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**R. F. ASSOCIATION, INC.
dba
RIVER FOREST HOMEOWNER ASSOCIATION**

**ARCHITECTURAL CONTROL GUIDELINES
AND USE RESTRICTIONS**

FOR

THE ARCHITECTURAL CONTROL COMMITTEE

December 1, 2002

**R. F. ASSOCIATION, INC., dba
RIVER FOREST HOMEOWNERS ASSOCIATION, INC.**

ARCHITECTURAL CONTROL GUIDELINES

OVERVIEW

The Declaration:

A system of Architectural Control is created by the following Declarations of Covenants, Conditions and Restrictions:

River Forest, Section One (1)	FBC No. <u>937057</u>
River Forest, Section Two (2)	FBC No. <u>9549078</u>
River Forest, Section Three (3)	FBC No. <u>9641715</u>

*All recording information refers to the Official Public Records of Fort Bend County, Texas.

All of the foregoing shall be collectively referred to as the "Declaration".

Purpose and Objectives:

The purpose of these architectural guidelines is to protect the beauty of the properties, to establish and preserve a harmonious and aesthetically pleasing design for the R. F. Association, Inc. and to protect and promote the value of the properties, subject to the restrictions set forth in the Declaration.

To preserve the architectural and aesthetic appearance of the "R. F. Association, Inc.", no construction of improvements, or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any Owner, with respect to any other portion of the Properties, including, without limitation, the construction or installation of sidewalks, driveways, mail boxes, decks, patios, courtyards, swimming pools, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, painting or staining of any exterior surface), unless and until they shall have been submitted to and approved in writing by the R. F. Association, Inc. as to the compliance of such plans and specifications with the Declaration and such design guidelines (the "Guidelines") as may be published by the R. F. Association, Inc. from time to time including the harmony of external design, location, and appearance in relation to surrounding structures and topography.

These Guidelines are intended to establish a set of design guidelines for the R. F. Association, Inc. which has exclusive jurisdiction over modifications, additions, or alterations made to properties within the subdivision, and to comply with the requirements of the Declaration. Any terms with the first letter capitalized are either defined in these Guidelines, or in the Declaration. The Architectural Control Committee (referred to in these Guidelines as the "ACC") consists of a Chairperson and several homeowner representatives from the R. F. Association, Inc. "Properties" shall mean all Lots and Common Facilities within each section of the Subdivision.

Application Procedure:

Applications should include a cover letter, together with the Application Form (see Exhibit "A"), explaining the proposed improvement(s). Attach one (1) copy of a detailed site plan. It is required that a copy of the survey received at closing be used so that relative distances and dimensions can be reviewed. Make sure to include all pertinent information, specifications, building permits, etc., and that a current mailing address and phone number are also provided. All applications must be submitted in writing. The ACC cannot respond to verbal or facsimile requests.

Mail your Applications to R. F. Association, Inc., C/O LJ Services Property Management at P. O. Box 6406, Katy, Texas 77491-6406, and Telephone Number (281) 646-1130. Do not send the Application via telecopy (fax). Otherwise, if the

Application is mailed, call R. F. Association, Inc. within seven (7) days after the date of mailing the Application to verify that it was received. Do not assume it was received.

It is the responsibility of the applicant to make sure he or she has the most current guidelines before proceeding with any improvement. Check with any ACC or Board member to see if the guidelines have been reissued or amended.

It is the responsibility of the applicant to make sure he or she has the most current mailing address and phone number of the ACC. Check with any ACC or Board member to see if the mailing address or phone number has been changed.

Approvals / Disapproval / Processing Period:

The ACC will respond in writing to all Applications. Upon approval or disapproval, one (1) copy of the Application will be marked and returned, along with an explanatory letter.

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

In the event the ACC fails to indicate its approval or disapproval within the thirty (30) days after receipt of the required documents, approval will not be required and the related covenants set out in the Declaration shall be deemed to have been fully satisfied, provided that the proposed improvements are generally in harmony with the scheme of the development as set forth in the Declaration and these Guidelines and do not violate any of the covenants. However, failure to respond on the part of the ACC does not imply permission to encroach on an easement or building line.

If an Application is not approved, the ACC will state in their letter why such approval was denied and what type of Application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the chairman of the committee should be contacted for an appointment. The Board of Directors shall have the final authority over all actions taken by the ACC.

No ACC member can approve his/her own improvement / Application.

