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DEDICATORY INSTRUMENTS
FOR
LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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BEFORE ME, the undersigned authority, personally appeared Alex Taylor, III, who, being by me first duly sworn, states on oath the following:

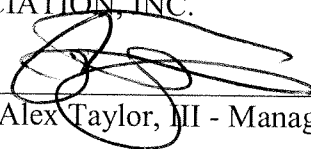
My name is Alex Taylor, III. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Manager of Lakes on Eldridge Community Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following documents (indicated by an "x"), in addition to the previously recorded Declarations, Covenants and Conditions for Lakes on Eldridge Community Association, Inc., are Dedicatory Instruments of the Association:

- _____ Articles of Incorporation
- _____ Bylaws
- X Architectural Guidelines
- _____ Exterior Maintenance Guidelines
- _____ Rules and Regulations
- _____ Resolution Adopting Fine System for Maintenance Fee Collection.

DATED this 20th of June, 2005.

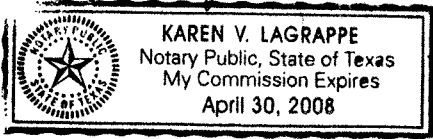
LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.

By: 

Alex Taylor, III - Manager

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SUBSCRIBED AND SWORN TO BEFORE ME by the said Alex Taylor, III, on this 20th day of June, 2005.

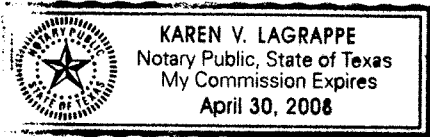


Karen V. Lagrappe
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 20th day of June, 2005, by Alex Taylor, III, as Manager of Lakes on Eldridge Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Karen V. Lagrappe
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Return to: *///*

DAUGHTRY & JORDAN, P.C.
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Houston, TX 77058

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THE LAKES ON ELDRIDGE

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Architectural Guidelines

LAKES ON ELDRIDGE ARCHITECTURAL GUIDELINES

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THE LAKES ON ELDRIDGE ARCHITECTURAL GUIDELINES

1.0 INTRODUCTION

1.1 The Lakes On Eldridge

The Lakes on Eldridge (LOE) is a 343 acre master planned community located in West Houston at the southeast corner of Eldridge Parkway and Tanner Road. LOE consists of single family detached residential densities integrated with a series of water features and open space network. The objective of these guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results.

Single-family detached residences are the dominant land use within LOE's residential villages. These villages are arranged in identifiable neighborhoods, each with its own distinct character. A system of landscaped walks, greenbelts and water features integrate each residential village, providing a pedestrian network connecting the various villages and activity center throughout LOE.

1.2 Intent of Guidelines

The Architectural Guidelines are intended for the use of the residents and homeowners who wish to make improvements. They are aimed at providing an attractive, coordinated physical environment. Certain standards have been adopted for key design factors to provide continuity and ensure that neighboring projects reinforce each other's quality. While the specific guidelines and restrictions will form the basis for consideration of applications for improvements, the conformity of the improvement with the overall plan of development for the community will be a major consideration.

The Architectural Guidelines contain the standards adopted by The Board of Directors of The Lakes on Eldridge Community Association but do not necessarily represent all of the restrictions which may be applicable to a specific lot or parcel of land. Other restrictions may be contained in:

- the property deed,
- the recorded subdivision plat,
- the "Covenants, Conditions and Restrictions"

In addition, LOE is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, subject to Houston's development ordinance and any other ordinance that Houston may, by law, extend outside its corporate limits. The development regulations for Harris County, including curb and driveway standards, also apply.

1.3 Architectural Control Committee

In order to insure the integrity of the concepts defined in these Guidelines, changes in external appearance and construction of any type will be subject to review by the Architectural Control Committee. The Architectural Control Committee (The Committee) is created by The Lakes on Eldridge Covenants, Conditions and Restrictions and operates in accordance with these provisions. The Committee shall have the power to employ professional consultants to assist it in discharging its duties.

