

**CERTIFICATION**

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

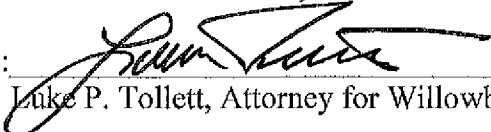
I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an Agent for Willowbridge Homeowners Association, Inc. a Texas non-profit corporation;
- (2) An Instrument titled: **“Architectural Review Guidelines - Willowbridge Homeowners Association, Inc.”**, is attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:

Willowbridge, Sections 1, 2, 3, and 4, and Stonebridge Village, Sections 1, 2, and 3, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk’s Film Code Nos. 351135, 356037, 358086, 364092, 365038, 381038, and 387101, respectively along with any amendments, replats and supplements thereto

- (4) The attached Instrument is a true and correct copy of the original;

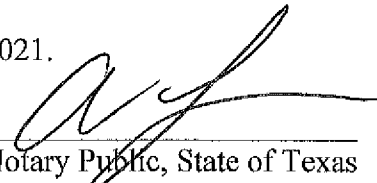
IN WITNESS WHEREOF, I have subscribed my name on this 5<sup>th</sup> day of May, 2021.

By:   
Luke P. Tollett, Attorney for Willowbridge Homeowners Association, Inc.

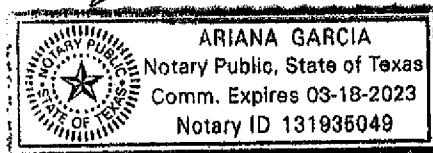
STATE OF TEXAS            §  
  §  
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for Willowbridge Homeowners Association, Inc., and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this 5<sup>th</sup> day of May, 2021.

  
Notary Public, State of Texas

**E-Recorded By:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



RP-2021-249726

# Architectural Review Guidelines - Willowbridge Homeowners Association, Inc.

*These guidelines in no way supersede the rules/laws of the Willowbridge CC&Rs, By-Laws, Texas Property Code Chapter 209, or Harris County Requirements. ALL modifications, improvements, etc. require Prior Approval from the ARC Committee prior to beginning said project, unless stated otherwise in this document.*

1. SWIMMING POOLS/SPAS
2. PATIO COVERS
3. BIRDHOUSES
4. SOLAR ENERGY PANELS
5. BASKETBALL GOALS
6. FENCES
7. PAINTED CONCRETE/CURBS
8. SOLAR SCREENS
9. STORM DOORS/WINDOWS
10. YARD DECORATIONS
11. BURGLAR BARS
12. OUTDOOR CARPETING
13. SWING SETS/PLAY FORTS/PLAYHOUSES
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21. EXTERIOR LIGHTING
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31. SOFT WATER/WATER FILTER SYSTEMS
32. FRONT DOORS
33. CIRCULAR DRIVEWAYS
34. PERMANENT STANDBY ELECTRIC GENERATORS
35. RAINWATER HARVESTING SYSTEMS
36. UNAPPROVED MODIFICATIONS

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**1. SWIMMING POOLS/SPAS**

- 1.1 Above and in-ground pools will be allowed with ARC Committee approval. A minimum of five feet (5') from side lot line and a minimum of eight feet (8') from rear lot line is required.
- 1.2 All applications for the construction of a swimming pool/spa must include a lot survey showing the proposed location of the pool/spa in relation to the property lines, building lines, existing structures and existing fences. Any necessary Harris County permits must be obtained.
- 1.3 No pool, spa, or any decking of the same or of any type, may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Pool/spa and decking which extends into any easement also requires a consent agreement. Consents must be received prior to approval and included with the application.
- 1.4 Pools and spas must be completely enclosed by a perimeter fence. Other fences must be at least four feet high (4') with no openings, holes or gaps larger than four inches (4") measured in any direction. Gates opening directly into pool area must be equipped with self-closing and self-latching devices capable of keeping such doors or gates securely closed at all times when not in actual use. Said latching devices shall be attached to the upper quarter of such gates or doors. The door of any dwelling occupied by human beings and forming any part of the enclosure herein above referred to need not be so equipped.
- 1.5 The application must include a timetable for construction.
- 1.6 During construction, the construction area must be barricaded, and equipment and supplies are not permitted in the street. Be advised that all damage caused to concrete during installation must be repaired. Any disturbed sod or landscaping must also be restored in a timely manner.
- 1.7 Pool pumps and equipment must be screened behind ARC Committee approved fencing and not be visible from the fronting streets. Fencing must meet requirements as listed in this document and receive ARC Committee approval.
- 1.8 All drainage must be directed to the street only.

