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RIVERSIDE RANCH HOMEOWNERS
ASSOCIATION

ARCHITECTURAL CONTROL
GUIDELINES AND USE RESTRICTIONS

FOR

THE ARCHITECTURAL CONTROL COMMITTEE

Amended and Restated March 1, 2016

For Recording in: Fort Bend County, Texas

RIVERSIDE RANCH HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL GUIDELINES

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF FORT BEND

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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 appearance for the Riverside Ranch Homeowners 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 "Riverside Ranch Homeowners Association, Inc.", no construction of improvements or modifications, additions, alterations to existing improvements, shall be commenced or maintained by any member, with respect to any other portion of the properties, including, without limitation, the construction or installation of sidewalks, driveways, mailboxes, decks, patios, courtyards, swimming pools, greenhouses, playhouses, awnings, walls, fences, garages, guests or servants' quarters, or other outbuildings, nor shall an exterior addition to or change or alteration therein be made (including, painting or staining of any exterior surface involving a color change), unless and until they shall have been submitted to and approved in writing by the Riverside Homeowners 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 Riverside Homeowners 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 Riverside Ranch Homeowners 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 the Association's Board of Directors. "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 ACC approved Application Form 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 the 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 is also provided. All Applications must be submitted in writing. The ACC cannot respond to verbal or facsimile requests.

Submit your Applications to the Association's management. If the Application is mailed, call the management company 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. The Riverside Ranch website will always have the most current guidelines, amendments or any reissued guidelines.

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.

Approval / 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 in order for your submission to be reviewed at the monthly HOA meeting, a complete submission must be received more than 5 business days prior to the Board meeting. If additional information is required by the ACC, the 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. Once the application is reviewed a decision will be rendered and communicated to you within 10 business days. Any submissions that are received less than 5 days prior to the monthly meeting will not be reviewed until the next board meeting.

Anyone needing an application EXPEDITED for review will be charged a non-refundable rush fee of \$500.00. Please remember that applications are reviewed by a volunteer board who donate their time in addition to having professional and personal lives.

If an Application is not approved, the ACC will state in its letter why such approval was denied and what type of Application changes, if any, would alter the decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the management company should be contacted to request an audience with the ACC during a regularly scheduled ACC meeting.

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, or if an approved improvement is not completed within the timeframe required by the ACC, the Board of Directors for the Riverside Ranch Homeowners Association, Inc. has the legal right to enforce its removal.

The Association, the Board nor 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. Plaintiff bringing any legal actions against The Board, The ACC, or the HOA will be one hundred percent (100%) financially responsible for both parties legal fees regardless of the lawsuit outcome. No approval of plans and specifications and no publication of minimum construction standards shall be construed as representing such plans, specifications or standard 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 written requirements for approval identified by ACC.

Compliance / Non-Compliance:

As stated above, these guidelines include all relevant stipulation 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 being built in Riverside Ranch. 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 is 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, Homeowners should apply to the ACC for any outstanding unapproved improvements.

Please see Section 29.0 of this document for the Fining Policy which will apply to non-compliance with these guidelines.

ARCHITECTURAL CONTROL GUIDELINES

1.0 Buildings:

- 1.1 A "**building**" is defined as the main residence situated on a Lot, and includes any bona-fide 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 heights, a detached garage, or an attached garage for no less than two (2) full size cars and bona-fide servants quarters. The garage and servants quarters shall not exceed the main dwelling in height.

1.4 **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. Variances to the design standards and development criteria may be granted at the sole discretion of the ACC when it determines circumstances such as topography, natural obstruction, hardship (other than economic hardship), or aesthetic or environmental considerations justify such variance; however, the ACC shall under no circumstances be obligated to grant variances. No variance shall be granted unless the general purposes and intent of these guidelines are maintained. Any variance granted shall only be applicable to the specific site conditions for which the variance was granted, and shall not modify or change any design standards as they apply to other sites or conditions. All variances must be confirmed in writing and signed by the ACC prior to construction of the improvement. No verbal variances shall be granted.