1.4 Function of Architectural Control Committee.

No improvement, as that term is hereinafter defined, shall be erected, constructed, placed, altered (by addition or deletion), maintained or permitted to remain on any lot until plans and specifications, in such form and detail as The Committee may deem necessary, shall have been submitted to and approved in writing by such committee.

1.4.1 Definition of "Improvement".

Improvement shall mean and include all buildings, any roofed structures, waterfront structures, parking areas, fences, walls, hedges, mass plantings, poles, driveways, ponds, swimming pools, tennis courts, changes in any exterior color or shape, and any new exterior construction or exterior improvement which may not be included in any of the foregoing. It does not include garden shrub or tree replacements or any other replacement or repair of any magnitude which does not change exterior colors or exterior appearances. It does include both original improvements and all later changes and improvements.

1.4.2 Basis of Approval

Approval of plans and specifications shall be based, among other things, on:

- adequacy of site dimensions
- structural design
- conformity and harmony of external design and of location with neighboring structures and sites
- relation of finished grades and elevations to neighboring sites
- conformity to both the specific and general intent of the protective covenants and restrictions.

1.4.3 Application Procedure

All applications to The Committee must be submitted in writing by completing the application form currently in use by The Committee, copies of which can be obtained from the managing agent of LOE Community Association (The Managing Agent). The application must be accompanied by all necessary information to allow The Committee to make an informed decision. The Committee reserves the right to request any additional information deemed by it to be necessary in order to properly evaluate the application. In the event that The Committee requests additional information and the applicant does not provide such information in a timely manner, the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to The Committee for its review. All applications (and any subsequent appeals) shall be mailed or delivered to the office of The Managing Agent.

1.4.4 Application Review Procedure

- 1.4.4.1 The Committee delegates to The Managing Agent the initial review of each application and authorizes The Managing Agent to make decisions on its behalf based on the following guidelines.
- Any application that clearly meets all the requirements of the Guidelines and is in full compliance with LOE Declaration of Covenants, Conditions and Restrictions (The Declaration) shall be approved. All others shall be disapproved.
- 1.4.4.2 In accordance with the Declaration, any application that is not approved, disapproved or rejected within twenty-five (25) days after its receipt shall be conclusively presumed to have been approved, EXCEPT that The Committee has no right or power, either by action or failure to act, to waive or grant any variance from the requirements of The Declaration, except as specifically provided therein.
- 1.4.4.3 All decisions shall be conveyed in writing by The Managing Agent 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 disapproval of the application.
- 1.4.4.4 In the event that a homeowner has not received an approval, disapproval or rejection within twenty-five (25) days as noted in 1.4.4.2, the homeowner

must contact The Managing Agent to verify the status of his application prior to taking any action on his proposed improvement, and must follow the advice provided at that time by The Managing Agent.

1.4.4.5 Unless otherwise stated in The Committee's written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

1.4.5 Appeal Procedure

1.4.5.1 In the event that The Managing Agent disapproves an application, the applicant may within thirty (30) days submit a written appeal to The Committee with any additional information the applicant considers relevant to the original application.

1.4.5.2 The Committee shall have thirty (30) days to review the appeal and make a decision.

1.4.5.3 The decision of a majority of the members of The Committee to approve or to disapprove an application shall be considered the decision of The Committee.

1.4.5.4 All decisions by The Committee shall be conveyed in writing by The Managing Agent 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 disapproval of the application.

1.4.5.5 Unless otherwise stated in The Committee's written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced.

1.4.5.6 In the event that the appeal is denied by The Committee, the applicant may within thirty (30) days submit a written appeal to the Board of Directors.

1.4.5.7 The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final.

1.4.5.8 All decisions by the Board of Directors shall be conveyed in writing by The Managing Agent 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 disapproval of the application.

1.4.5.9 Unless otherwise stated in The Board's written response, all approved exterior changes, additions or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced

1.4.5.10 Status of Application during Appeal. During the appeal period, the decision on the original application shall remain in effect. Failure of The Committee or of the Board of Directors to respond to a request for reconsideration within twenty-five (25) days of the date of its receipt shall not automatically result in approval of the original application.

