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ARCHITECTURAL GUIDELINES
FOR
ROCK CREEK

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**ARCHITECTURAL GUIDELINES
FOR
ROCK CREEK**

The undersigned, being all of the members of the Board of Directors of Rock Creek Community Association, Inc., a Texas non-profit corporation ("the Association") and its Architectural Review Committee ("the ARC"), do hereby certify that at a joint meeting of the Board of Directors of the Association and its ARC, duly called and held, the following guidelines were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors, and the ARC desire to exercise the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions for Rock Creek, recorded on January 21, 2000 under Clerk's File No. U187543 of the Official Public Records of Real Property of Harris County, Texas ("the Declaration"), and Chapter 204 of the Texas Property Code, to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of the Declaration; and

WHEREAS, the Declaration expressly creates the ARC for the specific purposes set forth below; and

WHEREAS, the Declaration provides that no Improvement of any nature shall be commenced, erected, installed, placed, moved onto, altered, replaced, relocated, permitted to remain or maintained on any Lot or Residential Dwelling by any Owner, which affect the exterior appearance of any Lot or Residential Dwelling, unless plans and specifications therefor have been submitted to and approved by the ARC; and

WHEREAS, the Declaration further provides that the ARC shall have the discretion to approve or disapprove plans and specifications for proposed Improvements on the basis of aesthetic considerations, compliance with the provisions of the Declaration, the Builder Guidelines and these Architectural Guidelines, exterior design, appearance, quality of materials, compatibility with the scheme of development for the Subdivision, location, and similar criteria; and

WHEREAS, the Board of Directors of the Association and the ARC desire to establish guidelines with respect to the type, quality and color of exterior Improvements on Lots within Rock Creek to be followed by the ARC so that a harmonious exterior design within the Subdivision is consistently maintained;

NOW, THEREFORE, the Board of Directors of the Association and the ARC hereby adopt the following guidelines relating to Improvements on Lots within all sections of Rock Creek pursuant to the authority granted by the provisions of the Declaration and the Texas Property Code:

DEFINITIONS

Terms used in these Architectural Guidelines shall have the following meanings:

Association	Rock Creek Community Association, Inc.
ARC	The Architectural Review Committee of the Association.
Board	The Board of Directors of the Association.
Builder Guidelines	Guidelines established by Declarant for the purpose of outlining the minimal acceptable standards for the Residential Dwelling and related Improvements on a Lot.
Declarant	R Creek, L.P., a Texas limited partnership, its successors and assigns that have been designated as such by Declarant pursuant to a written instrument duly executed by Declarant and recorded in the office of the County Clerk of Harris County, Texas.
Declaration	The Declaration of Covenants, Conditions and Restrictions for Rock Creek recorded on _____, 2000 under Clerk's File No. _____ of the Official Public Records of Real Property of Harris County, Texas.
Improvement	Any building, structure, fixture or fence, any transportable structure placed on a Lot, whether or not affixed to the land, and any addition to or modification of an existing building, structure, fixture or fence.
Lake Lot	Lots One (1) through Thirty-Eight (38), inclusive, Block Two (2), Rock Creek, Section One (1), save and except Lots Eight (8) and Twenty-Two (22), Block Two (2).
Lot	Each Lot within the Subdivision.
Residential Dwelling	The single family residence and appurtenances constructed on a Lot.
Subdivision	All of Rock Creek, Section One (1), and any other property that may be subjected to the Declaration by annexation document duly executed by Declarant and recorded in the Official Public Records of Real Property of Harris County, Texas.

OVERVIEW

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The purpose of architectural design review is to keep the community attractive for the enjoyment of residents and for the protection of property and property values. The Declaration authorizes the ARC to establish architectural guidelines providing an outline of minimum acceptable standards for proposed Improvements and requires homeowners to obtain written approval from the ARC for any proposed Improvements to their property. This is to ensure that Improvements comply with the provisions of the Declaration and these Guidelines. The ARC and Board have established these Guidelines in accordance with the authority granted to them by the provisions of the Declaration and the Texas Property Code.

These Guidelines have been established to assure uniform and fair application of the Declaration and are intended to provide Lot owners with information about: the type, color, and quality of materials which may be used in the construction of various kinds of Improvements; the size and location of such Improvements; and information about the procedures used by the ARC in reviewing applications for proposed Improvements.

The ARC reserves the authority to review and approve applications for Improvements which are not expressly described in these Guidelines, and to consider additional guidelines in the review process, whether published or not. These Guidelines may be amended by the ARC as it deems necessary and appropriate; provided that all amendments to these Guidelines must be approved by not less than a majority of the ARC and not less than two-thirds (2/3) of the entire Board. So long as there is Class B membership in the Association, as provided in the Declaration, all amendments to these Guidelines must also be approved by Declarant. No amendment to these Guidelines shall be effective until recorded in the Official Public Records of Real Property of Harris County, Texas.

A. APPLICATION PROCEDURE

1. Submission. All applications for approval of any exterior Improvements must be submitted to the ARC in writing by completing the application form then in use by the ARC. The application should be supported by the following information:

- (i) A check in the amount of the then applicable Submission Fee, if any, made payable to "Rock Creek Community Association, Inc." As of the effective date of these Guidelines, the Submission Fee shall be \$250.00 for the construction of a Residential Dwelling on a Lot and \$50.00 for any other proposed Improvement or modification to an existing Improvement; however, the Submission Fee is subject to increase or decrease as deemed appropriate in the reasonable judgment of the Board of Directors.
- (ii) Two (2) copies of an accurately drawn and dimensioned site development plan indicating the location of any and all Improvements, including, specifically, the Residential Dwelling to be constructed on said Lot, the location of all driveways, walkways, decks, terraces, patios and outbuildings and the relationship of the same

to any set-back requirements and utility easements applicable to the Lot or Residential Dwelling.

