

**CERTIFICATION**

**RIVERSTONE HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL REVIEW GUIDELINES**

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

That I am the President of Riverstone Homeowners Association, Inc. (hereinafter the "Association"), a Texas non-profit corporation;

That the attached document applies to the operation and utilization of property within Riverstone, a subdivision in Fort Bend County, Texas;

That the property affected by the attached document is that property subject to the Declaration of Covenants, Conditions and Restrictions for Riverstone Single Family Residential Areas, recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File Number 2001047889, as same has been amended and supplemented from time to time;

That the document which affects the use and operation of Riverstone is set out on the attached Exhibit "A"; and

That the attached document is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
President

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

BEFORE ME the undersigned authority, on this day personally appeared \_\_\_\_\_, the President of Riverstone Homeowners Association, Inc., known to me to be the person whose name is subscribed to this document and, being by me first duly sworn, declared that s/he is the person who signed this document in her/his representative capacity, and that the statements herein contained are true and correct.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC – STATE OF TEXAS

**EXHIBIT "A"**

**1. ARCHITECTURAL REVIEW GUIDELINES**

**RIVERSTONE HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL REVIEW GUIDELINES**

Disclaimer: Riverstone Homeowners Association, Inc., reserves the right to change, alter and amend these Architectural Review Guidelines (“Guidelines”).

*Residents are advised to contact the Association prior to beginning any improvements to determine the current status of these Guidelines.*

*All approvals must be in writing and shall have been reviewed and approved by the Architectural Review Committee.*

*There is no such thing as an automatic approval or verbal approval.*

*Revised: June 5, 2019*

Approved By: \_\_\_\_\_

*Chairman the Architectural Review Committee*

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## **Architectural Review Guidelines**

The Architectural Review Committee (ARC) is a committee of the Riverstone Homeowners Association, Inc. (HOA) created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Covenants, Conditions and Restrictions (CC&Rs) provide that “no construction of improvements, including landscaping, or modifications, additions, alterations to existing improvements, shall be commenced or maintained by any Owner with respect to any Lot in the Properties. nor shall any exterior addition to or change or alteration be made to the Lot, improvements, or appurtenances until the construction plans and specifications describing the nature, color, type, kind, shape, height, materials and a plot plan showing the location of same, have been approved in writing by the ARC.”

It is the general purpose of the ARC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the Single Family Residence and/or any portion of the Lot itself.

As these Guidelines are updated and modified, all prior approvals will be accountable to the standards that were in place at the time of approval.

Any capitalized terms used herein shall have the meanings set forth in the CC&Rs, unless otherwise specified in these Guidelines.

## Procedure

1. It is absolutely necessary that you obtain and refer to the most current copy of the "**Riverstone Homeowners Association, Inc. Architectural Review Guidelines**" prior to the design or contemplation of any modification to your home. Copies of the current guidelines are available on HOA website at [www.RSHOA.org](http://www.RSHOA.org).
2. Obtain a current copy of the "Request for Approval to Modify Property" application form from the HOA. A copy of this form is also available on the Resident Portal of the HOA website at [www.RSHOA.org](http://www.RSHOA.org). The ARC cannot respond to any verbal requests for approval. **ALL APPLICATIONS MUST BE SUBMITTED IN WRITING.**
3. Prior to any exterior modification, a "Request for Approval to Modify Property" application must be completed in its entirety and mailed to the address indicated at the top of the application. Applications may also be delivered to the HOA office or submitted electronically. If the proposed modification or repair involves an exterior modification other than paint, stain or roof replacement, **two (2) copies of the Lot survey, the drawing of the Lot depicting the location of the proposed modification or structure, the specific detail of all modifications (including all materials, dimensions, colors and proposed finish detail) and any other information will be necessary to adequately review the application, and must be submitted to the ARC.** If the ARC does not have enough detail to adequately review the application, the application will be denied pending further information. **(See each section for specific details.)**
4. The following modifications do not require an ARC application as long as repairs result in exact appearance to the original character: Repairs to the driveway, paint, stain, or roof repair. Political signs do not need an ARC application.
5. Upon receipt of the application, the HOA will verify that the application is complete. If the application is still not complete, it will be returned to the Owner requesting the additional information needed.