**2. PATIO COVERS**

- 2.1 The standard, type, quality, and color of the materials used in the construction of a patio cover must be compatible with the standard, type, quality and color of the materials used in the construction of the main dwelling. Colors will be approved on a case-by-case basis.
- 2.2 Fiberglass, polycarbonate and aluminum patio covers will be reviewed on a case-by-case basis.
- 2.3 Structure must be positioned on lot behind the main dwelling and not visible from the fronting street.
- 2.4 In the event the selected roof material is corrugated, clear fiberglass or roof materials other than standard shingles, the unfinished edges of the roof material must be framed to create a finished border.

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**3. BIRDHOUSES**

3.1 Birdhouses shall not be visible from the fronting street nor be attached to any perimeter fence line.

3.2 Maximum dimensions for birdhouses shall be two feet (2') in width, two feet (2') in length and two feet (2') in height.

3.3 No birdhouse shall be mounted on a pole exceeding ten feet (10') in height with two feet (2') enclosure, as described in 3.2 above. Birdhouses must be maintained in good condition.

3.4 Maximum two birdhouses are permitted per lot.

**4. SOLAR ENERGY PANELS**

4.1 Solar energy panels require ARC approval and must not be visible from the front of the dwelling unless the configuration of the house to the sun exposure requires front placement, per state law. If front placement is required, homeowner must provide the 10% letter with the application. For full information regarding this, please see the policy resolution regarding solar panels, filed on 10/30/2012, Registration # 20120503603; Certificate of Adoption of Guidelines and Criteria of Willowbridge Homeowners Association.

**5. BASKETBALL GOALS**

5.1 A net shall be maintained on the rim at all times. The net shall be replaced in the event that it becomes frayed or torn. Chain nets are allowed.

5.2 An orange, red or black in color steel or metal rim, shall be affixed to the backboard at all times. The rim shall be repaired or, if necessary, replaced in the event that it becomes broken or bent.

5.3 The backboard must be clear acrylic, fiberglass painted an approved color or weatherproofed wood painted an approved color, with the exception of an orange or black/blue/red square outline above the rim. The backboard shall be repainted, repaired, or replaced if the surface of the backboard becomes chipped or cracked or the backboard becomes warped or misaligned.

5.4 All mounting supports must be steel or aluminum and painted black and/or similar dark tone. The pole and all mounting supports must be maintained in good condition.

5.5 With the exception of maintenance and repair, a basketball goal shall not be modified in any respect, nor shall its location be changed from that approved by the ARC Committee.

5.6 Garage mounted basketball goals may be accepted on detached garages only and will be subject to the same provisions as inground goals.

5.7 Eight-foot (8') pole-mounted basketball goals may be behind the building set back line of the lot, or not closer to the street than half the distance from the front of the garage to the street. In the case of

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an attached garage, the mounted basketball goal must not be closer to the street than half the distance from the front of the garage to the street; this also applies to detached garages on corner lots. No portable basketball goals shall be left in the street or in the cul-de-sac of any street in the subdivision.

5.8 Portable basketball goals must also conform to the foregoing provisions for maintenance, appearance and placement. Portable basketball goals must not be closer to the street than half the distance from the front of the garage to the street.

## 6. FENCES

6.1 All fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street.

6.2 Pickets must be cedar, pine or cypress and be six feet (6') in height if no rot board is used. A six-inch (6") rot board may be used, if desired, making maximum height of fence six feet six inches (6'6"). Cap boards on top of fence are permitted but must have ARC approval and coordination of adjacent neighbors. Pickets cannot be spaced and must be installed in a continuous adjacent manner.

6.3 Exception: Gates/fences connected to main dwelling and detached garage (see 6.10 below).

6.4 No chain link fencing permitted. Materials must be wood, masonry, steel, aluminum, or wrought iron and must be approved in advance by the ARC Committee.

6.5 No plastic, vinyl or PVC material is permitted in construction of any fence or portion therein.

6.6 No fence may extend forward of the front building line. No fence on a corner lot (side) may extend past the outmost portion of the main dwelling.

