFICATION GUIDELINES

April 24, 2018

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I. Introduction

The purpose of architectural review is to preserve the plan and scheme of development for the Community. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bridlecreek (the “**Declaration**”) authorizes the Architectural Review Committee (the “**ARC**”) to establish architectural guidelines for the Community and requires Owners to obtain the prior written approval of the ARC for any Improvement to be constructed, placed or modified on a Lot. The prior written approval of a proposed Improvement is required to ensure that the proposed Improvement complies with the provisions of the Declaration and these Residential Modification Guidelines and that it is compatible with existing Improvements and the external design of the Community. The ARC and the Board have established these Residential Modification Guidelines in accordance with the authority granted by the provisions of the Declaration and Chapter 204 of the Texas Property Code.

These Residential Modification Guidelines provide information about (1) the type, color, and grade of exterior materials which may be used in the construction of various types of Improvements; (2) the permissible size, height and location of Improvements; and (3) the procedures used by the ARC in reviewing applications for proposed Improvements after original construction on a Lot. For the Residential Dwelling and related Improvements to be initially constructed on a Lot, the Builder should refer to the Residential Design Guidelines for Bridlecreek (the “**Residential Design Guidelines**”).

The ARC reserves the authority to review and approve or disapprove Plans for a proposed Improvement not expressly addressed in these Residential Modification Guidelines and to consider additional guidelines in the review process, whether published or not. These Residential Modification Guidelines may be amended by the ARC as it deems necessary and appropriate, subject to the approval of the Board of Directors.

II. Definitions

Capitalized terms used in these Residential Modification Guidelines have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

III. Application Procedure

A. Submission.

An application for approval of a proposed Improvement must be submitted to the ARC in writing by fully completing the application form then in use by the ARC, together with a check made payable to the Association in the amount of the applicable Submission Fee. The ARC reserves the right to request additional information deemed by it to be necessary to properly evaluate the application, including written specifications and samples reflecting the color, type and grade of materials proposed to be used in the

construction of the Improvement. All applications must be mailed, emailed or delivered to the ARC at the principal office of the Association as set forth in its recorded Management Certificate.

B. ARC Decisions.

The ARC will consider each application for compliance with the provisions of the Declaration and these Residential Modification Guidelines. Provided that, only a complete application will be considered. The decision of a majority of members of the ARC to approve or disapprove an application will be the decision of the ARC.

The decision of the ARC will be conveyed in writing by the ARC to the applicant and will include a statement of approval as submitted, a statement of the conditions under which the application is approved, if any, or a statement of the primary reason(s) for disapproving the application.

As provided in the Declaration, an application that is not formally approved or disapproved by the ARC within forty-five (45) days of the date of its actual receipt (unless additional information is requested, as provided in paragraph A., above) is deemed to be disapproved. If the ARC approves an application, the approval does not permit an Owner to construct an Improvement on a Lot that violates an express provision in the Declaration or these Residential Modification Guidelines, such as, by way of example and not in limitation, setbacks and height limitations.

C. Appeal of an ARC Decision.

During the Development Period, an applicant may not appeal the decision of the ARC to the Board of Directors. After the Development Period expires, an applicant may appeal to the Board of Directors a decision of the ARC disapproving an application or approving an application only with modifications. The Board of Directors will review the appeal at one of its next two (2) regular meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors will be final.

D. Status of Application During Appeal.

During the pendency of an appeal to the Board of Directors, the decision of the ARC will remain in effect. The failure of the Board of Directors to respond to an appeal within forty-five (45) days of the date of its receipt of notice of the appeal will not result in deemed approval of the application.

E. Commencement of Construction After Approval.

As provided in the Declaration, construction of an approved Improvement must be commenced within ninety (90) days of the date of approval by the ARC. If no construction has commenced within ninety (90) days of the date the applicable Plans are approved, approval of the Plans will be automatically revoked and a new application, as

required in these Residential Modification Guidelines, must be submitted to the ARC for review, together with a check for the applicable Submission Fee. As used herein, “**commencement of construction**” means clearing and grading, pouring a footing, delivering materials and/or equipment to the Lot, or commencing other construction activity, including staging activity.

F. Inspection.

As provided in the Declaration, the Association and the ARC, acting through their respective authorized agents, have the right to go onto a Lot during or after construction of an approved Improvement to inspect the Improvement to confirm that construction is in accordance with the approved Plans. Provided that, the failure of the Association or the ARC to inspect construction on a Lot either before or after construction has been completed will not be deemed to be a waiver of the right of the Association or the ARC to object to construction later determined to be non-compliant with the approved Plans, the Declaration, or these Residential Modification Guidelines, or to pursue action to remedy the non-compliance.

IV. General Guidelines

A. General Criteria.

The ARC will consider the following factors upon the review of each application for a proposed Improvement:

- The exterior materials, colors, design (elevations), size (dimensions), location and appearance, all of which must be harmonious with existing Improvements and consistent with the plan and scheme of development for the Community.
- Compliance with all applicable setbacks set forth in the Declaration, the Residential Design Guidelines and these Residential Modification Guidelines or shown on the Plat, as well as location in relation to utility, drainage or other easements.
- Limitations set forth in the Declaration as to the number of Improvements which may be constructed on a Lot (with ARC approval).
- Any other factors deemed by the ARC, in its sole discretion, to be appropriate.

B. Setbacks.

Building setbacks are set forth in the Declaration or shown on the Plat. In addition, building setbacks are set forth in the Residential Design Guidelines. The front, side and rear setbacks set forth in the Declaration or in the Residential Design Guidelines or

shown on the Plats are applicable to all Improvements proposed to be constructed or placed on a Lot after the initial construction of the Residential Dwelling on the Lot. When determining compliance with setbacks, the eave of the roof of a Residential Dwelling or other Improvement will not be considered. However, a portion of the Residential Dwelling or other Improvement, such as a bay window, chimney or second story balcony, is deemed to be a part of the structure; thus, a bay window, chimney, second story balcony or similar part of a Residential Dwelling or other Improvement is required to comply with all applicable building setbacks.

C. Statutes, Ordinances and Building Codes; Disclaimer.

In addition to the provisions of the Declaration and these Residential Modification Guidelines, the ARC may consider any applicable statute, ordinance, or building code. However, approval of an application will not be construed as a warranty or representation by the ARC that the Improvement, as proposed or as constructed, complies with any or all applicable statutes, ordinances or building codes, nor will approval be construed as a warranty or representation by the ARC of the fitness, design or adequacy of the proposed Improvement. An Improvement must comply with any applicable statute, ordinance or building code, but it is the responsibility of the applicant and the applicant's Builder or contractor to assure that the Improvement, if approved by the ARC, complies with all applicable statutes, ordinances and building codes. If the provisions of these Residential Modification Guidelines are more restrictive than an applicable statute, ordinance or building code, the provisions of these Residential Modification Guidelines will be applicable.

