

STONEHENGE I ASSOCIATION, INC.
ARCHITECTURAL CONTROL GUIDELINES

EXTERIOR COLOR SCHEME

The Board of Directors and the Architectural Committee have established the following guidelines regarding the external color scheme to be used on all real property improvements in the subdivision:

1. Any painting of the exterior must have prior approval of the Architectural Committee - even to paint it the same color it is now, or to paint it with colors used on other homes in the subdivision.
2. No two adjacent properties shall use the same color scheme.
3. Exterior colors are to be in keeping with the architectural style of the subdivision. Strong and vivid colors, pastels or hues of pinks, violets and purples are not in keeping with the architectural style of the subdivision and will not be approved.
4. Samples of all exterior colors, brick, wood and other materials to be used must be provided to the Architectural Committee.

Helpful Hints & Suggestions:

1. The colors used on the original construction of homes in Stonehenge I were earthtones, light grays and off-whites. These colors are still the safest choices.
2. Surveys done by real estate companies indicate that homes painted subdued yellow sell faster than any other color, with off-white a close second.
3. Paint chips from paint companies are usually accurate, but can be deceptive. A color that looks good on a 1" x 1" paint chip frequently appears much stronger and darker when it covers a large area. Most reputable paint companies will advise customers to select the color that looks good to them, then have the paint mixed 2 or 3 shades lighter. If it's a pre-mixed paint, it is usually wiser to select one that looks too light on the paint chip.
4. Most colors are a mixture of different pigments that fade at different rates. For example, the red pigment in tan fades slower than that of the other color pigments in tan, making the color, over time, shift towards the pink. When trying to select a paint that matches the original color, be aware that the old, faded paint has probably shifted in color from the original. Having a paint mixed to exactly match a sample of the old paint taken off the building frequently gives disappointing results. If an old can of the original paint is available, use it to match the original color.
5. To be able to restore the same color in the future, save a can of the paint you use, even if it is empty. If it was mixed, it should have the pigment combination and base that was used written on the can. If it was pre-mixed, the drippings along the side will be much closer to the original color than the weathered paint on the building.

ROOFING

The Board of Directors and the Architectural Committee have established the following guidelines regarding roofing and re-roofing to be used on all real property improvements in the subdivision:

1. Roofing and re-roofing materials shall conform to the City of Houston building codes, standards and requirements.

533-90-3702

2. Any re-roofing must have prior approval of the Architectural Committee - even to re-roof with the same material or with material used on other homes in the subdivision or to re-roof with any of the materials listed below in guideline #7.
3. All new roof or re-roofing cover material shall be UL rated Class A, asphaltic-fiberglas, laminated shingles.
4. Composition roofs are to approximate the overall look of wood shingles in definition and shadow-line (apparent thickness and natural randomness) and color, and therefore must:
 - (a) be of laminated construction
 - (b) have random-cut tabs
 - (c) be a minimum weight of 300 lbs. per square foot

Composition roofing material generally referred to as 25-year (or less) roofing is of insufficient definition and shadow-line, is not in keeping with architectural style of the subdivision, and will not be approved.
5. All new roof construction shall be over plywood decking and an overlayment of not less than 30 pounds per square ft. non-perforated felt prior to asphalt shingle roof covering.
6. All re-roofing over wood shingles, using wood shingles as the roof deck, shall be overlaid by not less than 30 pounds per square ft. non-perforated felt prior to asphalt shingle roof covering.
7. The following composition roofing material and colors are currently recommended:
 - (a) GAF Timberline and GAF Timberline Ultra in Weathered Wood Blend
 - (b) ELK Prestique I and ELK Prestique Plus in Weathered Wood
 - (c) OWENS CORNING Oakridge I in Driftwood
 - (d) TAMKO Heritage Premium and TAMKO Heritage 30 in Weathered Wood
 - (e) GENSTAR Architect High Sierra in Weathered Wood
 - (f) CELOTEX Dimensional III in Weathered Wood

Manufacturers occasionally change the specifications or the color of their products. Therefore, application for Architectural Committee approval is still required prior to installing the products listed above.

8. Other types of roof covering materials such as concrete or clay tile, special metal roofing, etc., may be allowed subject to review and approval by the Architectural Committee.

ARCHITECTURAL CONTROL

The homes in Stonehenge I were originally designed and built to project a certain, harmonious, overall character and aesthetic quality, so as to enhance the desirability, and thus the value, of all the properties. One of the major purposes of the Declaration of Covenants, Conditions, and Restrictions (the Deed Restrictions) is to preserve the original architectural scheme. Toward this end, the Restrictions established the Architectural Committee and empowered it to oversee any changes to the homes and lots that might affect the overall architectural scheme. Attached are some excerpts from the Restrictions that more fully describe the powers and duties of the Architectural Committee.