1.5 Garages / Driveways:

- a. No driveway shall be closer than three (3') feet from any side property Lot line.
- b. Overhead garage doors will only be accepted with applied wood siding, aluminum or metal panels.

1.6 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.

1.7 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.

1.8 Drainage: For further information, please refer to Section 16 of the Declarations of Covenants, Conditions and Restrictions for Riverside Ranch.

2.0 Outbuildings:

2.1 An “outbuilding” is defined as any permanent structure that is not attached to the main structure. This definition does not include bona-fide additions to the main residence or garages, but does include without limitation, storage sheds, gazebos, portable buildings and playhouse/forts.

2.2 Outbuilding colors and materials must match the materials and exterior colors of the main residence.

2.3 The ACC will consider larger prefabricated metal buildings (over 100 square feet) for approval but they must comply with the following:

- a. Permanently attached to a concrete slab.
- b. Not be higher than the main house.
- c. Be set back from lot lines per plot plan requirements.
- d. Not be located within any easements.
- e. If they have windows; windows must match design and color of house.
- f. If they have doors and /or overhead doors; doors must match color of building or main house doors/and or garage doors.
- g. If they have overhead doors facing the street, front of building must be set back beyond rear edge of main house.
- h. If main house is brick, composite siding, cedar, stone, or stucco, or a combination of these, outbuilding must have 24" to 30" wainscot around exterior to match house on front and two sides.

2.4 Variances to the design standards and development criteria may be granted at the sole discretion of the ACC when it determines circumstances such as topography, natural obstruction, hardship (other than economic hardship), or aesthetic or environmental considerations justify such variance; however, the ACC shall under no circumstances be obligated to grant variances. No variance shall be granted unless the general purposes and intent of these guidelines are maintained. Any variance granted shall only be applicable to the specific site conditions for which the variance was granted, and shall not modify or change any design standards as they apply to other sites or conditions. All variances must be confirmed in writing and signed by the ACC prior to construction of the improvement. No verbal variances shall be granted.

2.5 No outbuildings will be considered on lake front lots.

3.0 Patio Covers:

3.1 All patio covers should be constructed of materials that complement the main structure.

3.2 Prefabricated 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. Certain structures using wood framing may be allowed to go unpainted provided treated or insect resistant wood is used.

3.3 If attached to a house, must be integrated into existing roofline (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 of 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 unless otherwise approved.

3.5 Patio covers may not encroach into any utility casement 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 granted that is less than fifteen (15') feet away from a side Lot line, the ACC will require that it have gutters and downspouts in a color matching or blending with attached structure.

4.0 Room Additions / Re-Building:

4.1 Exterior materials and colors should be an exact match to the house.

4.2 Detailed architectural drawings must be submitted to the ACC.

4.3 On an 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. *See section 7.0

5.0 Exterior Painting:

5.1 Any exterior color changes must be approved by the ACC. Consideration must be given to the brick and roof color of subject house and neighboring houses when considering a color change.

5.2 Exterior paints for each residence shall be selected to complement or harmonize with the colors of the materials with which they are used.

5.3 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.

5.4 Extremely bold and bright 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.

5.5 Front doors must be maintained. Front doors may be stained a natural wood color or painted the same color as the house trim.

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.

6.2 No screen doors are allowed on front doors.

6.3 Mechanical roll-down storm window boxes are prohibited.

7.0 Decks and Balconies:

7.1 All balcony architectural drawings 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 impose a problem to the effective drainage of the Lot or a neighboring Lot.

7.4 Decks that are higher than twelve (12") inches, decorative or landscape, for a ground level deck must have decorative screening coverage at base.

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 straightforward designs are permitted.

7.8 If stairs or railings 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 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 without encroaching into any utility easement.

8.2 Above ground pools are prohibited, spas, jacuzzis, or hot tubs are allowed provided they are screened from public view.

8.3 Drainage resulting from the installation of a pool or spa cannot negatively impact neighboring Lots.

8.4 Pool equipment must be immediately screened from street view in the front by the rear yard fence (wood) or by using solid landscaping.