6. The ARC has up to forty-five (45) days to respond to all requests but will endeavor to respond as soon as possible. This forty-five (45) day review period will not commence until the application is complete. The ARC will meet a minimum of once a month. If the quantity of applications for ARC review warrants, a special meeting may be called so the Owners do not have to wait for the next regularly scheduled meeting. The Chairman of the ARC will make this decision.
7. The majority vote of the members of the ARC at a meeting at which a quorum is present will be required to render any decision. **No individual committee member or employee of the HOA has the authority to approve or disapprove any request or portion thereof.**
8. If an application is not approved, the ARC will state why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ARC, they must submit a written request to the HOA within fifteen (15) days of receiving the decision from the ARC. The Owner will then have a maximum of up to fifteen (15) minutes at the beginning of the regularly scheduled ARC meeting to appeal the decision. The ARC will evaluate the appeal in an executive session during the meeting. Thereafter, the Owner may then appeal to the HOA Board of Directors at its regularly scheduled meeting. The Owner must submit a written request to the HOA within fifteen (15) days in order to be placed on the agenda.
9. If you would like to have your application review within five (5) business days, a complete application must be submitted along with a non-refundable \$75 Application Rush Fee. (The review time will not begin until all required information has been received for the application). Please note that the Rush Fee does not guarantee approval for the ARC submittal, it is only to expedite the review of the application before the next monthly ARC meeting.
10. Owners must have written LID approval prior to submitting an application to the ARC for modifications located in the LID easement. Locate your LID at <http://riverstonelids.com>.

## Guidelines

It is incumbent upon the Owner to ensure compliance with all local building codes and to obtain any necessary local building permits

The following are Guidelines adopted by the ARC to specify their standards, requirements and thought processes used in evaluating an application. These Guidelines may be amended from time to time as the circumstances, conditions or opinions of the ARC dictate. It should be noted that each application is considered on its own merit and the ARC may grant a variance from these Guidelines and/or from certain provisions of the CC&Rs. **It should also be noted that ARC approval is required prior to the installation or construction of the improvement or change. If an improvement or change is made without ARC approval, the Board of Directors has the legal right to enforce its removal, which may include seeking a court order mandating the removal of any unimproved modification, alteration, or addition to the Lot.**

Approvals are not an automatic acceptance of a modification. If the quality of a modification does not meet the expectations of the ARC's interpretation of the spirit and intent of the Guidelines, a modification may be disapproved after construction.

**Because these Guidelines may change from time to time, it is highly recommended that the Owner check the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) for the most current Guidelines.**

These Guidelines are in no way intended to cover all aspects or all required submissions. Each submission will be judged on the specific conditions for that submission and how it fits within the spirit and intent of these Guidelines or within the level of quality that the ARC deems necessary for the submission.

Requests not listed in these Guidelines still need approval from the ARC and will be judged subjectively to the goals of the community.

## 1. Antennas

- 1.1. Antennas must be mounted on the rear of roof, at a height lower than the peak of the roof. If antenna is visible from a rear Street, it must be screened from view.
- 1.2. If the Lot backs onto vacant property and can be seen from the entrance to subdivision or adjacent road, screening will be required.
- 1.3. Any antennas installed on corner Lots must be screened from view of any front or side Street without impairing its ability to obtain a signal.
- 1.4. This section is intended to comply with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time, and FCC regulations promulgated under the Act. This section is to be interpreted as restrictive as possible while not violating the Act or FCC regulations. The Board may promulgate Guidelines which further define, restrict or address the placement and screening of receiving devices and masts, provided such Guidelines are in compliance with the Act and applicable FCC regulations.
- 1.5. Please refer to the CC&Rs for additional provisions governing antennas.

## 2. Basketball Goals

- 2.1. Portable goals are only allowed in the back yards of **non-public** view Lots. Portable goals are NOT permitted in Lakefront Lots, Golf Course Lots, creek lots, trail lots, etc.
- 2.2. The basketball goal backboard and net must be maintained in excellent condition at all times.
- 2.3. Any side pole netting must be closed when basketball goal is not in use.
- 2.4. Backboard must be regulation size.
- 2.5. If the backboard is mounted onto the roof, the mounting structure must be painted to match the roof shingles.
- 2.6. If backboard is mounted on a pole, the pole can be no larger than six-inch (6") diameter and must be regulation height. The pole must be in a concrete base. Pole must be located behind front building set back line, on exterior side of the driveway. In the case of front-loading garages, goals must be located no farther away from the face of the garage than ten feet (10').
- 2.7. Rubber padding on basketball pole must be black.
- 2.8. No lights are allowed for basketball goal.
- 2.9. All backboards must be either clear or white fiberglass.
- 2.10. If any complaints are received within six (6) months after installation, the basketball goal may be subject to immediate removal at the request of the ARC at the Owner's expense.

3. Birdhouses

- 3.1. Birdhouses may be a maximum height is twelve feet (12') measured from the finished grade of the Lot to the highest point of the birdhouse. Only one (1) birdhouse is allowed per Lot. The Owner must submit details to the ARC for approval on size, shape and color.
- 3.2. Birdhouses must be mounted on two-inch (2") diameter metal pipe painted black.
- 3.3. Birdhouses must be placed toward the middle of the back yard.