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- (iii) Two (2) copies of a foundation plan, floor plans and exterior elevation drawing of the front, back, and sides of the Residential Dwelling to be constructed on the Lot.
- (iv) Two (2) copies of written specifications and, if requested by the Architectural Review Committee, samples indicating the nature, color, type, shape, height and location of all exterior materials to be used in the construction of the Residential Dwelling on such Lot or any other Improvements thereto, including, without limitation, the type and color of all brick, stone, masonry material, roofing and other materials to be utilized on the exterior of a Residential Dwelling and the color of paint or stain to be used on all doors, shutters, trim work, eaves and dormers on the exterior of such Residential Dwelling.
- (v) Information sufficient to show that the lighting plan complies with the Architectural Guidelines.
- (vi) Information sufficient to show that the landscaping and irrigation plans comply with the Declaration and the Architectural Guidelines.
- (vii) Two (2) copies of information or documentation which clearly identifies all trees which have a caliper of six (6) inches or more proposed to be removed from the Lot.
- (viii) A written statement of the estimated date of commencement, if the proposed Improvement is approved, and the estimated dated of completion.
- (ix) Such other plans, specifications or other information or documentation as may be required by the Builder Guidelines or these Architectural Guidelines.

The ARC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. In the event that the ARC requests additional information, the application shall be deemed to be denied and a new forty-five (45) day period shall commence upon the receipt by the ARC of the additional information. However, the applicant may thereafter submit a new application with the requested information to the ARC for its review. All applications shall be mailed or delivered to the principal office of the Association.

2. ARC Decisions. ARC members shall consider each application for compliance with the provisions of the Declaration, the Builder Guidelines, and these Guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC; provided that, only Declarant shall have the authority to allow deviations from the Builder Guidelines unless Declarant voluntarily assigns or delegates such authority to the ARC.

ARC decisions shall be conveyed in writing by the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within forty-five (45) days of the date of its receipt shall be deemed to have been automatically approved; provided, however, that (i) any such approval shall extend only to Architectural Guidelines and not to any of the use restrictions set forth in the Declaration and (ii) in no event shall non-action be deemed to constitute approval of an application for any Improvement that would violate the provisions in the Declaration or the Builder Guidelines. If construction of an approved Improvement has not substantially commenced within ninety (90) days of approval by the ARC of the plans and specifications for such Improvement, no construction may be commenced or continued and the Owner shall be required to resubmit all plans and specifications for the Improvement and obtain the approval of the ARC. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or Improvements (other than a new Residential Dwelling) shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

3. Board of Director Appeals. As long as Class B membership in the Association exists, there shall be no right to appeal any decision of the ARC. After Class B membership in the Association ceases, the applicant may appeal the ARC's disapproval of an application to the Board of Directors by submitting a written notice to the Board or the ARC within twenty (20) days of the date of notice of disapproval. The Board of Directors shall review the appeal with reasonable promptness and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final.

4. Status of Applications During Appeal. During the appeal period, the decision of the ARC on the original application shall remain in effect. The failure of the Board of Directors to respond to a request for reconsideration within forty-five (45) days of the date of its receipt shall not automatically result in approval of the original application.

B. GENERAL GUIDELINES

The ARC shall consider the following factors upon the review of each application for an Improvement:

- 1. The quality of construction and materials, colors, exterior design (elevations), size (dimensions), location and overall appearance, all of which must be harmonious with existing and other proposed structures.
- 2. Compliance with the Declaration, the Builder Guidelines and these Architectural Guidelines.
- 3. The location of the proposed Improvement and compliance with all building setback lines, utility or drainage easements as shown on the official recorded plat or by separate recorded instrument, or any other provisions of the Declaration.

Note: The ARC may not grant permission to place an Improvement upon or across any utility easement; consent to encroach upon any utility easement must be obtained in writing from the owner of the easement (i.e., utility companies).

4. Improvements which are intended for other than single-family residential purposes, or which may become an annoyance or nuisance to the neighborhood, are not permitted.

5. Improvements must be located so that their use will not infringe upon the enjoyment of neighboring amenities or place neighboring property at increased risk of damage.

The ARC may also consider the provisions of the Declaration, the Builder Guidelines and of applicable statutes, ordinances, and building codes, if any. However, approval of an application shall not be construed as a warranty or representation by the ARC that the change, addition or Improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the ARC of the fitness, design or adequacy of the proposed construction.

C. SUBDIVISION DESIGN

1. Style. A sense of traditional elegance forms the basis for architectural design within Rock Creek. Elegance in architecture connotes refinement, restraint and graceful proportion. Elegant design conveys a sense of tasteful opulence, avoiding ostentation or pretentiousness.

Designs for Residential Dwellings in Rock Creek should be based on authentic, historical styles rather than arbitrary combinations and exaggerations of styles. While it is not the intent of these Guidelines to require replication of specific historical examples, new house designs should remain faithful to the spirit of historical styles regarding scale, proportions, materials, colors and detailing. Moreover, designs for Residential Dwellings should emphasize the Texas Hill Country and Southwestern styles of housing. A wide range of styles is possible within the Subdivision. These styles include, but are not necessarily limited to the following:

- a. Southern Colonial
- b. Georgian
- c. Tudor
- d. Texas Hill Country

Contemporary or modern designs, when desired by specific owners, will require special considerations by the ARC, especially to ensure compatibility with neighboring residences.

2. Features. Design based on features of authentic, historical styles include the following:

- a. Focused entry.
- b. A simple roofscape.
- c. Well-crafted windows.
- d. A logical use of materials.

Regional Features: Because of the Subdivision's unique design and amenities, the following are desirable features of individual Residential Dwellings:

- a. Light Colored Exterior Materials: Lighter brick colors or light painted brick are preferable to dark brick colors.
- b. Porches: Porches on both the front and rear elevation are desirable. Porches should be wide enough to be used, not just decorative.
- c. Use of materials and styles consistent to that of the Texas Hill Country are encouraged.

3. Scale and Image. An important quality common to all well-designed Residential Dwellings is appropriateness of scale, a balanced relationship between the sizes of architectural elements, the size of the overall structure and the distance to the street. Residential Dwellings in Rock Creek should have focused front entrances which present an inviting, human-scaled image to the street. Overscaled, exaggerated entry doorways should be strictly avoided. Entrance doors on all houses must be recessed a minimum of 4' or have an entry porch. House designs with wide front porches are encouraged in order to enhance the "Southern" character of the Subdivision; however, porches should be deep enough to be utilized; e.g., for porch swings or chairs, rather than being mere shallow facade treatments. One story porches or open second level balconies shall not extend forward of the front building line.