D. Deviations from Approved Plans.

A deviation from approved Plans during construction requires ARC approval as provided in the Declaration and these Residential Modification Guidelines; a deviation without the prior written approval of the ARC constitutes a violation and correction, modification or removal of the deviation may be required.

V. Variances

As provided in the Declaration, the ARC has the authority to grant variances under certain circumstances. A request for a variance must be submitted in writing and must clearly identify the variance requested and set forth the basis of the request for a variance. The ARC may approve or disapprove a request for a variance as it deems appropriate, in its sole discretion.

VI. Perimeter Lots

As used herein, a "**Perimeter Lot**" is a Lot adjacent to property that is not within the Community ("**non-Bridlecreek property**"). The ARC may consider in its review of a proposed Improvement to be constructed on a Perimeter Lot the absence of any need to preserve setbacks from the perspective of the adjacent non-Bridlecreek property.

Accordingly, the ARC is authorized to deviate, as it deems appropriate, from these Residential Modification Guidelines with respect to the location of a proposed Improvement along the property line that abuts non-Bridlecreek property. No deviation of a setback along the property line between a Perimeter Lot and non-Bridlecreek property will constitute a waiver of the setbacks applicable to any other property line on the Perimeter Lot or any other Lot in the Community.

VII. Adjacent Lots

Section 209.015 of the Texas Property Code allows an “**Adjacent Lot**”, as defined therein, to be used for a residential purpose notwithstanding a provision in a dedicatory instrument that would otherwise prohibit such a use of an adjacent Lot. However, Section 209.015 of the Texas Property Code further provides that an Owner must obtain the approval of the ARC prior to placing or constructing an Improvement on an Adjacent Lot. Accordingly, Plans for Improvements proposed to be erected or placed on an Adjacent Lot must be submitted to and approved by the ARC prior to erecting or placing such Improvements on the Adjacent Lot. Reasonable restrictions relating to the size, location, shielding, and aesthetics of Improvements proposed to be placed or constructed on an Adjacent Lot may be imposed by the ARC. The Lot next to the Adjacent Lot (the “**Main Lot**”) must have a completed Residential Dwelling thereon, the two (2) Lots must be owned by the same person or entity, and the Adjacent Lot must be used by the Owner of the Main Lot for a “**residential purpose**”, as defined in Section 209.015 of the Texas Property Code. If the Adjacent Lot and the Main Lot are not sold and conveyed together, the Adjacent Lot is then required to be restored to its original condition per Section 209.015 of the Texas Property Code.

VIII. Construction Review

A. Foundations.

For an Improvement that requires a poured foundation, a certified foundation form survey is required to be submitted three (3) days before the concrete is poured. The survey must confirm the placement of the Improvement in accordance with the Plans approved by the ARC and all applicable setbacks. A final written approval will be issued to the applicant acknowledging compliance with the location of the structure(s) depicted on the approved Plans.

B. Building Height.

Upon the completion of the framing of an Improvement, and prior to the application of any roofing material, a certification is required to be submitted to the ARC confirming the height of the Improvement. A final written approval will be issued by the ARC to the applicant acknowledging compliance with the approved Plans.

C. Pools.

For a swimming pool, a certified survey is required to be submitted three (3) days before any excavation work is initiated. The survey must confirm the location of the swimming pool in accordance with the Plans approved by the ARC and all applicable setbacks. A final written approval will be issued by the ARC to the applicant acknowledging compliance with the location of the pool depicted on the approved Plans. No part of the cavity of a swimming pool may be located nearer to a property line than the applicable building setback or encroach into an easement.

IX. Construction Guidelines

A. Vehicle Parking.

Construction vehicle parking is restricted to the side of the street on which the construction is taking place to allow for emergency vehicle access. Under no circumstances may vehicles be parked in the driveway of another Lot or in a manner that impedes or impairs access to driveways or sidewalks.

B. Construction Debris.

All construction debris and trash must be moved from the Lot at least once each week. No trash may be left exposed that may be windblown onto adjacent Lots. Under no circumstances may storm sewer inlets be used to discard any trash or debris. The street must be kept clean of mud, excess concrete (including spillage from concrete trucks) and other materials generated from the construction site.

C. Port-A-Cans.

If the scope of the work necessitates a port-a-can being temporarily placed on a Lot, the port-a-can must be maintained in a neat and proper working condition. The port-a-can must be located as far back from the street as possible while still enabling the port-a-can to be regularly serviced. A port-a-can must be screened from view from the street and neighboring Lots. A port-a-can must be removed from the Lot as soon as the Improvement is substantially complete.

D. Materials and Equipment.

Building materials, trucks and equipment may not be placed or parked in the area between the front property line and the street nor may building materials or equipment be placed in the street.

E. Hours of Construction.

Construction work may take place only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday; 8:00 a.m. to 6:00 p.m. on Saturdays; and 9:00 a.m. to 6:00 p.m. on Sundays and designated holidays. Provided that, special permission to proceed with

construction at other times may be given in writing by the ARC. As used herein, “construction work” includes staging activities, clean-up, and loading equipment.

F. Tree Preservation.

Trees on a Lot, as well as trees on an adjacent Lot that may be affected by the construction work, must be protected from damage by the erection of temporary wood or plastic barricades around the drip line of each tree.

X. Exterior Colors

No exterior surface of a Residential Dwelling or other Improvement of a Lot may be painted, repainted or color impregnated without the prior written approval of the ARC. Provided that, if a Residential Dwelling or other Improvement on a Lot is repainted with the identical paint (meaning both the same color and paint manufacturer), and there is no change in the areas to which the particular paint is applied, the approval of the ARC is not required. Color samples or “paint chips” of the proposed exterior color(s) must be attached to each application submitted to the ARC. The ARC may, but is not required to, maintain a chart depicting examples of the acceptable colors tones and shades for the exteriors of Residential Dwellings and other Improvements on Lots within the Community. Primary colors, iridescent colors or tones considered by the ARC to be brilliant or extremely bold are not permitted. The following additional guidelines also apply.

A. Harmonious Colors.

The proposed colors must be harmonious with each other and with the colors of exterior building materials and roofing materials.

B. Predominant Colors of Dwellings.

The predominant color of the Residential Dwelling or other Improvement on a Lot may not be the same color as the predominant color of the Residential Dwelling on an adjacent Lot or the Lot directly across the street. The ARC may approve similar paint colors on Residential Dwellings on neighboring Lots in cases where the brick or accent colors are substantially different.