Please note that ACC approval is required prior to the installation or construction of any improvement or change. If an improvement is made without ACC approval, the Board of Directors for the R. F. Association, Inc. Homeowners Association has the legal right to enforce its removal.

Neither the Association, the Board or the ACC shall be liable to any Owner or other party for any loss, claim or demand asserted on account of the administration and performance of its required duties. No approval of plans and specifications and no publication of minimum construction standards shall be construed as representing such plans, specifications or standards will, if followed, result in a properly designed structure. Such approvals and standards shall in no event be construed as representing and guaranteeing any residence or modification to a residence will be built in a good, workmanlike manner

Inspection:

The ACC reserves the right to inspect improvements as to compliance of the Application received.

Compliance / Non-Compliance:

As stated above, these guidelines include all relevant stipulations from the Declaration, but also include many more supplementary details and restrictions that have been approved by the Board of Directors. Since the guidelines (with their additional restrictions) were released a few years after the Declaration, an equitable process must exist to ascertain compliance/noncompliance with both documents.

The Declaration was in existence prior to any home building in R. F. Association, Inc. It is expected that all residents will comply with the restrictions and requirements specified in that document. This includes the requirement to file an Application for approval to the ACC for all improvements, conditions or restrictions specified in the Declaration.

Home improvements built prior to the approval and adoption of these guidelines must, as stated above, comply with the restrictions of the Declaration, but will not be required to be in compliance with any of the additional restrictions or details which are not specified in the Declaration. Home improvements built subsequent to approval and adoption of these guidelines are expected to be in full compliance with all provisions of the most current release of these guidelines.

Homeowners shall comply with all applicable restrictions and shall observe the filing requirements for any improvements. A homeowner is not in compliance if: 1) an improvement was made that is/was prohibited at the time of the improvement; or, 2) an improvement was made and an Application was not filed with the ACC.

Unapproved and/or prohibited improvements are subject to removal or modification at the homeowner's expense, unless a variance is granted. Homeowners should apply to the ACC for any outstanding unapproved improvements.

ARCHITECTURAL CONTROL GUIDELINES

1.0 Buildings

- 1.1 A “**building**” is defined as the main residence situated on a Lot, and includes any bonafide additions such as a garage. It does not include any structure not attached such as a storage shed, gazebo or playhouse/fort.
- 1.2 A “**detached garage**” shall refer to a garage which is a free standing building and which does not share a common wall with the residence, although it may be connected to the residence by a covered walkway and may be architecturally treated so as to appear to be a part of the residence building rather than a separate structure.
- 1.3 No improvements shall be constructed on the Lots other than one single family residential dwelling, not to exceed two and a half stories in height, a detached garage, or an attached garage for no less than two (2) full size cars and bonafide servants quarters. The garage and servants quarters shall not exceed the main dwelling in height.
- 1.4 Each Owner is required to maintain in good condition and repair all structures on the Lot, including but not limited to, all windows, doors, garage doors, roofs, siding, brickwork, stucco, masonry, concrete, driveways and walks, fences, mailboxes, and trim or fascia. By way of example, not of limitation, wood rot, damaged brick, fading peeling or aged paint or stain, mildew, broken doors and windows, rotting or falling fences shall be considered violations of these Deed Restrictions, which the Owner of a Lot shall repair or replace upon notice by the Association or its duly authorized representative.
- 1.5 **Location of Buildings:**
 - a. No building or other improvement shall be located on any Lot nearer to the front Lot line or nearer to the street sideline than the minimum building setback line shown on the recorded Plat. No building shall be located on any Lot nearer than fifteen (15) feet to any side street line. No residence structure shall be constructed nearer than fifteen (15) feet to any other residence structure;
 - b. No main residence building, detached garage, nor any part thereof shall encroach upon any utility easement or be built closer to a street or property line than a building or setback line; and;
 - c. Eaves, steps, fireplaces and unroofed terraces shall not be considered as a part of a residence structure provided, however, that this shall not be construed to permit any portion of the construction on a Lot to encroach upon another Lot.
 - d. If warranted, and based upon factors unique to a given situation, the ACC is empowered to grant variances to the above listed requirements as long as the resulting change effected by the variance is consistent with the general scheme of development.
- 1.6 **Garages / Driveways:**
 - a. No driveway shall be closer than three (3') feet from any side property Lot line.
 - b. Garage doors will only be accepted with applied wood siding, aluminum or metal panels.
- 1.7 **Roof Penetrations:**
 - a. Utility penetrations, or other roof protrusions shall not be visible from the front street.
 - b. Generally skylights should not be visible from the front street. An exception would be skylights that are part of the architectural style of the house and are used to enhance that style. In such cases, the Committee will determine their appropriateness.
- 1.8 **Gutters and Downspouts:**
 - a. Gutters and downspouts, if used, should be strategically placed to minimize their visibility to the front street. Preferably, downspouts should occur only at the rear and sides of a home. Placement on the front elevation should be avoided as much as possible, but may be used to avoid water runoff at front entrances.
 - b. Gutters and downspouts must match, or be very similar to the color of the surface to which they are attached.
 - c. Downspouts must be installed vertically and in a simple configuration.
 - d. All gutters and downspouts must be installed so water runoff does not adversely affect adjacent properties.
 - e. It is recommended that downspouts be buried or hidden in plant materials at the point where extensions carry water away from the building.