4. Energy Conservation. Plans will be reviewed with regard to proper energy conservation through design.

D. SITE GRADING AND DRAINAGE

Natural drainage on a Lot should be preserved. No fill other than that necessary to attain finish slab elevation and for fine grading and grass (sod) planting is permitted without the written approval of the ARC. Each Lot should be graded in a manner that maximizes tree preservation. Swales and underground drainage pipe are more effective in saving trees and are encouraged over adding fill to achieve proper drainage. Lots that are not Lake Lots should drain from the rear property line to open side draining toward the street. Lake Lots may drain to the Lake and to the street via "sheet" type drainage. The elevation under a tree dripline may not change more than +/- 2". Area drains should be used at interior courts that are enclosed on at least three (3) sides. Such drains should be pre-manufactured concrete area drains with metal grates that are a minimum 12"

in diameter. PVC floor drains mounted on PVC pipe is acceptable. Area drain piping may be either concrete or PVC.

E. EXISTING VEGETATION

The existing vegetation is very important to the visual character and quality of life in Rock Creek. While it is inevitable that trees will be removed to accommodate Residential Dwellings and site development, removal should be done with knowledge and care. The following is basic information to help the owner, architect and builder decide which trees to remove and which trees to protect.

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1. Site Design

Owners should participate with the architect and/or builder in surveying the trees existing on the Lot and in making decisions about the existing vegetation.

Owners are encouraged to plan their homes to respond to major specimen trees and beautiful stands of trees. Where possible, the canopy of large trees should continue unbroken through the Subdivision.

2. Preserving vs. Removing Trees

Owners are encouraged to retain knowledgeable professional assistance in making decisions about removing or saving existing trees. Several factors should be considered in the decision process.

- (a) Aesthetics: Large beautiful trees that enhance the Lot and the Subdivision should be protected.
- (b) Age: Younger trees recover more easily from damage than older trees.
- (c) Species: Some species are more susceptible to damage from construction than others: generally Water Oak, Post Oak, and Magnolia are very sensitive to development damage, while Pine, Yaupon, Red Oak and Sweet Gum are more tolerant of construction abuses. Some species have a longer life span than others. Pine trees will not branch out in the lower portion of the tree; therefore, their form may not be desirable. Hardwoods such as Oaks or Sweet Gums may branch out and fill out form after surrounding trees are removed and sunlight reaches the lower portions of the tree.
- (d) Health Condition: A healthy tree is much more likely to be successfully preserved than a diseased or damaged tree.

- (e) **Uprooting Potential:** Shallow rooted trees such as Red Oak which have been growing in a stand of trees are susceptible to uprooting in high winds if the surrounding trees are removed.
- (f) **Climate:** Deciduous trees such as Oaks and Sweet Gums can provide valuable shade in the summer, yet allow desirable winter sun to warm the home after the trees have dropped their leaves.
- (g) **Future Development:** Construction of driveways, patios, swimming pools and overhead or buried utility lines should be considered regarding the impact on existing trees. For example, a tree that has to be constantly pruned to remain clear of power lines may not be worth saving. Trees which would have major portions of their root zones damaged will be less likely to survive in the long term.

F. EXTERIOR WALL DESIGN

1. Type. Owners are encouraged to use rock and stone exteriors on Residential Dwellings to complement Rock Creek's Texas Hill Country theme. All exterior walls must be comprised of masonry material.

2. Number of Exterior Materials. The variety and number of primary exterior materials should be held to a minimum. Generally, only two (2) should be used on one house.

3. Changes in Material. Changes in exterior wall material should have a logical relationship to the massing of the Residential Dwelling and may not be made for reasons of economy and function only. Changes of material in the same wall plane along a vertical line must be strictly avoided.

4. Windows. Windows are an important element in establishing an image of quality for a Residential Dwelling in the Subdivision. Window quality and detail must be consistent on all elevations of the Residential Dwelling. All submittals to the ARC must clearly indicate type of window, manufacturer and model number.

5. Glazing. No reflective glazing will be allowed on any front or side facade or on any facade which is permanently visible from any public area.

6. Shutters. Shutters should appear to be authentic, sized wide enough so that if closed they would cover any windows on which they are used.

7. Burglar Bars. Use of burglar bars on the exterior of any window, or on the interior of any window visible from any street, public area, or common area is prohibited.

G. MASONRY MATERIALS

1. Brick. Hard-fired brick which has an overall appearance of evenness in color or texture. Painted brick may be used where appropriate to the style of the Residential Dwelling. Use of brick with a large range of tones, splotches or speckled blends is not acceptable. Face brick must meet the requirements of ASTM C216, type FBS, grade MW. Brick samples on each Residential Dwelling must be submitted to the ARC for approval.
2. Stone. Stone used in the Subdivision should be natural limestone, granite or other stone appropriate to the style of the Residential Dwelling. Synthetic stone will be permitted if it is consistent in appearance and quality of natural stone.

H. CONSTRUCTION VEHICLES AND DEBRIS

1. Contractor Entrance. All Builders and their subcontractors are required to use the contractor entrance designated by Declarant for ingress to and egress from the Subdivision.
2. Parking. Parking of vehicles is restricted to the side of the street where 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 prevents access to other driveways.
3. Debris. All construction debris and other trash must be moved from the site at least once per week. No trash may be left exposed that could be windblown onto adjacent property. Under no circumstances shall storm sewer inlets and/or manholes be used to discard any trash or debris. The street will be kept clean of mud, excess concrete (including spillage from concrete trucks) and other materials generated from the construction site on a daily basis.
4. Port-a-cans. Port-a-cans must be kept neat and maintained in proper working order. These temporary facilities must be located as far back from the street as possible consistent with servicing requirements. Port-a-cans must be screened from view from the street and neighboring properties to the extent possible. Contractors must install a flush toilet as soon as plumbing is connected and then remove the port-a-can.
5. Materials and Equipment. Building materials, trucks and other material or equipment may not be placed upon or parked on any area between the front property line and the street nor shall building materials or equipment be placed in the street.
6. Storm Water Pollution. All Builders and their subcontractors shall strictly comply with the requirements of the Environmental Protection Agency relating to the prevention of storm water pollution.