Any change or addition to the structure of your home or other improvements on your lot that can be seen from the common area, from the street, or from a neighboring lot, must have prior approval from the Architectural Committee.

Enclosed, for your use, is a copy of the official Application form to be used when requesting Architectural Committee approval. Also enclosed is a write-up describing the review process. Please be sure to allow sufficient time for the review. Although the Board tries to respond in a timely fashion, the Restrictions allow up to 60 days for the review.

FAILURE TO GET APPROVAL

Failure to get approval for any improvement /alteration is a violation of the Restrictions. The Board of Directors has an obligation to enforce the Restrictions for the benefit of all owners. The Board will pursue any unapproved improvement/alteration, using the courts if necessary. This is not an action the Board relishes, and it will be unnecessary if we all cooperate with the intent of the Restrictions.

PAINTING & ROOFING

Any painting of the exterior of your home must have prior approval of the Architectural Committee - even to paint it the same color it is now, or to paint it with colors used on other homes in the subdivision.

Any re-roofing must have prior approval of the Architectural Committee - even to re-roof with the same material or to re-roof with material used on other homes in the subdivision.

ARCHITECTURAL COMMITTEE

The Architectural Committee shall be comprised of 3 or more persons, a majority of whom are members of the Board of Directors. Any member of this committee may contact property owners regarding detail design considerations.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
EXCERPTS REGARDING ARCHITECTURAL CONTROL

ARTICLE V

Section 2. No building, fence, wall, or any other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein, be made until the plans and specifications shall have been submitted to, and approved in writing by, the Architectural Committee....

Section 3. b

- (2) All exterior wood shall have at least two coats of exterior paint or stain. All exterior metals will have not less than two coats of proper exterior paint after the surface has been prepared for the proper bonding of the paints. Alternate methods may be used if approved by the Committee.
- (9) The Architectural Committee is authorized to require changes, deletions, or additions to any plan to make it conform, in the sole opinion of that committee, to adjacent and /or neighboring units within STONEHENGE I.
- (10) No exterior materials may be used unless approved in writing by the Architectural Committee. The Architectural Committee has authority to approve color, texture, size, etc. of all materials. The Architectural Committee has the authority to designate certain materials to be used exclusively in certain groups of living units...
- (13) All landscaping, fountains, stationary mailboxes, house numbers, sidewalks, lighting, or other improvements on any Lot which are not concealed from view from any other Lot or other portions of the Properties, must be harmonious and in keeping with the overall character and aesthetics of the Properties. To this end, the plans therefore shall be submitted to the Architectural Committee for its approval or disapproval prior to the construction or alteration of such improvements as provided in this Article V.
- (15) Anything having to do with any improvements to any Lot in Stonehenge I which is not specifically covered herein or which becomes the subject to any dispute or conflict shall be submitted to the Architectural Committee for a decision, which shall be binding on all parties.
- (18) The Architectural Committee shall have the right to specify requirements for minimum setbacks; the location, height, construction materials, and extent of fences, walls, or other screening devices; and the orientation of the living unit with respect to garage access and major entry or frontage. The Architectural Committee shall have full power and authority to reject any plans and specifications that do not comply with the restrictions herein imposed or meet its minimum construction requirements or architectural design requirements or that might not be compatible, in the sole discretion of the Architectural Committee; with the design or overall character and aesthetics of the Properties.
- (36) Everything on or adjacent to a roof or exterior wall of a house is subject to the approval of the Committee....

ARTICLE IX

Section 1. The Association, its assigns, or any Owner shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, its assigns, or by any Owner to enforce any covenants or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Recommendation: The Association strongly recommends to property owners that they fully investigate roofers before contraction for their services. Two or three roofer bids should be obtained for the best price and competitive material. Once the shingle type is selected, the dealer should be contacted to provide the following information:

1. Manufacturer's published literature that fully describes the requirements for installation of his shingle. The roofing contractor should specify in his contract that all of the manufacturer's recommended procedures for installation will be adhered to, without exception.
2. Dealer's experience with the selected roofer and recognition of that roofer as qualified to provide the installation. This ensures that the manufacturer's 30 or 40 year warranty will be honored as well as provide the homeowner input on that roofing contractor's prior history of success or failure.
3. Manufacturer's verification that the roofing material selected meets the outlined Architectural Committee criteria for acceptance. The roofer should certify material conformance to these guidelines in the homeowner's purchase agreement or contract.

SIDING

Vinyl siding is becoming more popular as an alternative to painting.

The same color specifications apply to siding that apply to paint.

Experts recommend that you use a rolled form siding as opposed to extruded siding. Proper installation of siding is also very important.

Recommended brands are Mastic, Bird (available at Builders Square), Allside, and Kaycan. These are all very good quality and, installed properly, will look good and last. The same recommendations that apply to roofing contractors also apply to siding contractors.