C. Number.

The number of exterior colors on a Residential Dwelling is limited to three (3), inclusive of the brick color.

D. Variety.

Even if the proposed color scheme for a Residential Dwelling complies with the requirements of these Residential Modification Guidelines, some or all of the colors may be disapproved if those colors already exist on the particular street, the objective being to provide variety and not allow a particular color to dominate a particular street scene.

XI. Exterior Materials

Article II, Section G, of the Residential Design Guidelines address the acceptable types of exterior materials for Residential Dwellings constructed in Bridlecreek. In the event of a modification of or addition to the Residential Dwelling or other Improvement on a Lot, the exterior materials must comply with the Residential Design Guidelines and be harmonious with the standard, type, quality and color of the exterior materials used in the construction of the Residential Dwelling on the Lot. In all instances, the exterior materials proposed to be used in the construction of a modification of or addition to a Residential Dwelling or other Improvement on a Lot require the prior written approval of the ARC.

XII. Roofs and Roofing Materials

The Residential Design Guidelines specify the pitches for roofs for Residential Dwellings, porches and dormers, as well as the acceptable types of roofing materials for the original construction of Residential Dwellings and other Improvements on Lots. For any Improvement with a roof to be constructed on a Lot after the original construction of the Residential Dwelling on that Lot, the slope of the roof and roofing materials must comply with the Residential Design Guidelines for Bridlecreek. Similarly, the Improvement must comply with the provisions in the Residential Design Guidelines relating to metal accent roofs and roof top accessories. In all instances, the roof and roofing materials for an improvement proposed to be constructed on a Lot after original construction of the Residential Dwelling requires the prior written approval of the ARC.

A. Storm and Energy Efficient Shingles.

Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property owner who is otherwise authorized to install shingles on the roof of the Owner's property from installing shingles that:

- (i) are designed to:
 - (1) be wind and hail resistant;
 - (2) provide heating and cooling efficiencies greater than those provided by customary composition shingles; or
 - (3) provide solar generation capabilities; and
- (ii) when installed:
 - (1) resemble the shingles used or otherwise authorized for use on property in the subdivision;

- (2) are more durable than and are of equal or superior quality to the shingles described below; and
- (3) match the aesthetics of the property surrounding the Owner's property.

(iii) **ARC Approval.** In order to confirm the proposed shingles conform to the foregoing guidelines, Owners are encouraged to apply to the ARC for prior approval. The Association may require an Owner to remove shingles that do not comply with these Residential Design Guidelines.

(iv) **Regulations.** When installed, storm and energy efficient shingles must resemble, be more durable than, and be of equal or superior quality to the types of shingles otherwise required or authorized for use in the Community. In addition, the storm or energy efficient shingles must match the aesthetics of the Lots surrounding the Lot in question.

XIII. Types of Improvements

A. Accessory Buildings.

As provided in the Declaration, only one (1) accessory building is permitted on a Lot. An accessory building requires the written approval of the ARC prior to constructing or placing the accessory building on a Lot. An accessory building must be located in the rear yard of the Lot within the applicable building setbacks (unless a Perimeter Lot and the ARC approves in writing the location of the accessory building nearer to the Lot line adjacent to the non-Bridlecreek property). An accessory building may not exceed eight (8) feet in height, measured from the ground to the highest point of the accessory building or have a ground floor area that exceeds one hundred (100) square feet.

The type, color and grade of the exterior materials used in the construction of an accessory building, including, without limitation, roofing materials, must be compatible with the type, color and grade of the exterior materials used in the construction of the Residential Dwelling on the Lot. No exterior portion of an accessory building may be plastic or metal.

An accessory building may not encroach into a utility or drainage easement or impede or impair drainage or cause surface water to flow onto an adjacent Lot.

Mechanical equipment, if any, relating to an accessory building must be screened from view from a street adjacent to the Lot.

Exterior lighting on an accessory building is prohibited.

B. Play Structures.

A play structure includes, by way of example, but not in limitation, a children's swing set, a play set, a climbing structure, a slide, and a play fort. As provided in the Declaration, only one (1) play structure is permitted on a Lot and no play structure may be constructed or placed on a Lot without the prior written approval of the ARC. A play structure must be located in the rear yard of a Lot within the applicable building setbacks (unless the Lot is a Perimeter Lot and the ARC approves in writing the location of the play structure nearer to the Lot line adjacent to the non-Bridlecreek property). Provided that, the ARC may require a play structure to be located farther from the common property line between the Lot on which the play structure is to be located and an adjacent Lot than the building setback to minimize noise and visibility from the adjacent Lot. A play structure may not exceed twelve (12) feet in height, measured from the ground to the highest point of the play structure, or have a base area (being the area within the outer perimeters of the play structure) that exceeds one hundred (100) square feet.

Wind-socks and streamers attached to a play structure are prohibited. If a play structure has a tarp or canopy, the tarp or canopy must be one (1) solid earthtone color; multi-colored tarps and canopies are prohibited.

A play structure may not encroach into a utility or drainage easement or impede or impair drainage or cause surface water to flow onto an adjacent Lot.

Exterior lighting on a play structure is prohibited.

C. Patio Covers.

A patio cover on a Lot requires the written approval of the ARC prior to construction. The standard, type, quality and color of the exterior materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the exterior materials used in the construction of the Residential Dwelling on the Lot. Corrugated roofs for patio covers and aluminum patio covers are prohibited. If a patio cover has a side wall, the siding must be compatible with the exterior of the Residential Dwelling. Roofing materials on a patio cover must conform to the provisions relating to roofing materials set forth in the Declaration and these Residential Modification Guidelines. Louvered or trellis style patio cover roofs may be allowed, as determined by the ARC. Pressure treated wood may be stained or painted provided the color is approved in writing by the ARC as to compatibility with the exterior color(s) used on the Residential Dwelling. A patio cover must be located within all applicable building setbacks. A patio cover may not encroach into a utility or drainage easement. A patio cover may not impede or impair drainage or cause surface water to flow onto an adjacent Lot. A patio cover must be adequately supported and constructed in a manner that prevents visible sagging or warping.

D. Patio Enclosures.

A patio enclosure on a Lot requires the written approval of the ARC prior to construction. The standard, type, quality and color of the exterior materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the exterior materials used in the construction of the Residential Dwelling on the Lot. In addition, a patio enclosure must be architecturally compatible with the Residential Dwelling, as determined by the ARC. Exterior walls of a patio enclosure must be constructed of brick or siding which is of the same type, grade and color as the exterior materials used in the construction of the Residential Dwelling on the Lot. Aluminum siding is prohibited. No visible part of the enclosure may be made of metal other than screens, frames, and doors. Screens on a patio enclosure must be compatible with the window screens on the Residential Dwelling. A patio enclosure must be located within all applicable setbacks and may not impede or impair drainage or cause surface waters to flow onto an adjacent Lot.