I. DRIVEWAYS AND CURBS

1. Driveway Location. Driveways shall not exceed eighteen (18) feet in width from the street to the front building line. Beyond the front building line to the garage, a driveway shall

not exceed eighteen (18) feet in width except as required for garage, porte cochere or carport access and then only as approved by the ARC. No driveway shall be less than ten (10) feet in width. A driveway shall be located at a minimum of two (2) feet from the side building line. Hook-in driveways, if permitted by the ARC, shall be no closer than three (3) feet to the front of the Residential Dwelling. No curb in front of a Lot shall be cut or otherwise altered in a manner for the purpose of constructing the driveway or for any other purpose.

2. Driveway Materials. Driveways shall be constructed of concrete, patterned or stamped asphalt natural stone or unit masonry. Unit pavers or patterned concrete are encouraged to break up the visual impact of paving. White portland cement is prohibited. Chert, gravel and loose stone is prohibited. All driveways must be maintained in a manner to retain original structure, texture and color characteristics.

3. Street Curbs. Under no circumstances shall a street curb be broken or saw cut. Any street curb that is damaged shall be promptly repaired by the party that caused the damage, at that party's sole expense.

J. FENCES

1. General. The design of any fence or gate must be compatible and harmonious with the design of the appurtenant Residential Dwelling.

2. Wrought Iron. All wrought iron fences required or permitted to be constructed on Lake Lots, and all wrought iron fences constructed on other Lots, if any, (except fences erected by Declarant), shall be constructed in accordance with the specifications adopted by Declarant. Each wrought iron fence shall be located on the Lot in accordance with the provisions of the Declaration.

3. Wood Fences. All wood fences required or permitted to be constructed on a Lot shall be constructed in accordance with the specifications adopted by Declarant. Each wood fence shall be located on the Lot in accordance with the provisions of the Declaration and/or as approved by the ARC. All wood fences must be stained at the time the fence is erected with the type and brand of stain specified by Declarant.

4. Gates. All gates shall be constructed with the same materials as the fence. The hinges and latches used on the gate should be compatible with the style and quality of the Residential Dwelling.

5. Chain Link and Wire Fences. There shall be no chain link or wire fences.

6. Maintenance of Fences. Pickets, rails, or bars that are broken, warped, bent, sagging, or which have otherwise deteriorated must be promptly repaired or replaced. The cost to maintain a fence located on a common property line shall be shared equally by the owners of the two(2) Lots.

7. Attachments. No item, structure or Improvement may be attached to a fence without the written consent of the ARC.

8. Trellis. A trellis is allowed against the surface of a Residential Dwelling, or garage; however, no trellis shall be allowed on or against a fence. Provided that, no trellis shall exceed eight (8) feet in height, measured from the ground.

K. AIR-CONDITIONING EQUIPMENT

Air-conditioning condensers shall not be located in front of any Residential Dwelling nor on the side frontage of any corner Lot unless screened from public view by a solid fence or approved landscaping. Air-conditioning condensers located along interior side Lot lines shall also be screened from public view and from view by adjacent Lot owners by a solid fence or approved landscaping. Air-conditioning condensers are not permitted in the rear yard of a Lake Lot. Window air-conditioners and "thru-wall" type air-conditioners are prohibited in all Residential Dwellings and Improvements. The location of lines for thermal air-conditioners on Lake Lots must be approved by the ARC prior to installation and must be situated under the slope paving in the Lake.

L. SWIMMING POOLS AND SPAS

An application for the construction of a swimming pool, spa or jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, building lines, easements, existing structures and existing or proposed fences. If any trees are to be removed or relocated, this must also be noted. The application shall also include a timetable for the construction of the pool, spa or jacuzzi. No swimming pool, spa or jacuzzi shall be approved unless the area in which the pool is to be located is either enclosed by a fence constructed of wood or of wrought iron as provided in these Guidelines and such a fence is proposed to be constructed in conjunction with the swimming pool. Spas and jacuzzi must also have an adequate drainage system according to the requirements of any governmental agency having jurisdiction or, in the event there is no governmental agency having jurisdiction, as deemed appropriate by the ARC. Under no circumstances shall water from a swimming pool, spa or jacuzzi be permitted to drain onto the surface of the Lot on which the swimming pool, spa or jacuzzi is situated or onto any adjacent Lot. During construction, the pool area shall 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. Further, no building materials shall be kept or stored on the street overnight. Excavated material shall either be used on site or removed from the premises by the pool contractor. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter. No swimming pools may be enclosed with screens. No swimming pool, spa or jacuzzi shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent Lot. There shall be no above ground pools.

M. ACCESSORY BUILDINGS

1. General Rules. Any type of building which is not attached to the Residential Dwelling on a Lot, other than the Residential Dwelling itself, a detached garage, a pool or guest house, a gazebo, and a children's play structure, is prohibited. Prohibited accessory buildings include, without limitation, tool sheds, storage sheds, and greenhouses.

2. Pool or Guest Houses. A pool or guest house shall be a one-story structure with a maximum height of fifteen (15) feet above finished grade. The design of a pool or guest house must be architecturally compatible with the design of the Residential Dwelling on the Lot. Further, the standard, type, quality and color of the exterior materials used in the construction of a pool or guest house must be the same as the exterior materials used in the construction of the Residential Dwelling. A pool or guest house must be located in the rear yard of the Lot. The pool or guest house shall be no closer than six (6) feet to any side property line, except a corner Lot in which case the pool or guest house shall not be located nearer to the side property line adjacent to the street than ten (10) feet. No pool or guest house shall be located nearer to the rear property line than fifteen (15) feet, except for a Lake Lot in which case the pool or guest house shall not be located nearer to the rear property line than thirty (30) feet. No pool or guest house shall encroach upon any utility easement.

3. Gazebos. For the purposes hereof, a gazebo shall be defined as a free standing, open framed structure with lattice-type walls, the purpose of which shall not be for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of gazebos:

- a. Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed fifteen (15) feet in height (height measured from the ground) and the horizontal supports cannot exceed eight (8) feet, from the deck level. Decks shall not exceed two (2) feet in height (height measured from the ground).
- b. Flat lattice (arbor type) roofed gazebos. These gazebos cannot exceed ten (10) feet in height (height measured from the ground) and the horizontal supports cannot exceed eight (8) feet in height from the deck level.