2.0 SITE PLANNING CRITERIA

LOE's residential cells were designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. All proposed improvements must maintain the integrity of this street and neighborhood individuality while maintaining the continuity of the development. The purpose of this section is to identify those elements that influence the overall neighborhood appearance and street character.

There are, for the purposes of this document, three types of homes in LOE:

- Production
- Semi-custom
- Custom

Each type is located in a village or section of similar homes. The names of the "villages" containing each type of home are as follows:

- Production homes are located in the following "villages":

Eagle Bend	Eagle Cove	Pebble Way
Crystal Falls	Indigo Falls	Bay Meadows
Auburn Shores	Eden Springs	
- Semi-custom homes are located in the following "villages":

Pelican Pointe	Crescent Banks	Bristol Waters
Crescent Cove		
- Custom homes are located in the following "villages":

Lake Shore Estates	Crescent Bay	Bristol Banks
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2.1 Building Setback Lines and Lot Coverage

Building setback lines are established by the City of Houston's Development Ordinance and are reflected on the recorded subdivision plat. In determining the appropriate setback line for a specific building site, reference should be made to the deed restrictions and the final plat. If a discrepancy occurs between these two documents, the document specifying the greater setback distance of the two shall apply. Encroachment upon these established setback lines with residential structures and garages is prohibited. The Committee may, in special cases, grant variances to building lines NOT specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the applicant that the variance will allow a significant positive contribution to the house design or, more importantly, to the site design and appearance of the community as a whole.

Lot coverage is identified by buildings and impervious areas including, driveways, patios and other structures. For the purpose of calculating lot coverage, pools, spas and decks are not considered structures. Lot coverage shall not exceed the percentages identified below.

Pools, spas, decks, patios and walkways located in the rear yard are not considered building encroachments to the side setback lines. However, a planted landscaped area of a minimum three feet (3') in width must be maintained between the fence line and the aforementioned structures.

Yard Setbacks, Lot Coverage and Unit Size

Lot Width	Front	Side	Side Street	Rear	Rear on Lake	Lot Coverage **	Min. Unit Size	Max. Unit Size
60' or less (Patio Homes)	* See below	One side at 0', One side at 5'	10'	Utility easement	10' U.E.	70%	1500 SF 1-story 2300 SF 2-story	3100 SF
65'	25', 20' on cul-de-sac	5' ***	10'	Utility easement	16'	60%	2000 SF 1-story 2300 SF 2-story	2900 SF
70'	25', 20' on cul-de-sac	5' ***	10'	Utility easement	16'	60%	2000 SF 1-story 2300 SF 2-story	3600 SF
80' (Semi Custom)	25', 20' on cul-	5' ***	20'	Utility easement	16'	60%	3000 SF	4500 SF

	de-sac							
80' (Custom)	25', 20' on cul- de-sac	5' ***	20'	Utility easement	16'	60%	3200 SF	No limit
100' (Custom)	25', 20' on cul- de-sac	10' ***	20'	Utility easement	16'	60%	3500 SF	No limit

- * 15' to living area
10' to turn-in garage
20' to front-loaded garage
- ** Impervious coverage excluding pool
- *** Main Structure Only

2.2 Utility Easements

All single-family residential lots contain a utility easement along the rear property line for the distribution of dry utilities such as electrical, telephone, gas and cable television service. Wet utilities, such as water and sanitary sewer lines are located (in most cases) along the front of the lot. Selected lots may contain a side lot utility easement for the purpose of completing circuits or distribution systems. Both the recorded subdivision plat and the individual lot survey should be consulted to determine the size and location of utility easements on a specified lot. Encroachment of structures upon the utility easement is prohibited. The Committee cannot approve any improvement that encroaches on this easement but can provide conditional acceptance of all other aspects of the proposed improvement, where appropriate. It is strictly the homeowner's responsibility to seek approval from the utilities for any such encroachment.