E. Sunrooms.

A sunroom is a room with glass-enclosed walls or a glass ceiling. The ARC may disapprove an application for a sunroom on a Lot on the basis of its overall design and/or lack of conformity with existing structures, regardless of whether or not the proposed sunroom otherwise complies with the provisions of these Residential Modification Guidelines. The following requirements are applicable to a proposed sunroom:

- An application for a sunroom must include a detailed scale drawing showing the three dimensional relationship of the sunroom to the existing structure. An application must also include a plot plan showing the location of the sunroom in relation to all Lot lines, the Residential Dwelling, easements and building setbacks.
- A sunroom may be added only at the rear of the Residential Dwelling.
- A sunroom is only permitted as a ground structure. The maximum height of the roof, measured from the concrete floor to the highest point of the sunroom is twelve (12) feet.
- Window coverings are not required. However, only interior coverings are permitted; exterior coverings of the sunroom glass are prohibited. The side of the window covering facing the exterior must be a solid, neutral color, such as beige or white.

F. Decks.

All decks must be approved in writing by the ARC with respect to location and the materials used in construction. A deck is permitted only in the rear yard of a Lot and it must be located within all applicable building setbacks. A deck may not encroach into a utility or drainage easement. The top surface of a deck may not extend more than two (2) feet above

the ground.

G. Antennae.

An antenna on a Lot is only permitted as follows:

- An outside satellite dish antenna which is greater than forty inches (40”) in diameter is prohibited.
- An outside antenna for the operation of an amateur radio station is prohibited.
- An outside microwave antenna is prohibited.
- An outside short/long wave antenna of any kind is prohibited.
- A permitted antenna must be located on a Lot in the least obtrusive/visible location that allows reception of an acceptable quality signal.

H. Exterior Lighting.

A modification of the exterior lighting on a Residential Dwelling or other Improvement after original construction or the installation of additional exterior lighting requires the prior written approval of the ARC. The type, color, and quality of all exterior lighting on a Lot (or on a Residential Dwelling or other Improvement on a Lot) must be compatible with the exterior lighting generally used throughout the Community, as determined by the ARC. Incandescent-type lighting is standard for the Community.

1. Floodlighting.

Floodlighting fixtures must be attached to the Residential Dwelling or other Improvement and may not illuminate an adjacent Lot or other adjacent property. Lights must be directed downward and shielded so that they do not create a “hot” glare spot visible to adjacent residents. The fixture color and any shielding must be compatible with the Improvement on which it is located. Conduits and wiring must be concealed. High-wattage, commercial-industrial-type fixtures, and sodium-vapor light sources are prohibited.

2. Exterior Lighting Fixtures.

All exterior lighting fixtures visible from a street in the Community or Common Area must be of an understated design that compliments the architectural style of the Residential Dwelling. Fixtures must be cast aluminum or brass, unless otherwise approved in writing

by the ARC. High intensity area lighting such as mercury vapor or high-pressure sodium is prohibited.

3. Walkway Lighting.

Proposed walkway lighting must be inconspicuous and of a bollard or dome light design. The lamp may be incandescent (100w maximum), quartz (75w maximum), metal halide (75w maximum), or fluorescent (25 w maximum).

4. Landscape Lighting.

Exterior landscape lighting may be permitted by the ARC so long as the lighting is located within flower beds, shrubs and/or trees and all of the wiring is concealed. All landscape lighting must be white in color.

5. Removal.

The Board of Directors reserves the right to require the removal or modification of any exterior lighting which it reasonably determines to be an annoyance or nuisance to the occupants of an adjacent Lot, regardless of the prior approval of the lighting by the ARC.

I. Window Treatments.

The Residential Design Guidelines include detailed requirements for windows for the Residential Dwelling initially constructed on a Lot, including the types and styles of windows. Windows in an Improvement to be constructed on a Lot and replacement windows in the Residential Dwelling or other Improvement on a Lot must comply in all respects with the Residential Design Guidelines. In all instances, the windows to be installed in a new Improvement on a Lot and replacement windows in the Residential Dwelling or other Improvement on a Lot require the prior written approval of the ARC.

1. Awnings.

An awning which is visible from a street in or adjacent to the Community is not permitted. An awning on the rear portion of a Lot must be approved in writing by the ARC as to color, type of materials, compatibility and visibility.

2. Shutters.

Shutters must be appropriately scaled to relate to the window opening and appear authentic. Shutters must always occur in pairs. The color of a shutter must harmonize with the other colors used on the exterior of the Residential Dwelling. The color of a

shutter will be included for purposes of determining compliance with the limitation on the number of colors set forth in Section X. of these Residential Modification Guidelines.

3. Solar Screens and Tint.

The color of a solar screen must be harmonious with the exterior materials used in the construction of the Residential Dwelling. The frames of the screens must either match the color of the window frames of the Residential Dwelling or match the color of the solar screen material. If any window is covered, all of the windows on the same side of the Residential Dwelling must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging. Window tint must be harmonious, may not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration.

4. Lateral Windows.

A “lateral window” is a transparent window situated in the side wall of a Residential Dwelling. No second story lateral window may be installed in the side wall of a Residential Dwelling that is located ten (10) feet or less from the side property line unless no portion of the lateral window, measured from the base of the window sill, is nearer than six (6) feet to the finished floor of the room in which it is located.

J. Heating, Air-Conditioning, Mechanical and Pool Equipment.

Heating, air-conditioning, other mechanical and pool equipment may not be located in the front of a Residential Dwelling or on the street side of a corner Lot. Heating, air-conditioning, other mechanical and pool equipment located along the interior side Lot lines must be screened from view from the street in front of the Lot and from view from an adjacent Lot either by a solid fence or wall or by evergreen landscaping, as determined and approved by the ARC. No such equipment may be located nearer to a side or rear property line than three (3) feet; provided that, no such equipment may be located on any utility or drainage easement or in a manner that causes water to flow onto an adjacent Lot.

K. Landscaping.

1. General Requirements.

The Residential Design Guidelines include detailed requirements for the landscaping to be installed on a Lot at or about the time of substantial completion of the Residential Dwelling on the Lot, including requirements for sod, planting beds, trees and shrubs, and irrigation. The Residential Design Guidelines also include a Preferred Plant List. If new

landscaping is proposed for a Lot or the existing landscaping on a Lot is proposed to be modified, the landscaping must comply in all respects with the Residential Design Guidelines. In all instances, new landscaping or the modification of the existing landscaping on a Lot (with the exception of the replacement of a dead or diseased shrub with the same type of shrub or annual color) requires the prior written approval of the ARC.