For both structures, the footprint area is limited to one hundred fifty (150) square feet. All gazebos must have a permanent roof with materials as set forth in the Declaration and these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the Residential Dwelling on the Lot. Louvered or trellis style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted. Water and electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground. A gazebo must be located a minimum of six (6) feet from the rear and side property lines of a Lot that is not a Lake Lot. A gazebo must be located a minimum of thirty (30) feet from the rear property line of a Lake Lot and six (6) feet from the interior side property line. No gazebo shall be approved for

construction on utility or drainage easements or in a manner that causes water to flow onto an adjacent Lot.

4. Children's Play Structures. For the purposes hereof, a children's play structure shall mean any type of children's swing sets, play sets, climbing structure, slides, or raised play sets and play forts. All children's play structures must primarily consist of natural materials. A maximum of two (2) children's play structures is allowed on a Lot. The maximum dimensions for each play structure are ten (10) feet in width by fifteen (15) feet in length by twelve (12) feet in height. Tarpaulins may be permitted with ARC approval; provided that, multi-colored or brightly colored tarpaulins are not allowed. No wind-socks or streamers attached to the structure shall be permitted. Play structures must be located within the fence in the backyard. A play structure must be a minimum of six (6) feet from the rear and side property lines of a Lot that is not a Lake Lot. A play structure must be located a minimum of thirty (30) feet from the rear property line of a Lake Lot and six (6) feet from the side property line. No play structure shall be approved for construction on utility or drainage easements or in a manner that causes water to flow to an adjacent Lot.

N. PATIO COVERS

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the Residential Dwelling; provided, however, that corrugated roofs for patio covers and aluminum patio covers shall not be permitted under any circumstances. If siding is used on patio covers, it must be of the same type, quality, and color as the siding on the Residential Dwelling. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines. Louvered or trellis style patio cover roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained or painted provided the color shall conform to the provisions relating to painting set forth in these Guidelines. Any patio cover which is not attached to the Residential Dwelling house shall be subject to the Guidelines set forth herein for gazebos.

The location of a patio cover must not encroach on any utility or drainage easement, nor shall it violate the building set back lines applicable to the Residential Dwelling on any Lot. Patio covers must not interfere with drainage or cause water to flow onto any adjacent Lot.

All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping. This also applies to any lattice attached to the sides of the structure.

Patio covers which are attached to the Residential Dwelling shall be securely attached at a height not less than seven (7) feet nor more than twelve (12) feet from the ground. Patio covers which are attached to a detached garage or breezeway must be securely attached at a height below the eaves of each structure at a height of not less than seven (7) feet nor more than nine (9) feet from the ground. The patio cover roof shall provide an attractive slope away from the house at an angle which does not exceed that of the roof on the Residential Dwelling.

The materials used for the roof of a patio cover (other than arbor or trellis type) must be the same materials used to construct the roof of the appurtenant Residential Dwelling with a slope approved by the ARC.

O. PATIO ENCLOSURES

A "patio enclosure" is any patio cover which has exterior walls and/or screens (other than "sun rooms" as defined in these Guidelines). All structural components of patio enclosures, including roofing materials, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.

The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the Residential Dwelling. Exterior walls of a patio enclosure shall be constructed of brick, stone or masonry material which is of the same type, quality, and color as those of the Residential Dwelling on the Lot. Aluminum siding is not allowed. No visible part of the enclosure may be made of metal other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the Residential Dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the Residential Dwelling or the color of existing window frames.

P. DECKS

All decks must be approved by the ARC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall be approved for construction on utility or drainage easements or in a manner that causes water to flow on an adjacent Lot. No deck shall be constructed more than two (2) feet above the ground with the exception of a second story deck on the rear of a Residential Dwelling; provided that, any such second story deck must be approved by the ARC, be proportionate to the Residential Dwelling and comply with all setbacks applicable to the Residential Dwelling. The location of all ground-level decks on a Lot must comply with all setbacks applicable to the Residential Dwelling.

Q. EXTERIOR LIGHTING

1. Exterior Lighting Fixtures. All exterior lighting fixtures which are visible from a street or the Lake Area must be approved by the ARC. Decorative fixtures must be of an understated design and must compliment the architectural style of the Residential Dwelling. Free standing light fixtures greater than twenty-four (24) inches in height in the front yard of a Lot or the rear yard of a Lake Lot are prohibited. Fixtures shall be a color that blends with natural vegetation. High intensity area lighting, such as mercury vapor or high-pressure sodium, is not allowed.

2. Walkway Lighting. Walkway lighting should be inconspicuous and of a bollard or domelight design. The lamp must be incandescent (with a 75 wattage maximum), quartz (with a 75 wattage maximum) or fluorescent (with a 25 wattage maximum).

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3. Flood Lighting. Flood lighting fixtures must be attached to the Residential Dwelling or other permitted Improvement and must be directed within the boundaries of the Lot. Flood lighting fixtures shall not illuminate adjacent properties, public areas or the Lake. Light sources must be concealed from public view.

4. Landscape Lighting. Exterior landscape lighting shall be permitted with the ARC's approval so long as the lighting is located within flower beds, shrubs and/or trees and all of the wiring is concealed from public view. All landscape lighting must be white in color.

5. Holiday Lighting. Exterior lighting for holidays (i.e., Christmas) shall be permitted so long as the lighting is removed on a timely basis as established by the Association.

6. Annoyances. The Board reserves the right to require the removal or modification of any lighting which it reasonably determines to be annoying to neighbors.

R. PAINING

Exterior paints and stains for each Residential Dwelling shall be selected to compliment or harmonize with the colors of the materials with which they are used. No exterior surface of any Residential Dwelling, garage, or other structure or Improvement on any Lot shall be painted or repainted without prior approval of the ARC. This applies to existing, as well as new construction, and whether the proposed colors are the same or different from the existing colors. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ARC. The ARC may maintain (but shall not be required to maintain) a chart depicting examples of the acceptable wood and earth tone colors and shades of wood and earth tone colors for the exteriors of Residential Dwellings and other Improvements on Lots within the Subdivision. The color samples or paint chips shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established for the Subdivision. The exterior color must not only be a wood or earth tone, but also an acceptable shade of a wood or earth tone color. The following additional guidelines shall also apply:

1. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of exterior brick, stone or masonry materials and the roofing materials.