- f. For safety reasons, water runoff should never be directed directly onto sidewalks.

2.0 Outbuildings:

- 2.1 An "outbuilding" is defined as any permanent structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garages, but does include without limitation, storage sheds, gazebos, portable buildings and playhouse/forts.
- 2.2 The colors and materials should match or blend with the predominant exterior colors of the main residence.
- 2.3 The ACC will consider small prefabricated metal storage buildings providing that they are permanently attached to a concrete slab and the color blends with the main residence.
- 2.4 If warranted, and based upon factors unique to a given situation, the ACC is empowered to grant variances to the above listed requirements as long as the resulting change effected by the variance is consistent with the general scheme of development.

3.0 Patio Covers:

- 3.1 Should be constructed of materials which complement the main structure.
- 3.2 Prefab covers made of aluminum may be approved providing they are of a color that substantially matches the house trim color. Unfinished aluminum will not receive ACC approval. All metal must be painted. Certain structures using wood framing may be allowed to go unpainted provided treated or insect resistant wood is used.
- 3.3 If attached to house, must be integrated into existing roof line (flush with eaves) and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be brick, treated wood, or metal columns. No pipe is allowed.
- 3.4 Patio cover materials are as follows:
 - a. Painted aluminum or wrought iron (to match trim of house).
 - b. Painted wood (to match trim of house).
 - c. Treated wood or naturally rot and insect resistant woods (such as cedar and redwood) may be used. Staining or painting is not required.
 - d. Clear plastic, clear corrugated covers, or properly painted aluminum covers may be permitted if the cover is screened from view from the street. All patio cover material (i. e. corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible).
 - e. Canvas and nylon is prohibited.
- 3.5 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written Consent to Such Encroachment.
- 3.6 Patio covers must be situated on the Lot to provide drainage solely onto the owner's Lot. If a proposed patio cover location is less than fifteen (15') feet away from a side Lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.

4.0 Room Additions:

- 4.1 Exterior materials and colors should match the house as much as possible.
- 4.2 Detailed plans must be submitted to the ACC.

- 4.3 On individual basis, size and shape will depend on architectural style and layout of home, size of Lot and how well room addition integrates with existing home. Plans for room additions must show room size in proportion to room dimensions of the residence. Roof of addition must integrate with existing roof line so as to appear to have been part of the original house.
- 4.4 Balconies must also be approved prior to construction.

5.0 Exterior Painting:

- 5.1 Even if a homeowner intends to paint in accordance with an original color scheme, or to rebuild in accordance with original plans and specifications, an Application must be submitted and no work begun until approved by the ACC.
- 5.2 Color changes must be approved by the ACC. Color of brick and roofing color used in house and color of neighboring houses are considerations.
- 5.3 Exterior paints for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used.
- 5.4 Wood siding and trim should generally stay within the earth tone color family (i.e. brown, tan, beige or gray). Soft and muted earth-tone, primary and pastel colors are acceptable. The use of white is also permitted.
- 5.5 Extremely bold colors, and bright primary colors are prohibited. The variety and number of exterior colors on each house should be held to a maximum of three, not inclusive of brick or front door color.
- 5.6 Front doors must be maintained. They may be stained, a natural wood color, or painted the same color as the house trim. Other paint colors may be approved on a case by case basis.