2.3 Grading and Drainage

- The drainage of any Lot shall not be impeded or altered without the approval of The Committee.
- Cutting, breaking or removing any of the street curb for lot drainage is not permitted.
- "Pop-up emitters" and French drains are permitted, but they must be located in a manner to avoid damaging the street or its sub-grade, and they must be submitted to The Committee for approval.
- Repair of any damage to the sidewalk, curb, street or its sub-grade resulting from "pop-up emitters" or curb cutting, breakage or removal shall be the responsibility of the owner of that lot.
- All improvements shall be designed so that there will be no drainage into a neighbor's yard.

3.0 ARCHITECTURAL DESIGN CRITERIA

The intent of this section is to define the basic criteria for the construction of structures within LOE. Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the various communities. The house footprint and the roof form should work together to provide variety and interest when viewed from the street and across the lakes. These guidelines allow for diversity in design and should produce a climate of individuality, while insuring the architectural integrity of the community as a whole.

No Improvement shall be erected, constructed, placed, altered, maintained or permitted to remain on any Lot until plans and specifications shall have been submitted to and approved in writing by The Committee.

3.1 Facades

The standards for exterior treatments varies with each lot width. Within LOE, single family residences must be comprised of the following percentages of masonry and/or stucco products exclusive of windows, doors, and other building openings. When fulfilling the percentage of masonry/stucco to lot width, homes with attached garages will be allowed to use brick on garages to meet the percentage requirement. All fronts of detached garages must be brick and may not use the masonry/stucco on the garage front to fulfill the percentage requirements. Changes in materials should have a logical relationship to the changes in the form of the house.

Percent Masonry/Stucco to Lot Width

Lot Width	Percent Masonry or Stucco
60' or less (patio homes)	75%
65' and 70'	70%
80' +	90%
Lakefront	90%

3.1.1 Materials

Samples of exterior building materials must be submitted to The Committee for consideration and approval. Exterior building materials must comply with the following standards and/or guidelines

- Brick Brick used on residences in LOE shall meet standard specifications established by the Brick Institute of America.
- Stucco Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing materials.
- Siding Wood siding or concrete Hardiplank may be either horizontal or vertical lap type. The use of diagonal siding is strongly discouraged but may be allowed by special consent of The Committee.
- Synthetic Materials Synthetic materials such as metal siding and vinyl siding may only be used with the approval of The Committee
- Wood All wood must be painted or stained, naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized.
- Stone The use of any type of stone on the exterior of a residence must be approved by The Committee to ensure architectural compatibility within the neighborhood.
- Metal Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.
- Trim All trim shall be smooth, high quality finish-grade wood stock or Hardiplank, stained or painted as approved by The Committee.
- Mortar Joints All mortar joints shall be tooled. "Slump" joints will not be allowed. Mortar color shall be selected to complement stone or brick color.

Privacy Walls

Privacy walls must match dwelling unit materials and shall be no more than 8 feet (8') in height. All privacy walls must have Committee approval

3.2 Window Treatment

- Wood, vinyl or metal windows may be used. When vinyl or metal windows are utilized the finish shall complement the color and the architectural style of the house. No mill finish aluminum will be acceptable.
- No glass or glazing that is reflective will be allowed on any front façade, or on any facade, which is visible from a public street, lake, common area or neighbor's property.
- The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of The Committee.
- The color of any solar screens must be harmonious with that of the house. The frames of the screens must match the window frames. If any window is covered, all of the windows on the same side of the building 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 coverings facing a street or waterfront must complement the color of the house.

3.3 Roof Treatment

Materials

- Roofing materials used on all homes shall be as a minimum PRESTIQUE II or equal. Wood shingles are strictly prohibited. Roofing materials used on all custom homes (80' or wider lots) shall use Prestique I or Prestique Plus, or equal.
- Custom homes (80' or wider lots) are allowed a variety of roof colors in the darker ranges (brown, black, and gray). Homes on lots with widths of 55' or less to 75' will only be permitted roof colors of black or dark gray.
- The use of alternate roofing materials such as clay, slate, tile or metals is limited to neighborhoods containing 80' or wider lots and must receive the approval of The Committee. The use of the aforementioned materials as unique architectural treatment (i.e. over porches, on bay windows, etc.) is permitted in homes on lots 80' or wider.