6.7 All gates shall either be constructed of wood, steel, aluminum or wrought iron.

6.8 Fence Maintenance: Shared fences are the mutual responsibility of each homeowner and they are required to be maintained in good condition at all times. Fences that connect to common areas are the responsibility of the homeowner and must be replaced or repaired in a manner consistent with the existing fence or neighboring fence.

6.9 No painting or staining of picket fences is allowed. Fences may be coated with a clear sealer (no color pigmentation), if desired, but must have approval of the ARC Committee prior to beginning.

6.10 Fences and gates between main dwelling and detached garage shall be constructed of wood, steel, aluminum or wrought iron. Fence may also be constructed of exact same brick used in main structure. Fence shall be a minimum of 4 feet (4') high.

6.11 Any metal fence installed will immediately subject the property to a higher level of scrutiny. Therefore, all additional requirements and restrictions that pertain to front and side yards will also pertain to rear yards when they are visible from other properties, or streets or common/public areas.

**7. PAINTED CONCRETE/CURBS**

7.1 No concrete on a lot which is visible from any street; whether a driveway, sidewalk, patio, or other improvement, shall be painted or stained any color.

7.2 Concrete which is not visible from the street may be painted or stained only with the ARC Committee prior written approval.

7.3 Painted address numbers on curbs, up to 30 inches (30") in length, are allowed and must be in professional and aesthetic condition with non-offensive logos.

**8. SOLAR SCREENS**

8.1 Must be compatible with exterior of dwelling and have ARC Committee approval.

**9. STORM DOORS/WINDOWS**

9.1 Storm doors/windows require ARC Committee approval. Requirements include compatibility with the color of the exterior of the main dwelling and fit inside the door casing.

**10. YARD DECORATIONS**

10.1 All decorations of every kind which are intended to be permanent such as statues, sculptures, birdbaths, birdhouses, fountains, benches, swings, etc., that shall be placed on any portion of a lot visible from any street must be approved by the ARC Committee prior to installation. These will be reviewed on a case-by-case basis. Failure to obtain ARC Committee approval will result in the required removal of the decoration.

10.2 Seasonal and holiday decorations must be removed within thirty (30) days after the season, holiday, or event.

10.3 Political signs no larger than four feet by six feet (4'x6') may be displayed up to ninety (90) days in advance of an election date and must be removed within ten (10) days following the election day. Political flags or banners are not permitted.

**11. BURGLAR BARS**

11.1 Burglar bars will be reviewed on a case-by-case basis depending on their visibility and location on the lot.

11.2 Front door bars must be attached to door frame.

11.3 Burglar bars must be installed on the inside of windows and must match the color of the window panel decorator strips/glazing strips.

**12. OUTDOOR CARPETING**

12.1 Outdoor carpeting must be in earth tones only and must not be visible from any street.

**13. SWING SETS/PLAY FORTS/PLAYHOUSES**

13.1 Play structures are not to exceed eleven and a half feet (11.6') in peak height, with the deck height not to exceed 5 feet (5') and shall not be visible from the fronting street. Play structures under eight (8') feet in height that are placed according to the CC&R's and ARC guidelines do not need approval.

13.2 Must be made of weatherproof wood, metal or aluminum. If the material is painted, the color must be approved by ARC Committee.

13.3 Playhouses shall have roofs of a single color (earth tone colors only) which is compatible with the neighborhood.

13.4 Structure shall not be placed within a rear or side easement. If no rear easement exists, said structure shall not be nearer to the rear fence line than ten feet (10'), nor closer to the side property line than the side wall of the main dwelling.

13.5 Structure must be maintained in good condition and within an ARC Committee approved fence.

**14. AWNINGS**

14.1 Awnings which are visible from the fronting street shall not be permitted. Awnings on the rear portion of a lot must be one (1) color and compatible with the color of the main dwelling. All awnings, including the color thereof, must be approved by the ARC Committee.

**15. ANTENNAS**

15.1 Satellite dish antennas shall be permitted provided they are screened from public view.

15.2 All other antennas shall refer to the applicable Declaration of Covenants, Conditions and Restrictions and Telecommunications Act of 1996 which limits the size of dishes requiring ARC Committee approval to only those larger than Thirty-nine inches (39") in diameter.