4. Security Bars

- 4.1. "Security bars" included burglar bars or other similar bar located on the inside or outside of a door or window of a home. Security Bars are not permitted. Decorative iron bars are permitted if they were part of the original design of the home and were approved prior to the construction of the home or has received an approved ARC application.

5. Decks and Lake/Boat Docks

- 5.1. Decks and lake/boat docks may not encroach into any easement unless the entities involved have granted their written consent to such encroachment.
- 5.2. Decks and lake/boat docks should not be situated on the Lot so that they may pose a problem to the effective drainage of the Lot or neighboring Lot.
- 5.3. Decks cannot be higher than eighteen inches (18").
- 5.4. If painted, decks should match the house trim color.
- 5.5. Only exterior grade materials may be used for all decks and lake/boat docks.
- 5.6. Detailed specifications on what can and cannot be done for decks and/or docks adjacent to the lake. Please see the Resident Portal at WWW.RSHOA.ORG for full dock detail requirements.
- 5.7. Second story decks will only be allowed as part of the original overall design of the home. The addition of a second story deck after the original home plan has been designed and approved by the ARC (new construction) will not be allowed.
- 5.8. Owners must have written LID approval prior to submitting an application to the ARC. Locate your LID at <http://riverstonelids.com>.

6. Decorations

- 6.1. There shall be no decorative appurtenances, such as sculptures, birdbaths, birdhouses, fountains, furniture, or other decorative embellishments placed on front yards of Lots or any portion of a Lot visible to public view, unless such specific items have been approved in writing by the ARC Committee on a case-by- case basis (see #3 regarding Birdhouses).
- 6.2. Applications for the installation of benches and gates will be reviewed on a case-by-case basis.
- 6.3. Please refer to the CC&Rs for additional provisions governing decorations.

7. Decorative Concrete

- 7.1. Decorative concrete is only allowed in the following custom sections after written approval from the ARC: Crescent View Estates, Enclave, Hartford Landing, The Island, Ivy Bend, Silver Grove, Olive Hill, Pecan Ridge, The Reserve, Avalon Section 7, Waters Cove, Waterside, The Majestic Point.
- 7.2. Standard concrete driveways and walkways may not be painted, stained or overlaid with any type of stone, decorative design or color treatment.
- 7.3. No modifications can be made to sidewalks.

8. Driveway Extensions/Walkways/Patio Extensions

- 8.1. Driveway extensions will be reviewed on a case-by-case basis.
- 8.2. Any requests or modification using pavers or stamped concrete will be reviewed on a case-by-case basis.
- 8.3. Driveway extensions can extend no nearer to side property line than three feet (3') and five feet (5') in certain instances and must be constructed with proper driveway concrete, rebar and must match the existing driveway.
- 8.4. All walkways in the side yard must be no greater than thirty-six inches (36") wide and centered between house and property line. A width of thirty inches (30") is recommended for the standard five-foot (5') side yard.
- 8.5. Any requests for patio expansions will be reviewed on a case-by-case basis.
- 8.6. Governor driveways are only permitted in custom/semi-custom sections.

## 9. Driveway Gates

- 9.1. All driveway gates must be designed in accordance with the design specifications and style requirement of Riverstone. Details and examples can be provided, and prior approval is required.
- 9.2. All driveway gates must be iron and be the Riverstone standard. See the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) for details.

## 10. Exterior Lighting

- 10.1. All landscape lighting and pathway lights must receive ARC approval prior to installation and only be white in color.
- 10.2. Directional lights must be aimed so as not to shine in the windows of neighboring homes.
- 10.3. Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes. Light source should not be visible to the public.
- 10.4. Landscape/pathway LED lights may be permitted in landscaping beds. The lights and location must be reviewed and approved by the ARC.
- 10.5. Security lights must be attached to the eaves of the house, preferably on the garage or corners of the home. Mercury vapor, fluorescent, and sodium halide lights are not permitted. No colored lighting is permitted.
- 10.6. Yard lamps may be gas or electric One single lamp is permitted per Lot. The lamp may be either in the front or back of the house and a maximum height six feet (6'). The lamp color must be black, brown or white, depending on color of house and the determination of suitable color will be the decision of the ARC.
- 10.7. Flood lights are not allowed.
- 10.8. Any modification of the type of lighting on the interior of the home that changes the normal color of white lighting to something of a color that can be viewed by the public must receive prior approval.
- 10.9. See the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) for details.

## 11. Exterior Painting

- 11.1. Neutral colors were most often used when homes were originally constructed. In general, neutral colors or colors which match the original color of the home must receive ARC approval.
- 11.2. Other neutral colors may be considered. The color of neighboring homes will be taken into consideration along with the color and brick feature of the Owner's house.