Rain Gutters and Drains

- Where runoff occurs affecting pedestrian entrances and walkways, the installation of rain gutters and drains is required. Drain pipes tied into the rain gutter downspout must be screened from public view either by suitable material or by planted shrubs or ground cover. Elsewhere, or in areas not seen by the public, the use of a splash block or hidden drain pipe or tile is required. Color, shape and location must be compatible with the character of the house and must be approved by The Committee. Galvanized aluminum is required. Vinyl is not permitted.

Form

- Gabled and hipped roofs of varying pitch throughout the residence are preferred. The minimum allowance of roof pitch shall be five (5) in twelve (12), except where a garden or deck is employed. Mansard roofs and other types of raised roof forms may only be used with special permission of The Committee in those neighborhoods containing custom or estate homes (on lots 80 foot or wider). Flat roofs are not permitted. Dormer roofs on backs of houses only may have slopes of 3:12 or greater.

Chimneys

- All chimneys constructed or erected on any lot as a part of an exterior wall of any dwelling or constructed as a component of the front or side of any dwelling, which faces a street, shall be of masonry or stucco construction.

- Fireplace chimneys located in the interior portion of a dwelling unit must be constructed of materials that match dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.
- All custom home chimneys shall be constructed of masonry and/or stucco or stone.

Exposed Roof Metal

- All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In certain instances, stack vents and attic ventilators may be permitted on the rear half of the roof. In instances where metal roofing is employed (following Committee approval), roof accessories may be made of the same metal. All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match the color of the roofing material color.

Skylights and Solar Collectors

- The location and design of all skylights and solar collectors shall be approved by The Committee. No solar collectors shall be allowed on any roof slope visible from a public street.

3.4 Garages

- All garage doors should be of metal design and of a color which complements the adjacent wall.
- Porte cocheres constructed of the same building materials and as an integral part of the residence are acceptable. All other carports are prohibited.
- Garages cannot exceed the residential lot's main dwelling in height nor stories.
- All changes to the external appearance of any structure (including garages) must be submitted to The Committee for approval.

3.5 Detached Garages with Living Quarters Above

- Second story living areas above detached garages are not permitted on any lot along Eldridge Parkway or Tanner Road. Similarly one-and-a-half story garage units are also not permitted on these lots.
- All requests for garages with one-and-a-half story living quarters will be reviewed on a case-by-case basis by The Committee. Criteria for approval will be and is not limited to the following:
 - One story-and-a-half garages will be limited to attic-structure living areas only contained within the roofline. Full 8' - 9' plates are not allowed. Dormers are required on front and rear elevations and all elevations which face a public open space. Dormers on side elevations are encouraged but are not required.
 - The elevations of story-and-a-half garages must complement the main residence.
 - One-story-and-a-half garages will not be permitted along Eldridge Parkway, Tanner Road, Lake Shore Ridge Drive, adjacent to any street within LOE or along lakes and common areas.
 - One-story-and-a-half garages may also be permitted on lots adjacent to Addicks Reservoir, except when adjacent to or highly visible from Eldridge Parkway.
- Living Quarters above detached garages are limited to Custom and Semi-Custom lots only. The Committee may approve living quarters above detached garages on a case-by-case basis only in other sections of the development and as long as it will not obstruct views of neighboring residences.
- In no instance may a garage with living quarters above be constructed on a lot with a one-story residence.

3.6 Exterior Paint

- Any change in exterior colors must be submitted to and approved by The Committee. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their natural state, such as

brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by special approval of The Committee. Paints or stains should be limited to three (3) complementary colors per residence. The type of paint shall be a durable high quality exterior paint.