2. Principal Colors of Residential Dwellings. The principal color of the Residential Dwelling and garage situated on a Lot, including the garage door, must be a wood or earth tone that is not the same color as any adjacent or facing Residential Dwelling on a neighboring Lot. The ARC may approve similar paint colors on neighboring structures in cases where the brick or accent colors are substantially different from those of the neighboring structure.

3. Trim. Soffit, fascia board, window and door trim and rain gutters must also be a wood or earth tone color; however, the shades of trim color may be deeper than the principal color of the Residential Dwelling or garage.

4. Gutters. When rain gutters are painted, their color must match the color of the fascia board trim. When "maintenance-free" gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.

5. Accents. Shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted any acceptable wood or earth tone color, including trim colors. Only one accent color is permitted per Lot. Exterior doors may be stained a natural wood color or may be painted to match the other accents, trim, or main Residential Dwelling color.

S. ROOFING DESIGN AND MATERIALS

1. Design. The form and massing of the roof should have a logical relationship to the style and massing of the Residential Dwelling. Mansard and steeply pitched, massive roofs are strongly discouraged and will be permitted only as deemed appropriate and as permitted by the ARC. The minimum allowable roof pitch shall be 4 on 12 except where roof decks are incorporated.

2. Materials. A sample of the proposed shingle to be placed on any existing roof or any new Improvement must be attached to each application submitted to the ARC. The ARC may maintain (but shall not be required to maintain) a chart depicting examples of the acceptable type, quality and color of roofing materials for Residential Dwellings and other Improvements within the Subdivision. Each shingle shall be compared to the samples set forth on the roofing materials chart to assure that the proposed shingle is of an acceptable type and quality and that its color is harmonious with the color scheme established for the Subdivision. The roofing material must be harmonious with the Residential Dwelling. The color of each roofing material must not only be a wood or earth tone, but also an acceptable shade of a wood or earth tone color. Roofing material shall be asphalt composition shingles, fiberglass composition shingles, slate, metal or tile with a life of twenty-five (25) years or better. Wood shingles of any type are prohibited. Felt for all composition roofs must have a weight of at least 30 lbs. Roofs shall be constructed with radiant barrier decking. Roof soffits and fascia shall be wood or board.

T. ROOFING ADDITIONS

1. Roofing Additions. No skylights, light tubes, solar panels, roof ventilators or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure. All roofing additions are subject to approval by the ARC. All roof ventilators shall be located to the rear of the ridge line and/or gable of any structure and shall not extend above the highest point of such structure. The ARC shall have the right to approve exceptions to the foregoing in cases where safety or energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be hidden from public view. The color of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials.

2. Chimneys. Chimneys must be clad in Hardi plank or other concrete fiber material, masonry, brick or stone when facing a street, the Lake Area or any Common Area. Prefabricated metal fireplaces and metal flues must be clad in masonry to create an image of a traditional

masonry chimney. Alternative materials will be considered by the ARC only for chimneys which are not directly visible from a street, the Lake Area, or Common Area.

U. LANDSCAPE MATERIALS

1. New Plantings. Landscape development of the Residential Dwellings in Rock Creek should reflect the general landscape concept described earlier, through the selection and arrangements of plants. The major portions of the landscape should be accomplished using proven native or hearty adapted plants to ensure the health and success of the landscape. Plants should be used which are appropriate to the specific situation on a lot: considering soil, drainage, shade and other factors. (A "Texas native" is not necessarily native or adaptable to southeast Texas).

V. MISCELLANEOUS

1. Birdhouses. Birdhouses shall be permitted only the approval of the ARC, and subject to the following:

- a. A birdhouse shall be installed in the rear of the Lot only;
- b. No birdhouses shall be larger than two (2) feet in width, two (2) feet in length and two (2) feet in height;
- c. No more than two (2) birdhouses shall be permitted on a Lot;
- d. No birdhouses shall be situated higher than eight (8) feet above the ground;
- e. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the Residential Dwelling and other Improvements on the Lot.
- f. The ARC may prohibit a birdhouse in the rear yard of a Lake Lot as it deems appropriate.

2. Window and Door Awnings. Awnings which are visible from any street or the Common Area are not permitted. Awnings in the rear portion of a Lake Lot are not permitted. Awnings on the rear portion of a Lot that is not a Lake Lot must be approved by the ARC. The color and materials used are subject to approval by the ARC.

3. Antennae.

- a. Outside satellite dish antennas which are greater than forty inches (40") in diameter are not allowed.
- b. An outside antenna for a licensed operator of an amateur radio station is not allowed.

- c. Outside microwave antennas are not allowed.
- d. Outside short/long wave antennas of any kind are not allowed.
- e. All other proposed antennas require ARC approval.

4. Basketball Goals. A basketball goal may not be installed or erected on Lot without the prior approval of the ARC and shall be subject to the following:

- a. Basketball goals mounted on the garage wall or roof are not permitted. Basketball goals must be mounted on a rigid steel or aluminum pole (no wooden poles).
- b. The backboard material must be fiberglass or safety glass. The color must be clear (safety glass), gray or white with the exception of the white, black, orange or red manufacturer's outline markings. The rim should be of heavy gauge steel and white, black or orange in color. The net must be maintained in good condition as determined by the ARC.
- c. All pole mounted goals must be behind the front building line that extends from the front of the Residential Dwelling or garage parallel to the street. A pole mounted goal must not be within fifteen (15) feet of an adjacent Lot Owner's amenities (air conditioning unit, shrubbery, gas meter, driveway, etc.) unless properly protected (i.e., by fence or shrubbery). No pole mounted goals will be allowed along the neighbor's adjoining side of a driveway if a neighbor's first story Residential Dwelling window(s) are exposed. The pole must have a manufacturer's weather resistant finish or be painted black or white.
- d. An application for approval of a basketball goal should include a detailed sketch of the goal's proximity and relationship to the adjoining neighbor's property and include a description of the amenities of the adjacent Lot.
- e. Applications must include a copy of the Lot survey showing the exact location of the proposed goal relative to the front of the Residential Dwelling, Lot lines, and easements and a photograph or detailed sketch showing the exposed side of the neighbor's property and an indication of the distance between the proposed goal and the nearest neighbor's amenities.
- f. The Board of Directors reserves the right to require the removal of a pole mounted goal installed near a Lot boundary line as it deems, in its sole discretion, to be necessary or appropriate.
- g. The basketball goal, rim and net must be maintained at all times or the basketball goal must be removed.