6.0 Storm Windows and Storm Doors

- 6.1 The frames of storm windows and storm doors must be of a color compatible with the exterior house colors and/or general use and appearance of the house. No screen doors are allowed on front doors. Mechanical roll-down storm window boxes are prohibited.

7.0 Decks and Balconies:

- 7.1 All balcony designs must be submitted to the ACC and receive approval prior to construction. If wood is used, see Section 3.4c.
- 7.2 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 7.3 Decks should not be situated on a Lot if they pose a problem to the effective drainage of the Lot or a neighboring Lot.
- 7.4 Decks that are higher than twelve (12") inches for a ground level deck at either the rear or the front of the home must have decorative screening coverage at base. One-story homes are only permitted to have a ground level deck.
- 7.5 Two-story homes may construct a balcony or deck projecting from the wall of the upper floor of the rear of the residential structure only. All upper story decks will be required to have a railing.
- 7.6 It is recommended that upper story decks be built with support posts of sufficient size or detail so that knee braces are not required.

- 7.7 If a railing is to be used, a simple vertical picket or horizontal board railing built in a vertical plane is preferred. Other simple and straight-forward designs are permitted.
- 7.8 If stairs or a railing are a part of the deck design, the stair railing must match the deck rail. If possible, stairs should be included within the mass of either the deck or the house.

8.0 Swimming Pools and Spas:

- 8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking encroachment also requires a consent agreement. Consents must be received prior to approval.
- 8.2 A pool or spa must be located at least fifteen (15') feet from a side and rear Lot line to maintain proper drainage on the Lot. The pool must meet all building line and easement restrictions on the recorded plat. Pools may only be constructed in the backyard.
- 8.3 Above ground pools are prohibited, spas, jacuzzis or hot tubs are allowed provided they are screened from public view.
- 8.4 Drainage resulting from the installation of a pool or spa cannot negatively impact neighboring lots.

9.0 Solar Panels / Screens / Film:

- 9.1 The ACC will only approve solar panels which are unobtrusive and which blend in with the roof shingle color.
- 9.2 No solar panel should be mounted so that it extends above the roof line.
- 9.3 Solar panels may not be visible from the street.
- 9.4 Solar screens are allowed on windows only if they blend with the brick and roof color.
- 9.5 Colors and manufacturers must be acceptable to ACC for other screens and panels.
- 9.6 Solar window film must be non-reflective type.
- 9.7 Samples of window film must accompany each Application.

10.0 Fences, Fence Extensions, Walls and Hedges:

- 10.1 All proposed fences must be approved by the ACC.
- 10.2 Any homeowner who wishes to seal, paint and or stain an exterior visible fence is required to submit a sample of the finished product for ACC approval prior to the start of construction of the fence. The ACC will review each request on an individual basis with consideration as to harmony of the surroundings.
- 10.3 All corner fences and fences which are constructed of a combination of wire and wood rails, and that face a public right of way or street must be installed picket side out for a distance of no less than fifty (50') feet back from the public right of way.
- 10.4 Replacement or repairs of fences or walls must be made with similar materials and construction details as used in original fence or wall. Replacement with any other material must be approved by the ACC.

- 10.5 Where gates are proposed, they must be constructed of a durable material which is compatible to its respective fence type.
- 10.6 Fences must be maintained in good condition. Fences and fence gates that show signs of splitting, sagging or warping must be repaired or replaced immediately.
- 10.7 Shrubbery of any type that is to be used as a fence must be approved by the ACC.

11.0 Driveway Extensions / Sidewalks:

- 11.1 An Application must be submitted for any driveway removal, addition or modification. Driveways, entry walks and sidewalks on each Lot may be constructed of concrete or any other finish approved by the ACC. If masonry material is approved, it must be compatible, not only with the home, but also with any other walkways or terraces on the Lot.
- 11.2 Width of driveway between the front building line and the street must be a minimum of twelve (12') feet.
- 11.3 Any concrete spilled, poured or washed on a street must be immediately removed leaving the street clean and unstained.
- 11.4 Driveways must be maintained.
- 11.5 All driveways shall have a minimum three feet (3') side Lot setback between the driveway and the adjacent side property line.