2. Topiaries.

For the purposes of these Residential Modification Guidelines, a “**topiary**” means a plant or shrub that has been trimmed or formed into a fantastic shape and includes any ornamental structure composed of or covered with living plant material.

- A topiary that will be visible from a street in the Community requires the prior written approval of the ARC.
- An approved topiary must be maintained so that only living plant material of natural color is exposed. No mesh, substrate, or other non-living supporting structures may be visible at any time.
- Lights on or within a topiary are prohibited.
- A topiary must be planted in or placed on the ground; a topiary may not be suspended from a tree or other structure and may not be mounted on a pole or other structure.
- The ARC may require the removal or relocation of a topiary, regardless of prior approval, which it reasonably determines to be incompatible with the appearance of the Community or which is not properly maintained.

L. Swimming Pools and Other Water Amenities.

An application for the construction of a swimming pool, spa, hot tub or other water amenity must include a plot plan showing the proposed location of the swimming pool, spa, hot tub or other water amenity in relation to the property lines, building setbacks, easements, existing structures and existing or proposed fences. The application must also identify any trees which are to be removed or relocated. The application must also include a timetable for the construction of the pool, spa, hot tub or other water amenity. No swimming pool, spa, hot tub or other water amenity will be approved unless it is located in the rear yard of the Lot and the area in which the pool, spa, hot tub or other water amenity is to be located is either enclosed by a fence or a fence is proposed to be constructed in conjunction with the pool, spa, hot tub or other water amenity. Under no circumstances is water from a swimming pool, spa, hot tub or other water amenity permitted to drain onto the surface of the Lot on which the swimming pool, spa, hot tub or other water amenity is located, or onto an adjacent Lot. During construction, the area

must be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. No building materials may be kept or stored in a street adjacent to the Lot for any length of time. Excavated material must either be used on site or removed from the Lot. The construction of a swimming pool, spa, hot tub or other water amenity must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. No swimming pool, spa, hot tub or other water amenity may be enclosed with a screen. A swimming pool, spa, hot tub or other water amenity, including the cavity of the swimming pool, spa, hot tub or other water amenity, must be constructed within the applicable setbacks and may not encroach into any utility or drainage easement. Adequate space for landscaping must be provided. No above-ground swimming pool is permitted on a Lot. An above-ground spa, jacuzzi or hot tub is permitted so long as it is recessed in decking and does not extend more than two (2) feet above the ground. Swimming pool features other than an approved diving board or slide may not extend more than three (3) feet above the decking (i.e., concrete, pavers, flagstone, etc.) around the pool.

As provided in the Declaration, a fountain in the front yard of a Lot or, in the case of a corner Lot, the side yard adjacent to the side street, is prohibited.

M. Structures for Pets.

A structure for the care, housing or confinement of an animal or bird requires the prior written approval of the ARC. No structure for the care, housing or confinement of an animal or bird, except a permitted birdhouse as provided in Article XIII, Section N., below, may be visible from a street in the Community. All structures for pets must be located in the rear yard enclosed by a fence and may not extend above the fence enclosing the yard in which the structure is located. A structure for a pet may not be located nearer to the side and/or rear property line than three (3) feet. Provided that, the ARC has the authority to require a structure for a pet to be located farther from a side or the rear property line than three (3) feet if deemed necessary to minimize noise and/or odor for an adjacent Lot. The Board of Directors reserves the right to require the removal or relocation of a structure for the care, housing or confinement of an animal or bird which it reasonably determines to be a nuisance or annoyance to the occupants of an adjacent Lot, regardless of the prior approval of the structure by the ARC.

N. Birdhouses.

A birdhouse is permitted without the approval of the ARC, but only if the birdhouse complies with the following:

- A birdhouse may be installed only in the rear yard of the Lot.

- A birdhouse may not be larger than two (2) feet in width, two (2) feet in length and two (2) feet in height.
- Not more than two (2) birdhouses are permitted on a Lot.
- A birdhouse may not be situated higher than eight (8) feet above the ground.
- The materials used in the construction of a birdhouse and the color of a birdhouse must be harmonious with the exterior materials on the Residential Dwelling and other Improvements on the Lot, as determined by the ARC.

O. Driveways.

A driveway on a Lot constructed in conjunction with the original construction of the Residential Dwelling on the Lot may not be replaced, modified or expanded without the prior written approval of the ARC. In addition, a new driveway may not be constructed on a Lot without the prior written approval of the ARC. A driveway must be paved concrete. Decorative materials, such as brick, stamped or colored concrete pavers, and flagstone require the prior written approval of the ARC. Asphalt paving and chert, gravel and loose stone driveways are prohibited. Timber borders adjacent to a driveway are prohibited.

P. Walkways.

The Residential Design Guidelines include specifications relating to the size and location of walkways on Lots, as well as the materials to be used in the construction of a walkway, for walkways to be installed at or about the time of substantial completion of the Residential Dwelling on the Lot. If a new walkway is proposed for a Lot or any existing walkway is to be modified, the new walkway or the modification of an existing walkway must comply with the requirements set forth in the Residential Design Guidelines. In addition, a new walkway or the modification of an existing walkway must be approved in writing by the ARC prior to construction.

Q. Fences and Gates.

The Residential Design Guidelines include specifications for fences to be installed on Lots at or about the time of substantial completion of a Residential Dwelling on a Lot, including specifications as to fence height, location, materials, “good neighbor wood”, and staining. The Residential Design Guidelines also include specifications for pedestrian and driveway gates. If a fence is proposed to be constructed on a Lot (to replace an existing fence or a new fence) or an existing fence on a Lot is proposed to be modified, the fence must comply in all respects with the Residential Design Guidelines.

Likewise, if a pedestrian or driveway gate is proposed to be constructed on a Lot or an existing pedestrian or driveway gate is proposed to be replaced or modified, the gate must in all respects comply with the Residential Design Guidelines. In all instances, a replacement or new fence or gate or the modification of an existing fence or gate requires the prior written approval of the ARC.

As provided in the Declaration, the use of chain link or wire in the construction of a fence, in whole or in part, is prohibited.