8.5 Septic spray distances must be in compliance with Texas Health and Safety Code, Title 5 and approved by Fort Bend County.

9.0 Solar Panels / Screens / Films:

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 roofline.

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. Fences are not permitted closer to the street than the front set-back line for the Building.
- 10.2 Only wrought iron fences are allowed on lake front lots and should have a maximum height of 4'. All wrought iron fences on lake front lots must have flat top rails and must look similar, if not the same, to neighboring fences. All fencing along the lake must be uniform.
- 10.3 Wood, wrought iron, or three rail fences with wire mesh are allowed on non-lake front lots. Any homeowner who wishes to seal, paint and or stain a fence visible from the road or roads 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.
- 10.4 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 or rail side out for a distance of no less than fifty (50') feet back from the public right of way.
- 10.5 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.
- 10.6 Where gates are proposed, they must be constructed of a durable material, which is compatible to its respective fence type.
- 10.7 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.
- 10.8 Shrubbery of any type that is to be used as a fence must be approved by the ACC.
- 10.9 Vinyl, chain link, lattice, and wire without wood are strictly prohibited.

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 (3') feet 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 must be of the same color as those on the house. In all cases, color 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 dominant 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.

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 replacements 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 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 prior to installation
- 14.3 Satellite dishes are not to be permitted to be located within the easement of any Lot without consent to encroach agreement. Consents must be received prior to approval.

15.0 Flags, Banners & Flagpoles:

15.1 Attached to the home

- a. Banners/Flagpoles which are attached to the home, one (1) six (6) foot banner or flag mounted on a flagpole attached to the front, garage or rear of the home, no higher than ten (10) feet from ground level, is permitted.
- b. No banners/flagpoles shall be attached to the side or roof of the home.
- c. Banners/flags flown from the homes must be tasteful and shall be maintained at all times.
- d. Deteriorated, faded, tattered or torn flags shall be promptly replaced or completely removed. Any banners/flags which are deemed unsightly, distasteful, offensive or obtrusive in any way shall be removed. Final determination is left at full discretion of the Board of Directors as deemed fit for the community.

15.2 Freestanding Flagpoles

- a. One freestanding flagpole will be permitted in accordance with these guidelines.

- b. Pole Requirements: The overall height of the flagpole (including the topper) shall not exceed thirty (30) feet from ground level. Flag pole must be directly in front or at the rear of the home, pole not permitted on the sides.

16.0 Decorations:

- 16.1** On front lawns of Lots there shall be no decorative appurtenances placed, such as, but not limited to, sculptures, statues, birdbaths, birdhouses, fountains, or other decorative embellishments without ACC approval. Christmas, holiday or other festive decorations of a temporary nature are exceptions.
- 16.2** 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 5.0. Interior burglar bars that are visible from the street must also be applied for.
- 16.3** Holiday decorations are not permitted to be displayed prior to the first day of the calendar month that the holiday falls in or fourteen (14) days prior to the holiday, whichever is greater. Decorations must be removed within seven (7) days after the holiday with the exception of Christmas, for which all decorations can be displayed starting November 15th and must be removed no later than the fifteenth (15) day of January of the New Year succeeding the Christmas holiday.
- 16.4** No wind generators, functioning or decorative wind mills shall be erected or maintained on any Lot.

17.0 Exterior Lighting:

- 17.1** Additional exterior lighting should not be of wattage or lumen count, which will affect neighboring homes.
- 17.2** Exterior decorative lights, security lights or floodlights must be aimed so as to not shine onto a neighboring property or shall not illuminate areas beyond the Lot owner's 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.
- 17.3** Ornamental, accent lighting and low-voltage lighting is allowed but should be used in moderation and complement the associated architectural elements. Moonlighting or up-lighting of trees is allowed, but the light source must be hidden.

- 17.4 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, provided it isn't a nuisance.
- 17.5 Neon lighting is prohibited.
- 17.6 Gas or electric post lights may be in front or back of the house. Such lights must be no taller than eight (8') feet 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 grey, 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.
- 17.7 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.
- 17.8 Architectural accent lighting is also permissible.