- h. The Board may revoke its approval and require removal of any basketball goal which it reasonably determines to be a nuisance to the neighbors.
- i. Portable basketball goals may not be situated on a Lot forward of the front building line or the side setback line on corner Lots. Portable goals must be stored out of view from any street in the Subdivision when not in use. Portable basketball goals are subject to same requirements specified herein relating to color, materials and maintenance.

5. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any application to construct a sunroom on a Lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth below.

- a. Applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom in relation to all Lot boundary lines, the Residential Dwelling, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items.
- b. A sunroom may be added to the rear of the Residential Dwelling only; provided that, the ARC may prohibit a sunroom at the rear of the Residential Dwelling on a Lake Lot solely on the basis of its proposed appearance and harmony of design as the ARC deems appropriate. Applications for sunrooms on cul-de-sac Lots and corner Lots where the rear of the Residential Dwelling faces a street will be considered on a case-by-case basis.
- c. Supporting structural members must be of a color and shade that is harmonious with the exterior color of the Residential Dwelling. Glass must be tinted in a shade compatible with the exterior of the Residential Dwelling. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.
- d. The floor of the sunroom must be of reinforced concrete slab construction with 3" minimum thickness. No other flooring material will be permitted.
- e. Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed. Safety glass must be a minimum 3/16" thick if tempered glass or a minimum 1/4" thick if

laminated glass. Maximum width of glass between support trusses will be 36" measured center-to-center.

- f. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint to withstand 100 m.p.h. wind and 25 lbs. per square foot. No natural aluminum oxidation coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.
- g. The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may not project more than 20' measured from the rear facing plane of the Residential Dwelling. The sunroom may not project beyond either side-facing plane of the Residential Dwelling. A sunroom may not encroach on any existing setbacks or easements.
- h. Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.
- i. If ceiling lighting is installed, it must be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.
- j. Sunrooms may not have turbine-type or forced fan roof ventilators installed. Only natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.
- k. Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior thereof. Vents must be attached to the Residential Dwelling. No ductwork shall be visible.
- l. Window coverings are not required. However, only interior coverings will be permitted; there shall be no exterior covering of the sunroom glass allowed. The side of the window covering facing the exterior must be of a neutral, earth tone or forest tone color, which must also blend with the exterior color of the Residential Dwelling. If there is covering on any one window, then all windows must be covered with the same treatment. Color and material samples of coverings may be required to be submitted for approval, at the discretion of the ARC.

6. Signs.

- a. Home Security Signs. Inconspicuous, discretely placed signs for the purpose of warning of the presence of a home security system are permitted. Each sign shall be from a professional security company and should not exceed one (1) square foot in area. One (1) sign shall be allowed in the front yard of each Lot. Each sign may be mounted on a stake or a wall of the Residential Dwelling or garage. If stake mounted, the top of the sign shall not exceed two (2) feet from the ground level when installed and may not extend farther than three (3) feet from the outside wall of the Residential Dwelling or garage. Signs must be of an acceptable color which is harmonious with the surrounding structure and landscaping. Acceptable colors for security signs include wood or earth tones, white or black. The text and overall appearance of the signs must be acceptable and must primarily provide a security warning without prominent advertising of any business. Signs must be maintained in good condition and the Association may require removal of signs which have deteriorated. In addition, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three (3) inches wide by four (4) inches tall. Not more than one decal may be displayed per window or door; provided the decals do not otherwise violate these Guidelines.
- b. Other Types:
- i) Open House. One (1) temporary open house sign is allowed in front of Residential Dwelling on the day of the open house only. Size: no more than six (6) square feet.
 - ii) School Organization. One (1) temporary school sign is allowed in the planting beds of a Lot not farther than three (3) feet from the outside wall of the Residential Dwelling, unless otherwise approved by the ARC. Maximum Size Allowed: 42" in height and 18" in width. The ARC shall determine the appropriate period of time during which a school sign may be displayed.
 - iii) Yard of the Month. One (1) yard of the month sign supplied by the Association is allowed in the planting bed of the Lot not farther than three (3) feet from outside wall of Residential Dwelling.
 - iv) For Sale. One for sale sign of a reasonable type, size and appearance, which is similar to other signs customarily used in Harris County, Texas.
 - v) Political. Not more than one (1) political sign having a face area not larger than four (4) square feet. No political sign may be displayed more than three (3) weeks before the corresponding election day or longer than two (2) days after the election.

vi) Other. All other types of signs are prohibited.

7. Solar Screens, Window Tint. The color of any solar screens must be harmonious with that of the Residential Dwelling. The frames of the screens must match the color of the window frames of the Residential Dwelling, or must 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 shall be harmonious, shall not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration. All solar screens and window tint must be approved by the ARC.

8. Trees. Trees with a caliper of six (6) inches or more may not be removed without the prior approval of the ARC. If a tree with a caliper of six (6) inches or more is required for the construction of an Improvement, it must be disclosed in the application for that particular Improvement. When trees are removed for any reason, the Owner must also remove the remaining stump and fill any resulting hole.

9. Skateboard Ramps. Skateboard ramps are not allowed.

10. Topiaries.

- a. For the purposes of these Guidelines, a "topiary" shall be defined as either a plant or shrub that has been trimmed or formed into a fantastic shape or any ornamental structure composed of or covered with living plant material.
- b. Topiaries require ARC approval.
- c. Approved topiaries 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.
- d. Lights within the structure are prohibited.
- e. Topiaries must be planted in or placed on the ground; they may not be suspended from trees or other structures and may not be mounted on a pole or other visible structure.
- f. Topiaries may not be located on any utility or drainage easements.
- g. Topiaries located within a fenced rear yard of a Lot that is not a Lake Lot may not be visible from any street and may not exceed at any point a height of eight (8) feet measured from the ground. Topiaries are permitted in the rear yard of a Lake Lot only as permitted by the ARC.