**16. DRIVEWAY/PORCH GATES**

16.1 Driveway gates without arch should not exceed six foot six inches (6' 6") and must tie into the adjacent fence at the same height. If the driveway gate is arched, peak height should not exceed eight feet (8') in height from pavement. Driveway gates are only permitted when garages are located in the rear of the main dwelling. Maximum heights include any finial decorations. Detailed drawings of the design of the gate and direction of the gate swing must be included with the ARC application, with the

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survey reflecting this information and location detail.

16.2 Gate posts and/or porch gates cannot extend beyond the front of the porch or the build line, as applicable.

16.3 If the gate opens towards the street, there must be room for the gate to fully open and hold the length of a standard vehicle without blocking the sidewalk.

## **17. DRIVEWAYS/SIDEWALKS/CURBS**

17.1 Sidewalks shall not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment, and a copy of said consent is provided to the ARC Committee with the application.

17.2 Driveways shall not be wider than two (2) car widths in front of the building line, unless otherwise approved by the ARC Committee.

17.3 Driveway widening extensions behind the build line of detached garage will be reviewed on a case-by-case basis; but the extension must not extend closer than 1 foot (1') to the side property line.

17.4 The expansion joints between concrete driveway/sidewalk sections shall be kept free of significant vegetation.

17.5 Homeowners are responsible for the upkeep and repair of their driveways; driveway/sidewalk aprons entering the street; the curbs bordering those aprons; and the sidewalks in front of their dwellings. The county is responsible for the maintenance and repair of the straight-edge curbs in front and on side of the dwelling and for the streets. Homeowners are responsible for reporting any curb damage in the county-maintained portions to Harris County Precinct 4 at 281-353-8424 or at [www.cadir@hcp4.net](mailto:www.cadir@hcp4.net).

## **18. LANDSCAPING**

18.1 The front yard of each lot must be at least 50% greenspace (grass, trees, shrubs and/or flowerbeds). Landscape and flowerbeds shall be cleaned, weeded, and mulched at regular intervals to complement the main dwelling and to maintain community standards.

18.2 Landscaping must complement the style and architecture of the main dwelling and be proportionate in scale and height to the structure to be complementary. Significant changes to landscape plans, including tree removal and planting, must be approved by ARC Committee.

18.3 Landscaping shall not interfere with the natural drainage of the lot or neighboring lots.

## **19. OUTBUILDINGS/STORAGE BUILDINGS/GAZEBOES**



19.1 An outbuilding is any structure which is not attached to the main dwelling, except for detached garages. This includes, but is not limited to, all storage buildings, gazebos, spas, etc., and are not permitted to be seen from the fronting street.

19.2 The standard, type, quality, and color of the materials used in construction shall be compatible with the standard, type, quality, and color of the materials used in construction of the main dwelling on the lot. Shingles and paint utilized shall match that of the main dwelling. Small, prefabricated metal storage buildings are allowed subject to compatibility with the main dwelling.

19.3 Outbuildings less than eight feet (8') in height, with a maximum floor space of 120 sq. feet or ten feet by twelve feet (10' x 12'), and following all other guidelines, do not need approval, as long as all other guidelines are followed. Buildings up to peak of ten and a half feet (10.5'), and pitch of 5/12 will be considered for approval by ARC Committee.

19.4 Outbuildings shall be maintained in good condition at all times.

19.5 All outbuildings must be within an ARC Committee approved fence within the back yard.

19.6 Outbuildings shall not be placed within existing easements, unless the utility companies involved have granted their written consent to such encroachment, and a copy of said consent is provided to the ARC Committee. In any case, outbuildings shall be placed such that they are not readily visible from the fronting street of the lot and may not be closer to the rear lot line than eight feet (8'), nor closer to the side lot line than five feet (5'), or aligned with the side wall of main dwelling, whichever is greater.

19.7 Outbuildings shall not interfere with the natural drainage of the lot or neighboring lots.

19.8 Outbuildings shall be constructed of materials which are compatible with the main dwelling and shall be maintained in good condition. Roof line of outbuildings shall also conform to roof line of residential dwelling.

## **20. DECKS/PATIOS/WALKWAYS/ARBORS/PERGOLAS**

20.1 Shall not encroach into any existing easement unless the utility companies involved have granted their written consent to such encroachment, and a copy of said consent is provided to the ARC Committee.