12.0 Awnings / Window Shades / Door Coverings:

- 12.1 Awnings are only permitted if not visible from the street. Awnings on playhouses or used as patio covers must be of the same color as those on the house. In all cases, colors must match or complement the primary color of the house. Once installed, awnings are to be maintained in good condition at all times. Awning frames must be painted to match the trim or the dominate color of the house or be painted black.
- 12.2 Only non-functioning exterior shades / shutters will be approved. All exterior shades / shutters must be approved by the ACC prior to installation. After installation, they must be kept in good condition at all times.
- 12.3 No aluminum foil or other reflective material shall be used or placed over doors or windows (with the exception of Christmas Holiday decorations), so as to be visible from the street. All visible window coverings and treatments will be maintained in a good and attractive manner.

USE RESTRICTIONS

13.0 Basketball Goals:

- 13.1 Installation of permanent and semi-permanent basketball goals is limited to the boundaries of the owners Lot.
- 13.2 Permanent installation of basketball goals on a public easement or right-of-way is prohibited.
- 13.3 Only one basketball goal per Lot will be permitted.
- 13.4 If the backboard is mounted onto the roof by use of a mounting structure, the mounting structure must be painted to match the roof shingle color.
- 13.5 Owners are responsible for the proper upkeep and maintenance of goals, including, but not limited to, poles, backboards, and nets, and are subject to repair or replacement upon notice by the Association. Goals that are found to be in habitual violation of maintenance are subject to permanent removal.
- 13.6 The placement of both portable and permanent basketball goals on a property must be approved by the ACC.

14.0 Antennas:

- 14.1 No exterior antennas of any type shall be erected, constructed, placed, or permitted to remain on any house, structure, improvement or building unless such antenna is located to the rear of the roof ridge line, gable, center line of the principal building or screened from public view. Residents are required to install Satellite Dishes and Mini Satellite Dishes as inconspicuously as possible.
- 14.2 Any Freestanding antenna must have ACC approval.
- 14.3 Satellite dishes are not permitted to be located within the easement of any Lot without consent to encroach agreement. Consents must be received prior to approval.

15.0 Decorations / Flag Poles:

- 15.1 On front lawns of Lots and on any portion of a Lot visible from any street there shall be no decorative appurtenances placed, such as, but not limited too, sculptures, statues, birdbaths, birdhouses, permanently affixed flag poles, fountains, or other decorative embellishments without ACC approval. Christmas, holiday or other festive decorations of a temporary nature are exceptions.
- 15.2 Burglar bars over windows are generally prohibited and must be submitted to the Committee for approval. Approval must be granted prior to installation. Burglar bars and gates must be in harmony with the design of the home. If approved, any burglar bars must follow the paint guidelines in Section 4.5a. Interior burglar bars that are visible from the street, must also be applied for.
- 15.3 Holiday decorations are not permitted to be displayed prior to the first day of the calendar month that the holiday falls in or fourteen days prior to the holiday, whichever is greater. Decorations must be removed within seven days after the holiday with the exception of Christmas, in which all decorations must be removed no later than the seventh (7th) day of January of the New Year proceeding the Christmas holiday.
- 15.4 No wind generators or wind mills, whether it be operational or for decorative purposes, shall be erected or maintained on any Lot.
- 15.5 The placement, size, height, and color of portable or permanent flag poles must be approved by the ACC.

16.0 Exterior Lighting:

- 16.1 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- 16.2 Exterior decorative lights, security lights or floodlights must be aimed so as not to shine onto a neighboring property or shall not illuminate areas beyond the Lot owners property line as indicated on the recorded plat of said Lot. The fixture color and shielding should be compatible with the building. Conduits and wiring must be concealed.
- 16.3 Low voltage landscape lighting must receive ACC approval prior to installation. Ornamental, accent lighting and low-voltage lighting is allowed but should be used in moderation and compliment the associated architectural elements. Moonlighting or up-lighting of trees is allowed, but the light source must be hidden.
- 16.4 Mercury vapor and sodium halide security lights attached to the front or side(s) of the residential structure or any other type of outbuilding, storage shed, etc. are prohibited. Mercury vapor and sodium halide security lights will be allowed to be attached to the rear of the residential structure only.
- 16.5 Fluorescent and neon lighting is prohibited.
- 16.6 Gas or electric post lights may be in front or back of house. Such lights must be no taller than eight feet (8') in height and the illumination must be a low wattage. The color of the post shall be selected to complement or harmonize with the colors of the other materials on the house. This means that the color should generally stay within the earth tone color family (i.e. black, brown, tan, beige or gray, no blues, reds or yellows). Soft and muted earth tone pastel colors are acceptable. The use of white is also permitted. Extremely bold colors, primary colors, yellow, blue or green pastels for the post are prohibited.
- 16.7 Exterior lights must not affect overall aesthetic appeal. The type, color and quality of all exterior light and house lighting must be consistent with other existing lights on the property and in the neighborhood of the respective house.
- 16.8 Architectural accent lighting is also permissible, but must be from an incandescent source.