18.0 Birdhouses:

- 18.1 If mounted on a pole, and visible from the street, must be submitted for ACC approval.
- 18.2 Birdhouse and mounting structure must be maintained.

19.0 Landscaping:

- 19.1 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 to 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 90 days of closing or may be subject to a fine.
- 19.2 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. Lake lot owners must maintain their backyards in the same manner as the front yards.

- 19.3 The entire front yards on lots are required to be sodded, to the street, with grass prior to closing.
- 19.4 Planting bed(s) are not to exceed 50% of a front yard(s) total area.
- 19.5 Planting bed edge 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.
- 19.6 The use of loose bricks in planting beds is prohibited without prior ACC approval.
- 19.7 Planting beds and front lawns are required to be properly maintained and kept free of weeds.
- 19.8 Trellises, window boxes, arbors, and permanent brick borders, that are visible from the street, must have ACC approval.
- 19.9 Landscape projects should take into account the effect on drainage from resident property and adjacent properties.
- 19.10 Artificial plants, trees, shrubs, etc. are not allowed as part of the landscaping.
- 19.11 Lake lot owners are required to maintain their lawn to the water's edge of their lot.

20.0 Signs, Advertisements, Billboards:

- 20.1 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.
- 20.2 Signs that 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 that give notice of home security system are also permitted.
- 20.3 Contractor signs are not permitted for longer than thirty (30) days.
- 20.4 The Association, or its assigns, shall have the right to remove any signs not in accordance to the foregoing.

- 20.5 No signs, advertisements, billboards, posters or advertising structure of any kind are permitted to be placed in the subdivision's public or common areas.
- 20.6 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. Small window signs are acceptable.
- 20.7 Taping or otherwise affixing signage to stop signs, light poles, monuments or other structures is prohibited, and will be removed immediately.
- 20.8 Garage Sale signs are to be removed within twenty-four (24) hours following the end of the event.
- 20.9 Signs must be of a preprinted professional type and must be kept clean and attractive at all times.
- 20.10 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. A fine will be imposed if any Builder's signs are not kept maintained and manicured, including those advertising services at the front of the subdivision. Upon closing of a home, Builder's signs must be removed from the property.
- 20.11 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 20.6.

21.0 Storage of Building Materials:

- 21.1 Building materials placed on Lots prior to commencement of improvements must be kept in a neat, clean and orderly condition.
- 21.2 No materials may be placed on the street or on the vacant Lots.
- 21.3 No visible storage of materials for a period of fourteen (14) days prior to the commencement of construction or improvement.
- 21.4 Violations of the above may be subject to a fine.

22.0 Timesharing:

22.1 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.

23.0 Containers of Storage of Trash:

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

23.2 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 7:00 PM of the day prior to the scheduled collection day, and must be removed no later than 10:00 PM the day of the scheduled collection.

23.3 Violations of the above may be subject to a fine.

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

24.1 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 in writing by the homeowner 30 days prior to event.

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

24.3 Parking of automobiles, boats, trailers, travel trailers, recreational vehicles, inoperative vehicles, campers, or vehicles of any kind or type shall be limited to driveways and must have a Current Registration. Parking on the grass or in the front yard is prohibited. Any vehicle stored on a Lot shall be screened from public view.

24.4 Violations of the above may be subject to a fine.

25.0 Unsightly Objects:

25.1 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.

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

25.3 Violations of the above may be subject to a fine.

25.4 Concrete driveways and walkways are to be replaced if cracked or broken.

25.5 Flower boxes attached to mailboxes should be kept free of weeds and dead plants.

26.0 Prohibition of a Nuisance or Offensive Activity:

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

26.2 No loud noises or offensive, noxious odors of any type or kind that can be observed beyond the property lines of any Lot or Property shall be permitted. Including, but not limited to, noisy vehicles, large power equipment or large power tools. Notwithstanding the foregoing, power saws may be used between 8:30 AM and 6:30 PM for purposes of clearing brush and/or downed tree limbs.