20.2 Shall not be situated on the lot so that they interfere with the natural drainage of the lot or neighboring lots.

20.3 Shall not be higher than eighteen inches (18") above grade, except as approved on a case-by-case basis.

## **21. EXTERIOR LIGHTING**

21.1 Exterior lighting shall be white light and shall not be of an intensity which causes annoyance to neighboring dwellings. Under no circumstances shall vapor lighting be permitted.

21.2 Directional lights or flood lights must be aimed so as not to shine directly into the windows of neighboring dwellings.

21.3 Low voltage landscaping lights requires ARC Committee approval.

21.4 Yard lights (lamp post) may be gas or electric. If electric, the incandescent bulb may not exceed 100 watts incandescent (1600 lumens) and must be of clear glass type. The maximum acceptable height is six feet (6'), and the pole must be black, brown or white, depending on harmony with the existing dwelling, as determined by the ARC Committee.

## **22. ROOM ADDITIONS**

22.1 All room additions require detailed design and construction plans to include lot survey showing the exact location, and front, side, and rear elevation drawings.

22.2 The standard, type, quality, and color of materials used in construction shall be compatible with the standard, type, quality, and color of the materials used in construction of the main dwelling on the lot. Shingles, siding, bricks, and paint utilized shall match that of the main dwelling. All such improvements must be to building code standards and must be architecturally compatible with the original and neighboring dwellings. All necessary Harris County permits must be obtained.

22.3 Room additions shall not be placed within existing easements or encroach over any building line.

## **23. EXTERIOR PAINT**

23.1 A color sample or "paint chip" of the proposed exterior color of any new addition or improvement must be attached to each application submitted to the ARC Committee. Further, repainting the existing exterior color of a house, garage or other improvement on a lot requires submission of an application with a color sample or paint chip to the ARC Committee, even if the same color is used.

23.2 The ARC Committee has established acceptable colors and shades of colors for the exteriors of dwellings, garages, outbuildings and other improvements on lots which shall be generally earth-tone and shall not be brilliant or bright colors.

23.3 The doors of a garage on a lot shall always be painted either the principal color or the trim color of the main dwelling to maintain a finished appearance.

## **24. SIDING/GUTTERS**

24.1 The standard, type and quality of the materials used shall be compatible with the standard, type, and quality of the materials of the main dwelling on the lots throughout the subdivision.

24.2 Siding must be painted to match the existing siding of the dwelling on the lots and conform to exterior color guidelines.

24.3 Gutters must be painted to match the existing color of the dwelling on the lot and must be installed to prevent water directed onto any other lot.

## **25. ROOFING/SKY LIGHTS/ROOF VENTS**

25.1 A properly completed application must be submitted to the ARC Committee prior to the installation of any roof replacement to your dwelling. The application must include shingle color and the manufacturer's name of the replacement shingles that you wish to install to your dwelling, garage, or outbuilding.

25.2 Shingle type, quality and color must be congruent with the color scheme established for the subdivision. Color family schemes that are acceptable include:

Black Family- Ex: Onyx Black, Charcoal Black

Gray Family- Ex: Estate Gray, Shadow Gray

Lighter Gray Family- Ex: Sierra Gray

Brown Family- Ex: Brownwood, Teak, Driftwood, Weathered Wood, Aged Bark

No roof colors in red, green, orange, blue, white, or tan colorings will be permitted.

25.3 All composition shingles used on the roof, garage or outbuildings must have at least a twenty (20) year manufacturer's warranty. Only composition type shingles will be permitted.

25.4 No sky lights, roof vents or similar types of additions shall be permitted on the roof ridge line and/or gables of a dwelling. No steel turbine roof vents or "whirlybird" roof vents are allowed.

## **26. WINDOW UNIT A/C**

26.1 Window and/or wall unit A/Cs are permitted with ARC Committee approval on the side or rear of the dwelling.

26.2 Window/wall units must not present a noise nuisance to neighboring dwellings by their location placement.

## **27. FLAGS/FLAGPOLES**

27.1 Permanent flagpoles and flags may be allowed upon approval of the ARC Committee. Poles and flag must be maintained in like-new condition. Flagpoles may be mounted on the house, garage or in the ground.