17.0 Birdhouses:

- 17.1 If mounted on a pole, and visible from the street, must be submitted for ACC approval.
- 17.2 Must be placed not closer than five (5') feet to any property line, and must be situated in the rear of the house.
- 17.3 Birdhouse and mounting structure must be maintained.

18.0 Landscaping:

- 18.1 **General:** Landscaping (defined as living plants, trees, shrubs, flowers, etc., and utilization of non-living material necessary for growth, e.g., bark, mulch, etc.) shall be acceptable by the ACC, however, no landscaping plans need be submitted. Should the ACC find the landscaping to be inept or not aesthetically pleasing, the ACC may require the Lot owner to add,, change or reduce items in the landscaping scheme. All homes must be landscaped within 6 months of occupancy.
- 18.2 Lot owner(s) are responsible for the upkeep and appearance of front yards, including, but not limited to, the portion of the street right-of-way between the property line and the street curb.
- 8.3 Lots that are not covered with natural vegetation are required to be sodded, sprigged or seeded with grass within 30 days of occupancy.

- 18.4 Planting bed(s) are not to exceed 50% of a front yard(s) total area.
- 18.5 Planting bed edging is not required, but encouraged for maintenance purposes and to define the shape of the planting bed(s). Plastic, corrugated aluminum, wire wicket and railroad ties are not in character with the desired landscaping effect and are prohibited. Acceptable and approved edging is, but not limited to, ryerson steel, brick set in mortar, horizontal or vertical timbers and landscaping stones.
- 18.6 The use of loose bricks in planting beds is prohibited without prior ACC approval.
- 18.7 Planting beds and front lawns are required to be properly maintained and kept free of weeds.
- 18.8 Trellises, window boxes, arbors, and permanent brick borders, that are visible, must have ACC approval.
- 18.11 Landscape projects should take into account the effect on drainage from resident property and adjacent properties.
- 18.12 Artificial plants, trees, shrubs, etc. are not allowed as part of the landscaping.

19.0 Signs, Advertisements, Billboards:

- 19.1 No signs, advertisements, billboards, posters or advertising structure of any kind shall be placed on any Lot, except for a single sign advertising the property for sale, rent, or a small sign notifying home security, and contractor signs.
- Signs which give notice of a home security system are permitted if placed at or near the front entrance and are no larger than 144 square inches. Small window stickers which give notice of a home security system are also permitted.
 - Contractor signs are not permitted for a period longer than thirty (30) days.
 - The Association, or its assigns, shall have the right to remove any signs not in accordance to the foregoing.
- 19.2 No signs, advertisements, billboards, posters or advertisement structure of any kind are permitted to be placed in the subdivision's public or common areas.
- 19.3 Signs are permitted with the following guidelines:
- All signs are to be freestanding, posted on wooden or metal stakes, or within a freestanding metal frame and will be limited in size such that each is no larger than 24 inches by 38 inches.
 - Taping or otherwise affixing signage to stop signs, light poles, monuments or other structures is prohibited, and will be removed immediately.
 - Garage Sale signs are to be removed within twenty-four (24) hours following the end of the event.
 - Lost and Found signs must be dated and may remain posted for seven (7) days. Undated signs will be removed immediately.
 - Signs must be of a preprinted professional type and must be kept clean and attractive at all times.
 - Builders will be allowed to construct and maintain signs and advertising devices, subject to ACC review and approval, as is customary in connection with the sale of newly constructed dwellings.
- 19.4 Signs advertising political candidates may be placed on a lot thirty (30) days prior to an election and must be removed within seven (7) days after the election. Only one sign per political candidate may be erected upon a lot and must comply with the requirements of 19.3(a).

20.0 Storage of Building Materials:

- 20.1 Building materials placed on Lots prior to commencement of improvements must be kept in a neat, clean and orderly condition.
- 20.2 No materials may be placed on the street or on the unimproved Lots.

20.3 No visible storage of materials for a period of fourteen (14) days prior to the commencement of construction or improvement.