R. Signs.

The Declaration allows home security signs and school organization signs if approved in writing by the ARC and in compliance with these Residential Modification Guidelines. Home security signs and school organization signs must comply with the following requirements:

1. Home Security Signs.

A home security sign must be provided by a professional security company and may not exceed one (1) square foot in area. One (1) ground-mounted security sign is allowed in the front yard of a Lot, provided that the sign may not extend more than two (2) feet above the ground and may not be farther from the front wall of the Residential Dwelling than three (3) feet. If a corner Lot, one (1) ground-mounted security sign is also allowed in the side yard adjacent to the side street, but not extending above the ground more than two (2) feet or located farther from the side wall of the Residential Dwelling than three (3) feet. The color of the security sign may not be iridescent or brilliant, as determined by the ARC. The text and overall appearance of the security sign must be acceptable to the ARC and primarily provide a security warning without prominent advertising of the security company. Each sign must be maintained in good condition; the ARC may require the removal of a security sign which it reasonably determines is substantially deteriorated. In addition to a ground-mounted security sign, home security decals may be displayed on first floor windows and doors, provided that each decal is not larger than three (3) inches by four (4) inches. Not more than three (3) decals may be displayed in windows and doors in the front elevation of a Residential Dwelling. In the case of a corner Lot, not more than two (2) decals may be displayed in windows and doors in the side elevation of the Residential Dwelling adjacent to the side street.

2. School Organization Signs.

One (1) ground-mounted temporary school organization sign is allowed in the front yard of a Lot no farther than ten (10) feet from the front wall of the Residential Dwelling, unless otherwise restricted or permitted by the ARC. The sign may not extend above the ground more than four (4) feet or have a width greater than six (6) feet. The content and

overall appearance of the sign must be acceptable to the ARC and primarily identify the school and organization within the school in which an occupant of the Residential Dwelling is a participant. The ARC has the authority to determine the appropriate period of time during which the sign may be displayed. The ARC may require the removal of a sign if the text of the sign is determined by the ARC to be unacceptable, if the display of the sign is determined by the ARC to be no longer appropriate, or if the condition of the sign deteriorates.

S. Plant Containers.

Decorative plant containers are permitted on the front porch of a Residential Dwelling. Provided that, not more than two (2) plant containers are permitted on the front porch of a Residential Dwelling and the plant(s) within each container must be properly watered and maintained. The ARC has the authority to require the removal of an excessive number of plant containers on the front porch of a Residential Dwelling, any plant container that is not reasonably considered by the ARC to be harmonious with the Texas Hill Country design of the Community, or any plant container in which there are no plants or in which the plants are dead or not being properly maintained. Plant containers are not permitted in front landscape beds.

T. Benches; Furniture.

One (1) wood or wrought iron bench is permitted on the front porch of the Residential Dwelling; provided that, the style of the bench must be approved in writing by the ARC. Gliders with A frames are prohibited. Other types of furniture, such as a rocking chair, are permitted on the front porch of a Residential Dwelling but only with the prior written approval of the ARC as to type, size and number. Plastic and stackable types of furniture are prohibited on the front porch of a Residential Dwelling.

U. Statuary.

Statuary in front landscape beds requires the prior written approval of the ARC. Only one (1) statue is permitted in the front landscape beds. The statue must be a neutral, earthtone color as determined by the ARC. No statue may extend above the ground more than three (3) feet.

V. Bird Baths.

A bird bath in the front landscape bed of a Lot requires the prior written approval of the ARC. Only one (1) bird bath is permitted in the front landscape bed of a Lot. The bird bath must be a neutral, earthtone color as determined by the ARC. No bird bath may extend above the ground more than three (3) feet.

W. Landscape Bed Edges.

Landscape bed edging is not required but if landscape bed edging is to be used to define the shape of a front landscape bed, the edging requires the prior written approval of the ARC. The edging material must be compatible with the exterior materials used on the Residential Dwelling. Ryerson steel edging (or similar), brick set in mortar or natural stone are acceptable types of edging. Railroad ties, builder brick, landscape timbers, scalloped concrete, plastic, corrugated aluminum or plastic, and wire wickets are not permitted as edging for front landscape beds.

X. Wind Chimes.

Wind chimes must be located in the rear yard of the Lot. Wind chimes are permitted in the front yard of a Lot and on the front porch of a Residential Dwelling.

Y. Rain Barrels and Rain Harvesting Systems.

Section 202.007 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts an Owner from installing rain barrels or a rain harvesting system on the Owner's Lot. However, Section 202.007 of the Texas Property Code further provides that a property owners' association is not required to permit a rain barrel or rainwater harvesting system to be installed on a lot in particular circumstances or restricted from regulating rain barrels and rain harvesting devices in specified manners. The following provisions are applicable to rain barrels and rain harvesting systems in the Community:

- (i) Location. A rain barrel or rain harvesting system is not permitted on a Lot between the front of the Residential Dwelling on the Lot and an adjacent street.
- (ii) Color and Display. A rain barrel or rain harvesting system is not permitted:
 - (1) unless the color of the rain barrel or rain harvesting system is consistent with the color scheme of the Residential Dwelling on the Owner's Lot; or
 - (2) if the rain barrel or rain harvesting system displays any language or other content that is not typically displayed by the rain barrel or rain harvesting system as it is manufactured.

(iv) Regulations if Visible. If a rain barrel or rain harvesting system is located on the side of the Residential Dwelling on the Lot or at any other location on the Lot that is visible from a street, another Lot, or Common Area, the rain barrel or rain harvesting system must comply with the following regulations:

(1) Rain Barrel:

(a) Size: A maximum height of forty-two (42) inches and a maximum capacity of fifty (50) gallons.

(b) Type: A rain barrel that has the appearance of an authentic barrel and is either entirely round or has a flat back to fit flush against a wall of the Residential Dwelling. A rain barrel must have a manufactured top or cap to prevent or deter the breeding of mosquitoes.

(c) Materials: Wood, metal, polyethylene or plastic resin designed to look like an authentic barrel in brown or other neutral earth tone color.

(d) Screening: The rain barrel must be screened with evergreen landscaping to minimize its visibility from a street, another Lot, and Common Area, unless otherwise approved in writing by the ARC.

(e) Downspout: The downspout which provides water to the rain barrel must be the same color and material as the gutters on the Residential Dwelling. Further, the downspout must be vertical and attached to the wall against which the rain barrel is located.

(2) Rain Harvesting System: A rain harvesting system must collect and store the water underground. The portion of a rain harvesting system that is above-

ground must appear to be a landscape or water feature. The above-ground portion of the rain harvesting system may not extend above the surface of the ground by more than thirty-six (36) inches. The above-ground portion of the rain harvesting system must be screened with evergreen landscaping to minimize visibility from a street, another Lot, and Common Area, unless otherwise approved in writing by the ARC.

Provided that, the regulations in this Section Y., are applicable only to the extent that they do not prohibit the economic installation of the rain barrel or rain harvesting system on the Lot and there is a reasonably sufficient area on the Lot in which to install the rain barrel or rain harvesting system.