27.2 Flagpoles six feet (6') or less must be mounted in the ground.

27.3 For additional information, please see the full flagpole policy resolution filed on 10/30/2012 Registration # 20120503603, Certificate of Adoption of Guidelines and Criteria of Willowbridge Homeowners Association, Inc and Texas Property Code Flag Display 202.012.

**28. WINDOW COVERINGS**

28.1 Mirrored, frosted, or silver reflective window coverings will not be allowed; all others not seen as white from the fronting street will be reviewed on a case-by-case basis.

28.2 Any broken windows must be repaired immediately.

28.3 Any tape and/or plywood used to secure windows in the event of a hurricane, or other weather event, must be removed immediately after the threat has passed.

**29. GARAGES/GARAGE APARTMENTS**

29.1 Garages as built by the builder for the use of vehicles must be capable of housing a minimum of two (2) full size vehicles.

29.2 No structure of any type may be constructed over a detached garage per the CC&R's.

29.3 Any and all garage additions requested must be approved by the ARC Committee prior to construction. Wood doors are not permitted.

29.4 Garages or garage additions CANNOT be converted into living quarters.

29.5 A carport is defined as an open-sided shelter for a parked car, attached to a dwelling or other building (garage). These structures may not stand alone; extend beyond 12 feet (12') of a detached garage or the rear house line, whichever is less; must be constructed of the same material as the main dwelling or garage; have a contiguous roof; and must be approved by ARC Committee prior to construction. No portion of the structure may be built outside of the lot setback limits.

29.6 All garage additions require detailed design and construction plans to include lot survey showing the exact location and front, side, and rear elevation drawings.

**30. PORTE-COCHERES**

30.1 Porte-cocheres must be constructed of the same material as the main dwelling and must be approved by the ARC Committee prior to construction.

30.2 Porte-cocheres shall be attached to the main dwelling only and may not be attached to a detached garage.

30.3 Porte-cocheres must provide a pass-through open area of 8 feet (8') or more from said main dwelling to detached garage.

**31. SOFT WATER/WATER FILTER SYSTEMS**

31.1 Water systems such as soft water or treatment systems must be installed out of sight from the fronting street and screened from public view, behind approved fencing.

31.2 Proper drainage must be installed and maintained. Be advised that all damage caused to concrete during installation must be repaired. Any disturbed sod or landscaping must also be restored in a timely fashion.

## 32. FRONT DOORS

32.1 Doors are accepted as long as they are in shades of tan, brown or black and are wood grain in appearance. All doors must be maintained in like-new condition as viewed from the street. All requests to paint or refinish front doors must have the sample of the finish attached to the ARC application form prior to beginning the job. ARC Committee approval is required before refinishing can begin. Failure to obtain ARC Committee approval beforehand may result in the homeowner having to refinish their door with an approved color at their expense. All doors must be wood or of a wood texture. No metal doors are permitted.

32.2 **Important note:** If you have recently bought a dwelling with an existing door that is an unapproved color (the previous owner was in violation and never cured it), you as the new owner are responsible for either refinishing or replacing the door.

## 33. CIRCULAR DRIVEWAYS

33.1 Circular driveways require the approval of the ARC Committee. It is important that the circular drive is in proportion to the dwelling and property, and that the dimensions are correct. The width and radius of the driveway curves should accommodate the turning radius of the vehicles that are going to use it. Space and landscape requirements include:

- Front Lot Minimum Width: Minimum seventy feet (70') from corner to corner of survey front building line (typically shown inside the five-foot (5') setback line to five-foot (5') setback line).
- Front Yard Minimum Depth: Minimum dimension thirty-five feet (35') from dwelling front foundation to dwelling side edge of sidewalk. This depth should be comprised of the following areas with subsequent minimum dimensions:

33.2 Landscaping House Front: greenspace (shrubs, grass, trees, flowerbeds) minimum eight feet (8') from the dwelling front foundation across entire dwelling width prior to any circular driveway concrete.

33.3 Circular Driveway: The circular area for car parking and driveway would begin at a minimum of 8 feet (8') from the building with a minimum of ten feet (10') in driveway width at narrowest point flaring wider to accommodate turn radius on each end (ten feet (10') in corners is not acceptable in radius portions as this is too narrow to accommodate ability to traverse the circle)

33.4 Second Landscaping Area (between circular drive and front sidewalk): Second landscaping area is greenspace measured from edge of the circular driveway to edge of sidewalk; must be at least ten feet (10') and include a minimum of two (2) shrubs or tree(s) to ensure that proper run off drainage will not be overly affected by the additional concrete area; and ensure balance in the proportion of landscaping on the lot.