21.0 Timesharing:

21.1 No Lot shall be made subject to any type of timesharing, fraction-sharing or similar program whereby the right to exclusive use of the Lot rotates among members of the program on a fixed or floating time schedule over a period of years.

22.0 Containers for Storage of Trash:

22.1 All trash cans and other containers for the storage of garbage or other waste material are required to be stored out of public view.

22.2 Trash cans and other containers, including, but not limited to, loose bags and recycling bins, shall not be put out to the road or curbside before 12:00 PM of the day preceding the scheduled collection day, and must be removed no later than 12:00 PM the day after scheduled collection.

23.0 Storage of Automobiles, Boats, Trailers and Other Vehicles:

23.1 No trailer, camper, recreational vehicles, or similar vehicles shall at any time be parked in view from other properties, or connected to utilities situated within a Lot, for a period longer than seventy-two (72) hours. The ACC may grant a variance, under special circumstances, if requested by a homeowner.

3.2 No vehicle shall be habitually parked so as to obstruct other Owners, their families, guests and invitees in ingress or egress from their Lot.

23.3 Parking of automobiles, boats, trailers, travel trailers, recreational vehicles, inoperative vehicles, campers or vehicles of any kind or type shall be limited to driveways. Parking on the grass or on the front yard is prohibited. Any vehicle stored on a lot shall be screened from public view.

24.0 Unsightly Objects:

24.1 No unsightly objects, which might reasonably be considered to give annoyance to neighbors of ordinary sensibility, shall be placed or allowed to remain on, but not limited to, any yard, residential structure, outbuilding, storage shed, street or driveway.

24.2 The Association or its duly authorized representative, under considerable, reasonable and realistic review on an individual basis and by a majority vote of the Board of Directors, would determine what constitutes an unsightly object.

25.0 Prohibition of a Nuisance or Offensive Activity:

25.1 Activities that can be reasonably interpreted as offensive or a nuisance to Residents, adjacent Lots or the neighborhood at large are generally prohibited

25.2 No loud noises or offensive, noxious odors of any type or kind shall be permitted on any Lot or Property. Including, but not limited to, noisy vehicles, large power equipment or large power tools.

25.3 No television, musical instrument, sound or amplification system or other such equipment shall be operated at a

level that can be heard outside the building or vehicle in which it is housed so as to reasonably offend or create a nuisance to surrounding residents.

- 25.4 Any equipment or activity that unreasonably interferes with radio or television reception on any Lot is prohibited.
- 25.5 No exterior speakers, horns or other sound devices (other than security devices used exclusively for security purposes) shall be operated or used in a manner that might reasonably be considered to give annoyance to surrounding residents of ordinary sensibility.
- 25.6 Pet owners are prohibited from allowing their pets to become a nuisance to other residents, by virtue of noise, odor or dangerous proclivities. Owners shall not allow pets to defecate on another's Lot, the Common Area or other public areas of the Community.
- 25.7 In accordance with Fort Bend County Ordinances, Owners shall, at all times, keep their pets on a leash or confined to a secure run or within a secured yard.
- 25.8 The Board of Directors upon notice of a violation to this resolution shall have the right to determine by reasonability if any such noise, odor or activity constitutes a nuisance or offense.

26.0 Garage Sales:

- 26.1 Garage Sales are permitted, but are limited to two (2) times per year, per residence.

SECRETARY'S CERTIFICATE OF FILING

I, Shannon Guerin, certify that:

I am the duly qualified and acting secretary of R.F. Association, Inc., a duly organized and existing Texas non-profit corporation. A corporation located in Fort Bend County, Texas.

The attached instrument is a true copy of unrecorded Architectural Control Guidelines, pertaining to R. F. Association, Inc.

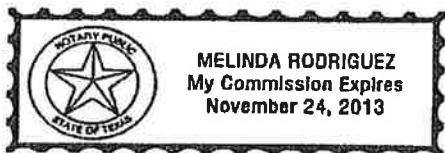
The attached instruments are being presented for recording in the Official Public Records of Real Property of Fort Bend County Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: Jan 12, 2012

Shannon Guerin
Shannon Guerin
Secretary, R. F. Association, Inc.

THE STATE OF TEXAS §
COUNTY OF Harris §
§

This instrument was acknowledged before me on the 12 day of January, 2012, by Shannon Guerin, Secretary of R. F. Association, a Texas non-profit corporation, on behalf of said corporation.



Melinda Rodriguez
Notary Public in and for The State of Texas.

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079