- The front door of all residences shall be stained and varnished. Painting is not permitted.

3.7 Mechanical Equipment

- All air conditioning compressors, power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements as approved by The Committee. The planting elements must be evergreen.
- No antenna, tower, satellite dish or similar device for receiving and/or sending signals shall be erected constructed or placed on any Lot for any purpose without prior written approval from The Committee.
 - Satellite dishes must be less than one (1) meter in diameter. Satellite dishes and other similar communications antennae must be installed on the home or garage and must not be visible from the street in front of the house.
 - The color of a satellite dish or other similar communications antenna shall be harmonious with the color of the house.
- Any and all lines and/or wires for communication or for transmission of sound or current, not within a building, shall be constructed or placed and maintained underground.

3.8 Building Maintenance

- Each residence shall be maintained in a neat, clean, orderly condition by the owner/resident. Periodic repairs shall be made to correct any condition which suggests visual deterioration of a residence.

3.9 Special Requirements for Lots on the Lake at the Clubhouse

- All rear elevations of these lots located on the lake or side elevations of those residences exposed to the lake must have the same detailing and articulation as their front elevations. For example, rear elevations must have the same trim work on wainscoting, windows, doors, etc. as the front elevation; windows should have mullions and shapes similar to the front elevation; roofs should have the same interesting roof forms as the front elevation; columns and pilasters should have articulation and detailing equal to the front elevation; railing must be wrought iron either meeting the community standards for wrought iron or decorative and complementary to the building architecture, (plain railing with horizontal top and bottom rails is not permitted), etc. Any railing that does not conform to the standards shown in Figures 6 & 7 of the Appendix 1 – Architectural Guidelines Illustrations – must be submitted to The Committee for approval. Note: This list is not all-inclusive.

3.10 Signs

- No sign, including political signs, advertisements, billboards or advertising structures of any kind shall be displayed, maintained or placed in the public view on or from any part of the Property or on any Lot, with the following exceptions:
 - Signs temporarily used by the owner on a Lot, of not more than six (6) square feet, advertising the Lot for sale or rent, or signs of architects and builders during the period of construction and sale of improvements on any Lot.
 - A "YARD OF THE MONTH" sign temporarily loaned to the owner of a Lot by LOE.
 - Home Security Signs for the purpose of warning of the presence of a home security system. These shall be small, inconspicuous and discretely placed. 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 and one (1) shall be allowed within the rear, fenced in portion of the lot. Each sign must be mounted on a stake; however, the

top of the sign shall not exceed two feet (2') from the ground level when installed and must be no further than three feet (3') away from the house or garage.

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 Committee may require the removal of signs that have deteriorated. In addition to (or instead of) signs, home security warning decals may be displayed on first floor windows or doors, provided that each decal is not larger than three inches (3") wide by four inches (4") tall. Not more than one decal may be displayed per window or door, provided the decals do not otherwise violate these guidelines.

- School "Booster" Signs. Only one (1) sign shall be allowed. It must be an official, professionally made sign from a neighborhood school. It shall be small, and must be discretely placed only in the shrubbery immediately adjacent to the front of the house.

3.11 Play Structures

- All play structures that are visible to the public (includes adjacent neighbors) must receive prior approval of The Committee. Play structures must also adhere to the following guidelines:
 - Must be made of materials (wood with fabric or shingled covers) that complement the overall plan of development for the community
 - Must not encroach on easements or building set-back boundaries;
 - No part of the structure may exceed twelve feet (12') in total height from the ground;
 - Any part of a play structure that exceeds ten feet (10') in height must be positioned a minimum of fifteen feet (15') from the fence lines of the property;
 - Canvas or fabric roof covers must be of solid earth tone color (e.g.; green, brown, tan);
 - Shingled roof covers must match the roof of the house in type, quality and color;
 - Wooden roofs must match the wood of the play structure;
 - Metal roofs are not permitted;
 - In no event shall a play structure be placed in a front yard;
 - If a play structure is placed on a side yard, it must sit back a minimum of ten feet (10') from the front of the house in accordance with LOE fence guidelines;
 - Play structures visible from a public street, common or lake area, or located on property boundaries must be screened from view by fences, wall or evergreen plantings or a combination thereof. Screening with evergreen plants is to be accomplished with installation of fence-height plants, not ultimate growth at maturity;
 - Play structures are to be kept in good repair at all times.