26.3 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.

26.4 Any equipment or activity that unreasonably interferes with radio or television reception on any Lot is prohibited.

26.5 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.

27.0 Mailboxes:

27.1 Mailboxes must be kept in good condition at all times.

27.2 Address plaques or house numbers are to be cast aluminum, concrete or brass, numbers must be at least 3 inches in height, and be attached to front or both sides of the mailbox. Adhesive type numbers are not allowed on the sides or front of the structure.

28.0 Grading/Drainage:

- 28.1 The owner shall ensure that the placement of any improvements or landscaping does not halt or materially impede drainage flowing off the neighboring tract, and does not redirect the flow or significantly increase the amount of water flow onto a neighboring tract. Enforcement of this requirement is by the affected property owner.
- 28.2 Grading beyond lot boundaries is not allowed.
- 28.3 Adjoining properties shall be protected from flooding or surface drainage.
- 28.4 Drainage discharge points for each lot have been predetermined and must not be changed.

29.0 Fining Policy

Sanctions for violations of the provisions of these Guidelines, the Declarations, any Supplemental Declaration(s), and any rules and regulations promulgated and published by the Association including, but not limited to, minimum construction standards or architectural guidelines (collectively referred to as "Governing Documents") may, in addition to all other remedies provided for in these Guidelines or by law, include monetary fines. The procedure for imposing monetary fines shall be in accordance with notice and other requirements imposed by law. Any monetary fine levied against an Owner and the Owner's Lot will be added to the Owner's assessment account.

The Board wishes to standardize the policies and procedures related to the power of the Board to levy fines and hereby adopts the "Fining Policy" set forth below.

All Owners are responsible for assuring that the occupants of their residence and their guests and invitees (hereafter "Related Parties") comply with the provisions of the Governing Documents of the Association. In the event an Owner or their Related Parties violate any covenant or rule of the Governing Documents, the Association, acting through the Board, shall have the authority to impose a fine upon the Owner of the residence, which fine shall initially be \$25.00 per violation. The fine will be doubled for every subsequent violation of the same covenant by an Owner or a Related Party. By way of example, the 2nd violation of the same covenant by an Owner or a Related Party will result in a \$50.00 fine and the 3rd violation of the same covenant will result in a \$100.00 fine, etc.

Fine Schedule

1 st Violation.....	courtesy notice, 15 days to comply
2 nd Violation (same offense).....	\$25.00 fine
3 rd Violation (same offense).....	\$50.00 fine
Additional Violation (same offense).....	\$100.00 fine

Upon determining that a violation has occurred, the Association or its agent will give written notice to the Owner by certified or verified mail. A courtesy copy of the notice may be provided by regular mail to the Occupant of the residence if different from the owner of record.

The notice must:

- a.) Describe the violation and state the amount of the proposed fine;
- b.) If the violation is curable, inform the Owner that he or she is allowed a reasonable period by a specified date to cure the violation and avoid the fine; provided, however, if the violation is incurable or the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) month period, the fine may be levied immediately without giving the Owner a reasonable time within which to cure the violation; and
- c.) Inform the Owner that not later than the thirtieth (30th) day after the date of the notice, (or later date provided by 209.006(b)(2)(B) of the Texas Property Code or successor statute), the Owner may request a hearing before the Board to contest the fine.

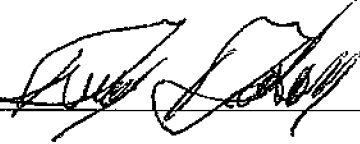
STATE OF TEXAS

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CERTIFICATION

COUNTY OF FORT BEND

"I, the undersigned, being the President of RSR HOA, hereby certify that the foregoing Resolution was adopted by a majority of the Association Board of Directors."

By: 

Print name: Doug Dodson

STATE OF Texas

COUNTY OF Ft. Bend

This instrument was acknowledged before me on the 9th day of March

2016 by Doug Dodson, President of RSR HOA.



Notary Public in and for the State of Texas