**Note:** The dimensional sum of these three areas should meet these minimums and in total be at least thirty-five feet (35') (i.e., eight feet (8') dwelling front + eleven feet (11') driveway + sixteen feet (16') second landscape = thirty-five feet (35'); or ten feet (10') dwelling front + twelve feet (12') driveway + thirteen feet (13') second landscape = thirty-five feet (35'). An example layout showing how to apply the dimensions is attached in the appendix of this document.

33.5 Vehicle Turn Radius; To ensure proper turn radius for the circular driveway, the center of the circular driveway must meet minimum radii, including an outside radius of at least thirty feet (30') and an inside radius of twenty feet (20') at the driveway entrances, and an outside radius of forty feet (40'), and an inside radius of thirty feet (30'), at the driveway corners. They will both have the same reference center point.

33.6 The front yard of each lot must have a proportional amount of greenspace that complements the existing trees and flowerbeds as set as customary and standard in Willowbridge and Stonebridge communities and approved by ARC Committee.

33.7 Landscaping must complement the style and architecture of the dwelling and be proportionate in scale and height to the structure to create complement.

33.8 Landscaping shall not interfere with the natural drainage of the lot or neighboring lots.

#### **34. PERMANENT STANDBY BY ELECTRIC GENERATORS**

34.1 Permanently installed standby electric generators (SEG), such as Generac, require approval from the ARC Committee.

34.2 The application must include manufacturer's specifications and proposed location of installation marked on a survey/plot map to be submitted with the application. Please include a preferred first (1<sup>st</sup>) and second (2<sup>nd</sup>) choice of location on the application. SEG must include a weatherproof, sound attenuating cover and comply with all local noise ordinances.

34.3 Requested installation location must be out of sight from the fronting street and screened from public view, behind approved fencing, and not across from any window of a neighboring dwelling if possible.

34.4 SEG must be installed and maintained in compliance with applicable governmental, health, safety, electrical, and building codes; all electrical, plumbing, and fuel line connections to be installed only by licensed contractors. Generator should be installed on a concrete pad, when possible.

34.5 Per Texas Property Code 202.019, the location required may not increase the cost of installing the unit by more than 10% or increase the cost of installing and connecting the electrical and fuel lines for the unit by more than 20%.

#### **35. RAINWATER HARVESTING SYSTEMS**

35.1 Rain barrel or Rain Harvesting Systems (RHS) and all related equipment shall not be erected, constructed, placed or permitted to remain on any lot unless they strictly comply with minimum conditions.

35.2 For all requirements of installing an RHS, please see policy resolution filed on 10/30/2012, Registration #20120503603, Certificate of Adoption of Guidelines and Criteria of Willowbridge Homeowners Association, Inc. and Texas Property Code 202.007.