3.12 Yard Art

- No yard art (e.g.: statues, fountains or other exterior objects of a decorative nature) may be placed within public view without the prior approval of The Committee. All applications must include a drawing of the proposed object and specify the size, color, material and proposed location of the object. Approval shall not be granted for any items containing moving parts or producing noise of any volume. The color of all exterior objects must be earth tone and must complement or coordinate with the overall plan of development for the community.

3.13 Basketball & Similar Games

- All basketball or similar structures must receive prior approval of The Committee. These structures must also adhere to the following guidelines:
 - No permanently installed poles will be permitted. Poles may be mounted in a sleeve permanently located in the ground but such poles must be readily removable from the sleeve.
 - Portable basketball poles and attached backboards will be permitted
 - Backboards may be attached to the garage, but must use either lag bolts into underlying support members or threaded bolts and nuts through the support structure.

- Backboards must be fiberglass or safety glass.
- All such structures must be placed behind the front building line, may not encroach an easement and may not be located where stray balls may strike a neighbor's home or utilities (air-conditioning, gas meter, etc.)
- All such structures must be maintained in good condition.
- The Board may require the removal of any such structure that it reasonably determines to be a nuisance to the neighbors.

4.0 LOT ELEMENTS

4.1 Driveways

- Driveways may be paved with concrete or unit masonry although use of materials should be consistent with the architectural character of the entire neighborhood. The use of stamped or colored concrete, exposed aggregate concrete interlocking pavers, brick pavers and brick borders is acceptable, but must be approved by The Committee. Asphalt paving, loose gravel and timber borders are prohibited. A clear concrete sealant is permitted, but color painting is not allowed.
- Concrete driveways are to be a minimum four (4) inches thick over a 95% compacted sub-grade with P.I. less than 20. A #6 six (6) inch by six (6) inch woven wire mesh or approved equal shall be installed within the "drive-in" portion of the driveway between the curb and sidewalk. Adherence to county specifications regarding driveway cuts and curb returns at driveway is required.
- Driveways serving residences with attached rear-loaded garages and/or detached garages shall be twelve feet (12') in width at the curb out and no greater than twenty feet (20') at the garages.
- Driveways serving attached two car garages facing the street shall be sixteen feet (16') in width at the curb out and no greater than twenty feet (20') at the garage when the garage is located less than forty feet (40') from the street right-of-way. Driveways serving attached two-car garages facing the street must be twelve feet (12') in width at the curb out and no more than twenty feet (20') from the face of the garage when the garage is located forty feet (40') or more from the street right-of-way. A smooth transition from the width at the curb out to twenty feet (20') at the face of the garage is required.
- Driveways serving side-loaded, attached two-car garages protruding from the front elevation of the house shall be twelve feet (12') at the curb out and no greater than twenty feet (20') at the face of the garage.
- The driveway may be increased in width to twenty-six feet (26') at the face of the garage for three-car garages.
- Driveways shall be located no closer than two feet (2') from the side property line.
- The use of circular drives is discouraged and will only be allowed by The Committee in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. In no instance shall the driveway width be greater than sixteen feet (16') at the curb out. Under no circumstance may an entire front yard be paved as a driveway.

4.2 Sidewalks

Sidewalks are required along both sides of local residential streets within LOE and are to be in accordance with the following specifications and the standards established by the City of Houston

- Where sidewalks must deviate from a straight line (e.g. to avoid existing trees), gentle radii, instead of abrupt curves and angles, shall be utilized
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving to insure pedestrian safety. Adjustments of heights may be required in order to accomplish a flush or level walking surface.