- 530-34-2872
- h. Not more than one (1) topiary is permitted in the front or side yard of a Lot, subject to approval by the ARC.
 - i. The ARC reserves the right to require removal or relocation of any topiary (approved or not) which it reasonably determines is not harmonious with the Subdivision.

11. Exterior Siding. The following Guidelines are in addition to the provisions of Section F of these Architectural Guidelines. When exterior siding is to be added or replaced on any existing structure or new Improvement on the Lot, it must be of the same type, quality, size, and color as the existing siding on the Residential Dwelling (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding must be one of the following acceptable materials: Hardi plank or another type of approved concrete fiber material, or vinyl-coated steel, provided the material is approved by the ARC. Wood, wood product, vinyl, vinyl-coated aluminum, aluminum, steel, or other metal siding is not acceptable. The following additional guidelines apply to replacement or additional exterior siding:

- a. minimum of a 20-year warranty from a reputable manufacturer (warranty information should be submitted with the application);
- b. thickness, visible width, and spacing of siding must be consistent with that of the original exterior siding; each application submitted to the ARC shall specify the thickness, width and spacing of the existing and proposed siding, and shall include a sample of the proposed siding material;
- c. color of all siding (including siding that is not painted) must comply with the Guidelines for painting as set forth herein; each application must include at least two (2) color samples of the proposed siding color;
- d. must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the ARC may require the Owner (at Owner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Guidelines.

12. Flag Poles. The Association encourages its residents to display the American Flag at appropriate times with due respect to national standards. However, flag poles are considered an architectural Improvement and, therefore, require ARC approval. Flags may not be used to advertise or promote any product, service, organization or commercial enterprise.

Each Lot may have not more than two (2) removable, wall-mounted flag poles or masts, which must be securely attached to the Residential Dwelling or garage. The pole or mast may not exceed thirty-six inches (36") in length from which it is mounted. The pole or mast must be removed whenever the flag is not being displayed. Permanent flag poles are not permitted.

An in-ground flag pole (whether temporary or permanent) is permitted only in the rear yard of a Lot, subject to the approval of the ARC.

530-58-1674

13. Landscaping. As provided in the Declaration and these Guidelines, all proposed landscaping on a Lot, whether new landscaping to be installed in conjunction with the construction of a Residential Dwelling or replacement landscaping, is subject to ARC approval. Grass on a Lot shall not be permitted to grow to a height in excess of six inches (6") measured from the surface of the ground.

ADOPTED on the date set forth opposite each name to become effective upon recording.

BOARD OF DIRECTORS
Rock Creek Community Association, Inc.

Date: 01/11/00

Dennis A. Vickery

Date: 01/11/00

[Signature]

Date: 1/11/00

[Signature]

ARCHITECTURAL REVIEW COMMITTEE
Rock Creek Community Association, Inc.

Date: 01/11/00

[Signature]

Date: 01/11/00

Dennis A. Vickery

Date: 01/11/00

[Signature]

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Dennis A. Vickery, as a Member of the Board of Directors of Rock Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing

530-34-2874

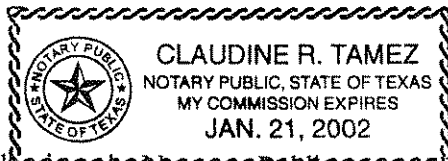
instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2000.

Claudine R. Tamez
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

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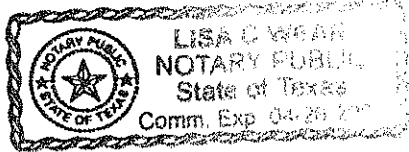
530-58-1672

BEFORE ME, the undersigned Notary Public, on this day personally appeared JERRY J. KNAUFF, as a Member of the Board of Directors of Rock Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2000.

Lisa C. Wehr

NOTARY PUBLIC - STATE OF TEXAS



Return To:
Butler & Hailey, P.C.
1616 South Voss, Suite 500
Houston, Tx. 77057

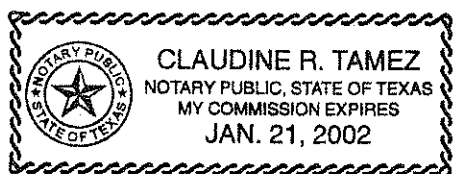
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STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Fred F. Caldwell, as a Member of the Board of Directors of Rock Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

530-58-1673

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2000.

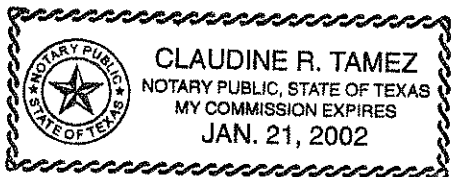


Claudine R. Tamez
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Fred F. Caldwell, as a Member of the Board of Directors of Rock Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2000.



Claudine R. Tamez
NOTARY PUBLIC - STATE OF TEXAS

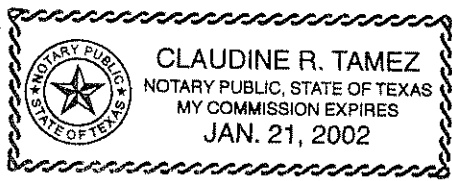
530-34-2876

STATE OF TEXAS §
§
COUNTY OF HARRIS §

530-58-1674

BEFORE ME, the undersigned Notary Public, on this day personally appeared Dennis A. Vickers, as a Member of the Architectural Review Committee of Rock Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2000.

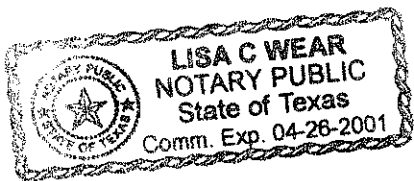


Claudine R. Tamez
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared JERRY J. KNAUFF, as a Member of the Architectural Review Committee of Rock Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2000.



Lisa C. Wear
NOTARY PUBLIC - STATE OF TEXAS