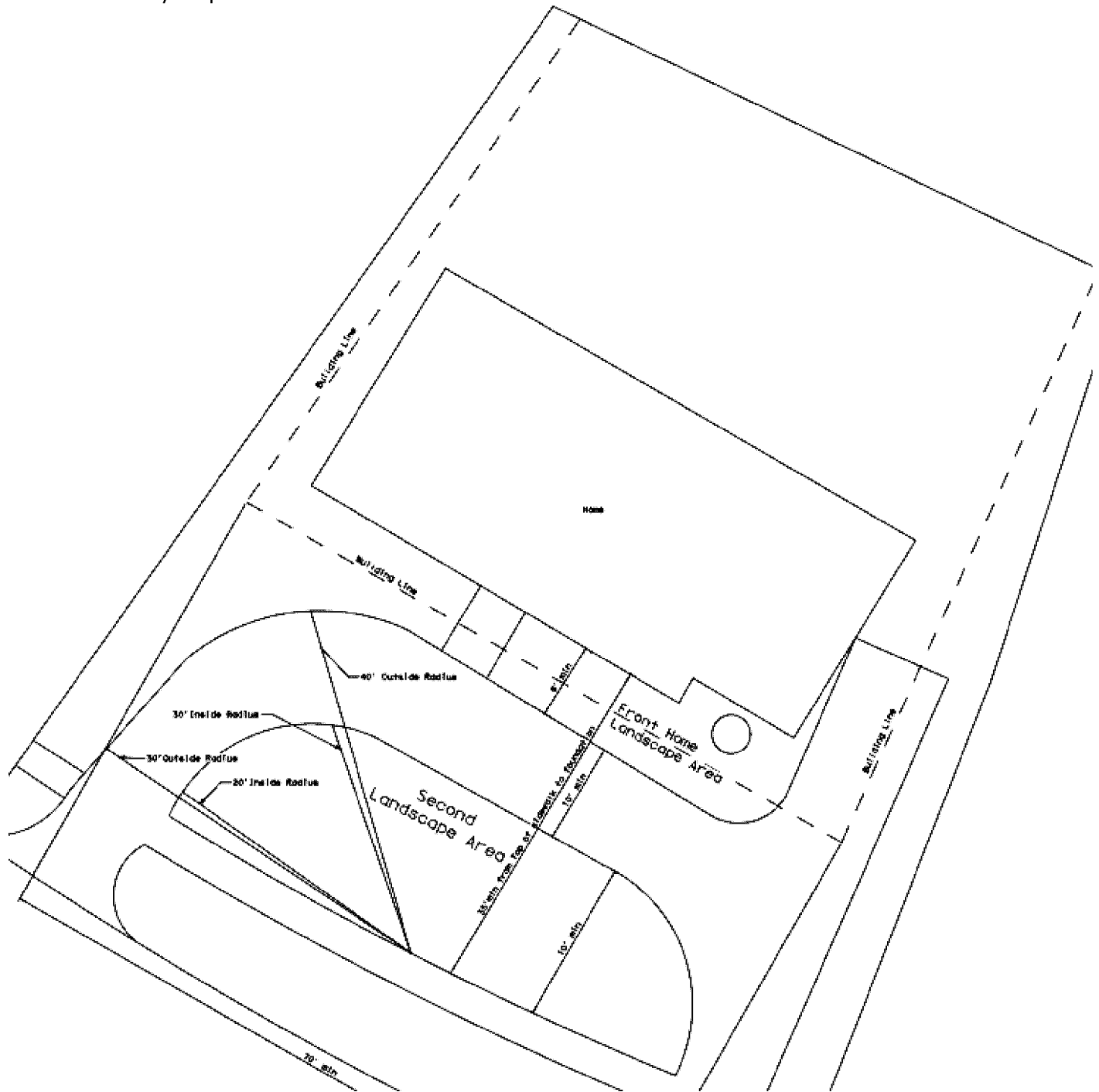
**36. UNAPPROVED MODIFICATIONS**

36.1 The Board of Directors agrees that any modification that creates **a permanent change** to a structure, that is modified without approval, will immediately be sent a “Cease and Desist” letter as well as an explanation of consequences for this violation as listed in the Willowbridge HOA Fine Policy for the community. Unresolved, unapproved modifications of a permanent nature will be referred to the legal process to protect homeowner’s rights, deed restrictions, property values and aesthetics of the community.

RP-2021-249726

APPENDIX

Circular Driveway Graphic



RP-2021-249726



**CERTIFICATION**

I, the undersigned, being a Director of Willowbridge Association, Inc., hereby certify that the foregoing amended guidelines were approved by at least a majority of the Board of Directors, at an open meeting of the Board, properly noticed to the members, at which a quorum of the Board was present.

By: *Candyce Ward*

Date: 5-4-21

Print Name: Candyce Ward

Title: HOA President

STATE OF TEXAS

§

COUNTY OF HARRIS

§

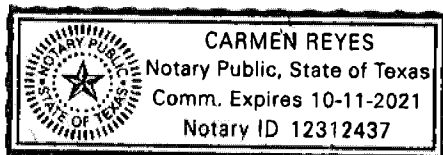
§

BEFORE ME, the undersigned notary public, on this day personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 4<sup>th</sup> day of May, 2021, to certify which witness my hand and official seal.

*Carmen Reyes*  
Notary Public, State of Texas

E-RECORDED BY:  
Holt & Young, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024



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# Pages 18  
05/06/2021 12:54 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$82.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2021-249726