Z. Flags/Flagpoles.

Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits, restricts, or has the effect of prohibiting or restricting a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces, except as otherwise provided therein.

- (i) The following provisions are applicable to flagpoles and the three (3) types of flags listed in Section 202.011 of the Texas Property Code:
 - (1) ARC Approval. Proposed flagpoles, flagpole stands and/or footings and illumination must be approved in writing by the ARC. The Association may require an Owner to remove flagpoles, flagpole footings, or flags that do not comply with this Section.
 - (2) Flag of the United States. The flag of the United States must be displayed in accordance with applicable provisions of 4 U.S.C. Sections 5-10, which address, among other things, the time and occasions for display, the position and manner of display, and respect for the flag.

- (3) Flag of the State of Texas. The flag of the State of Texas must be displayed in accordance with applicable provisions of Chapter 3100 of the Texas Government Code, which address, among other things, the orientation of the flag on a flagpole or flagstaff, the display of the flag with the flag of the United States, and the display of the flag outdoors.
- (4) Flag of a Branch of the United States Armed Forces. An official or replica flag of any branch of the United States Armed Forces.

(ii) Flagpoles.

- (1) Not more than one (1) freestanding flagpole or flagpole attached to the Residential Dwelling or garage (on a permanent or temporary basis) is permitted on a Lot.
- (2) A freestanding flagpole may not exceed five (5) feet diameter, twenty (20) feet in height, measured from the ground to the highest point of the flagpole.
- (3) A flagpole attached to the Residential Dwelling or garage may not exceed six (6) feet in length.
- (4) A flagpole, whether freestanding or attached to the Residential Dwelling or garage, must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in the construction of the flagpole and harmonious with the Residential Dwelling on the Lot on which it is located.
- (5) A flagpole may not be located in an easement or encroach into an easement, unless otherwise approved in writing by the ARC.
- (6) A freestanding flagpole may not be located nearer to a property line of the Lot than the applicable setbacks shown on the recorded Plat or set forth in the Declaration, unless otherwise approved in writing by the ARC.

- (7) A flagpole must be maintained in good condition; a deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.
- (8) An Owner is prohibited from locating a flagpole on property owned or maintained by the Association.
- (9) A freestanding flagpole must be installed in accordance with the manufacturer's guidelines and specifications.
- (10) If the footing and/or stand for a freestanding flagpole extends above the surface of the ground, the Board may require the installation of landscaping to screen the stand and/or footing from view.

(iii) Flags.

- (1) Only the three (3) types of flags addressed in this Section may be displayed on a freestanding flagpole. Other types of flags may be displayed on a wall-mounted flagpole as otherwise permitted by the Association.
- (2) Not more than two (2) of the permitted types of flags may be displayed on a flagpole at any given time.
- (3) The maximum dimensions of a displayed flag on a freestanding flagpole that is less than fifteen (15) feet in height or on a flagpole attached to the Residential Dwelling or garage is three (3) feet by five (5) feet.
- (4) The maximum dimensions of a displayed flag on a freestanding flagpole that is fifteen (15) feet in height or greater is four (4) feet by six (6) feet.
- (5) A displayed flag must be maintained in good condition; a deteriorated flag must be replaced or removed.

- (6) A flag must be displayed on a flagpole. A flag may not be attached to the wall of the Residential Dwelling or other structure on a Lot or a tree, or be displayed in a window of the Residential Dwelling or other structure on a Lot.
- (iv) Illumination. It is the universal custom to display the flag of the United States of America only from sunrise to sunset. Likewise, the flag of the State of Texas should not normally be displayed outdoors before sunrise or after sunset. Accordingly, illumination of a flagpole or flag is not permitted.
- (v) Noise. An external halyard on a flagpole is required to be securely affixed to the flagpole so that it is not moved by the wind and thereby permitted to clang against the flagpole.
- (vi) Model Homes. The provisions in this Section Z. are not applicable to a Lot on which there is a model home. Provided that, until the expiration of the Development Period, the type, size and location of a flagpole on a Lot on which a model home exists must be approved by Declarant, as identified in the Declaration. Further, when the Residential Dwelling on the Lot ceases to be used as a model home, the flagpole(s) on the Lot must be removed, unless the ARC then approves the flagpole on the Lot or, if more than one (1) flagpole, one (1) of the flagpoles on the Lot. If approved by the ARC, the flagpole must be used for the display of flags in compliance with this Section Z.

AA. Religious Items.

Section 202.018 of the Texas Property Code provides that a property owners’ association may not enforce or adopt a restrictive covenant that prohibits an Owner or resident from displaying or affixing on the entry to the Owner’s or resident’s Residential Dwelling one or more religious items, the display of which is motivated by the Owner’s or resident’s sincere religious belief, except as otherwise provided therein. Section 202.001(4) of the Texas Property Code defines “restrictive covenant” to mean any covenant, condition, or restriction contained in a dedicatory instrument. The following provisions are applicable to the display of religious items in the Community:

- (i) ARC Approval. As authorized by the Declaration and, therefore, allowed by Section 202.018(c) of the Texas Property Code, any alteration to the entry door or door frame must first be approved in writing by the ARC.

- (ii) **Location.** Except as otherwise provided in this Section, a religious item is not permitted anywhere on a Lot except on the entry door or door frame of the Residential Dwelling. A religious item may not extend past the outer edge of the door frame.
- (iii) **Size.** The religious item(s), individually or in combination with each other religious item displayed or affixed on the entry door or door frame, may not have a total size of greater than twenty-five (25) square inches.
- (iv) **Content.** A religious item may not contain language, graphics, or any display that is patently offensive to persons of ordinary sensibilities.
- (v) **Limitation.** A religious item may not be displayed or affixed on an entry door or door frame if it threatens the public health or safety or violates a law.
- (vi) **Color of Entry Door and Door Frame.** An Owner or resident is not permitted to use a color for an entry door or door frame of the Owner's or resident's Residential Dwelling or change the color of an entry door or door frame that is not authorized by the ARC.
- (vii) **Other.** Notwithstanding the above provisions: (i) the ARC has the authority to allow a religious statue, such as by way of example and not in limitation, a statue of St. Francis of Assisi or other religious item in a landscape bed or other portion of a Lot, and (ii) this Section does not prohibit or apply to temporary seasonal decorations related to religious holidays.

BB. Standby Electric Generators.

- (i) **Definition.** A Standby Electric Generator is a device that converts mechanical energy to electrical energy and is:
 - (1) powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
 - (2) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;

- (3) connected to the main electrical panel of the Residential Dwelling by a manual or automatic transfer switch; and
 - (4) rated for generating capacity of not less than seven (7) kilowatts.
- (ii) **ARC Approval.** The Declaration requires an Owner to submit an application for a proposed exterior improvement on the Owner's Lot and obtain the written approval of the application from the ARC prior to installation or construction. Accordingly, a Standby Electric Generator may not be installed on a Lot unless an application therefor is first submitted to and approved in writing by the ARC as to compliance with these Residential Modification Guidelines. The submission of plans must include a completed application for ARC review, a site plan showing the proposed location of the Standby Electric Generator, the type of screening to be used (if required as provided below), and a copy of the manufacturer's brochures. The ARC may not withhold approval of a Standby Electric Generator if the proposed installation meets or exceeds the provisions set forth below, and, if visible as provided below, the Standby Electric Generator is screened in the manner required by the ARC.
- (iii) **Requirements.** The installation and operation of a permanent Standby Electric Generator on a Lot is permitted, subject to the prior written approval of the ARC and compliance with the following requirements:
- (1) a Standby Electric Generator must be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes;
 - (2) all electrical, plumbing, and fuel line connections for a Standby Electric Generator must be installed by a licensed contractor;
 - (3) all electrical connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;

- (4) all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
- (5) all liquefied petroleum gas fuel line connections for a Standby Electric Generator must be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes;
- (6) a non-integral Standby Electric Generator fuel tank must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;
- (7) a Standby Electric Generator and all electrical lines and fuel lines relating to the Standby Electric Generator must be maintained in good condition;
- (8) a deteriorated or unsafe component of a Standby Electric Generator, including electrical or fuel lines, must be repaired, replaced, or removed;
- (9) periodic testing of a Standby Electric Generator must be in accordance with the manufacturer's recommendations, and may occur not more than once a week, on any day other than a Sunday, between the hours of 10:00 a.m. and 4:00 p.m.; and
- (10) the preferred location of a Standby Electric Generator is:
 - (a) at the side or rear plane of the Residential Dwelling;
 - (b) outside (not within) any easement applicable to the Lot;
 - (c) outside (not within) the side setback lines applicable to the Lot.

However, in the event the preferred location either (i) increases the cost of installing the Standby Electric Generator by more than ten percent (10%) or (ii) increases the cost of installing and connecting the electrical and fuel lines for the Standby Electric Generator by more than twenty percent (20%), the Standby Electric Generator may be located on the Lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) herein.

- (iv) Screening. If a Standby Electric Generator is:
- (1) visible from the street in front of the Residential Dwelling on the Lot on which it is located,
 - (2) located in an unfenced side or rear yard of the Lot and is visible either from an adjoining Lot or from adjoining property owned by the Association, or
 - (3) located in a side or rear yard of the Lot that is fenced by a wrought iron fence or residential aluminum fence and is visible through the fence either from an adjoining Lot or from adjoining property owned by the Association,

the Owner will be required to completely screen the Standby Electric Generator by evergreen landscaping or in another reasonable manner, as determined by the ARC.

- (v) Non-Payment for Utility Service. A Standby Electric Generator may not be used to generate all or substantially all of the electrical power to a Residential Dwelling, except when utility-generated electrical power to the Residential Dwelling is not available or is intermittent due to causes other than non-payment for utility service to the Residential Dwelling.
- (vi) Property Owned by the Association. The provisions in this Section do not apply to property that is owned or maintained by the

Association. However, no Owner may install or place a Standby Electric Generator on property owned or maintained by the Association.

- (vii) Non-Compliance. The installation of a Standby Electric Generator that is not in compliance with the provisions of these Residential Modification Guidelines will be considered a violation of the dedicatory instruments governing the Community.

CC. Solar Energy Devices.

Section 202.010 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts an Owner from installing a solar energy device except as otherwise provided therein. As used in Section 202.010 of the Texas Property Code, "solar energy device" has the meaning assigned by Section 171.107 of the Tax Code, which defines the term as "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated power". The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. The following provisions are applicable to solar energy devices in the Community:

- (i) ARC Approval. The installation of a solar energy device requires the prior written approval of the ARC. Provided that, the ARC may not withhold approval if the provisions of this Section are met or exceeded, unless the ARC determines in writing that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all Owners of Lots adjoining the Lot in question constitutes prima facie evidence that substantial interference does not exist.
- (ii) Location. A solar energy device is not permitted anywhere on a Lot except on the roof of the Residential Dwelling or other permitted Improvement on the Lot or in a fenced yard or patio within the Lot.
- (iii) Devices Mounted on a Roof. A solar energy device mounted on the roof of the Residential Dwelling or other permitted Improvement on a Lot:

- (1) may not extend higher than or beyond the roofline;
 - (2) must conform to the slope of the roof and have a top edge that is parallel to the roofline;
 - (3) must have frames, support brackets and/or visible piping or wiring that are silver, bronze or black tone, as commonly available in the marketplace; and
 - (4) must be located on the roof as designated by the ARC unless an alternate location increases the estimated annual energy production of the device by more than ten percent (10%) above the energy production of the device if located in the area designated by the ARC. For determining estimated annual energy production, the parties must use a publicly available modeling tool provided by the National Renewable Energy Laboratory.
- (iv) **Visibility.** A solar energy device located within a fenced yard or patio may not be taller than eight (8) feet.
- (v) **Warranties.** A solar energy device may not be installed on a Lot in a manner that voids material warranties.
- (vi) **Limitations.** A solar energy device is not permitted on a Lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.

DD. Basketball Goals and Other Sports Structures.

Basketball goals, sports courts, and skateboard ramps are not permitted on Lots and are prohibited.

CERTIFICATION

I, the undersigned, being the Secretary of the Association, do hereby certify that at a joint meeting of the Board of Directors of the Association and the Architectural Review Committee duly called and held on the 24th day of April, 2018, and being duly authorized to transact business, the foregoing "Residential Modification Guidelines" was duly approved by the vote of at least a majority of the members of the Board of Directors and the Architectural Review Committee.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the date shown below but made effective as of the date approved by the Board of Directors and the Architectural Review Committee, as specified above.

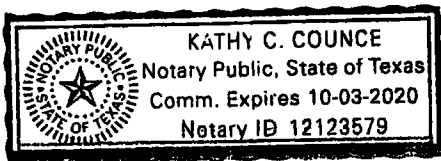
BRIDLECREEK COMMUNITY ASSOCIATION, INC.

By: [Signature]
Tim Fitzpatrick, Secretary

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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

SUBSCRIBED AND SWORN TO BEFORE ME on this the 24th day of April, 2018, to certify which witness my hand and official seal.



[Signature]
Notary Public - State of Texas

RP-2018-178098

RP-2018-178098
Pages 87
04/26/2018 09:00 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$356.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2018-178098