11.3. Brick wash/brick painting is not permitted.

12. Fence/Fence Extensions

- 12.1 Fence installations, including fence extensions will be evaluated on a case-by-case basis.
- 12.2 Fences shall not be higher than eight feet (8') measured from grade and approval for any fences extensions higher than eight feet (8') may be granted on limited basis only. The ARC requires consents from all affected neighbors to be submitted in order to in order to consider height extensions.
- 12.3 No painting or varnishing of any fence is permitted, with the exception of a clear "Thompson" sealer, or a stain to match the natural color of cedar wood. Stains that look like natural wood will be reviewed on a case-by-case basis.
- 12.4 Cedar is required for all wood fencing. All tubular steel fencing must conform to the Riverstone style and design specifications. Details and examples should be provided.
- 12.5 Fence extension requests should be submitted by both neighbors sharing the side Lot line and fence, except in the case of a corner Lot.
- 12.6 No fence or wall shall be erected on any Lot nearer to the Street than the minimum setback from the Street shown on the plat of the subdivision containing such Lot unless otherwise approved by the ARC.
- 12.7 If both neighbors do not concur as to a proposed fence extension, the ARC will examine the effect the fence extension will have on both properties. If the ARC, in its sole discretion, determines that one party will suffer detrimentally from the extension (i.e., will totally enclose a bay window) the ARC will deny the application.
- 12.8 Only fence extensions which will be installed picket side out shall be considered by the ARC.
- 12.9 Replacement or repairs of fences must be made with similar materials and construction details as used in original fence.
- 12.10 Fences or brick walls that are common to Owner's Lot and a Common Area or Street, are owned by the HOA and shall not be modified, stained, painted, used as support for planting beds, vines, or used as a shelf for bird feeders, pot plants or other decorations.
- 12.11 Fences for small dogs on Lakefront Lots, Golf Course Lots or other Lots view lots will be handled on a case-by-case basis.
- 12.12 On shared fences along the Lot line, it is strongly encouraged to obtain consent from any neighboring Owners properties prior to any work being done.
- 12.13 Please refer to the CC&Rs for additional provisions governing fences.

13. Flag Poles

- 13.1 Please refer to the HOA's Flag Display Policy recorded under Fort Bend County

Clerk's File No. 2011097945, as same may be amended from time to time.

13.2

13.3 See Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) for details.

14. Garage Conversions/Carports/Detached Garages

14.1 Garage conversions are permitted provided there are no exterior changes to the garage.

14.2 Driveways can never be removed from a Lot as required by the CC&Rs even if the garage is converted.

15. Gazebos/Freestanding Shade Structures/Pergolas

15.1. Gazebos/shade structures/pergolas and similar structures will be evaluated on a case-by-case basis.

15.2. Structure must be placed and maintained a minimum of eight feet (8') off side Lot lines, eight feet (8') off rear Lot lines and six feet (6') from the house, within fenced portion of the rear yard.

15.3. Structure should not be higher than thirteen feet (13').

15.4. For all structural and materials to be used, details must be submitted for review showing, type, size, (Natural Wood) color and dimensions of the structure along with detailed drawings for the specific structure to be built.

15.5. If the structure is going to be built either by the Owner or by a contractor, it must be noted on the application.

15.6. Please refer to the CC&Rs for additional information regarding these types of structures and patio covers.

16. Generator.

16.1. Please consider these preferred locations for Standby Electric Generators:

16.1.1. at the side or back plane of the home;

16.1.2. outside of any easements located upon such Unit; and

16.1.3. outside of all side setback lines for such Unit.

16.2. A Standby Electric Generator shall be screened if it is:

16.2.1. visible from the street that the residence faces;

16.2.2. located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the HOA; or

16.2.3. located in a side or rear yard fenced by a wrought iron or residential aluminum

fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the HOA.

- 16.3. Must be placed a minimum of eighteen inches (18") from any structure.
- 16.4. See the full standby generator policy on the Resident Portal at [www.RSHOA.org](http://www.RSHOA.org).

17. Greenhouses

- 17.1. Only professional greenhouses constructed of clear glass or Plexiglas panels will be considered for approval. No fiberglass or plastic sheeting will be allowed.
- 17.2. Requests for a greenhouse in a back yard that is a Lake Lot, Golf Course Lot, , a park, or public view Lot will be considered on a case-by-case basis.
- 17.3. If the greenhouse is to be constructed by the Owner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If the greenhouse is pre-manufactured, the manufacturer's specifications and a picture must be submitted for approval.
- 17.4. Specifications for greenhouse:
  - 17.4.1. The roof of the greenhouse should peak no higher than 6 feet (6') from the ground to the highest point.
  - 17.4.2. The greenhouse must be placed and maintained a minimum of eight feet (8') off side Lot lines and eight feet (8') off rear Lot lines and within fenced portion of yard at a minimum of five feet (5') from front fence.
- 17.5. If a greenhouse is going to be built either by the homeowner or by a contractor, it must be noted on the application.

18. Landscaping/French Drains

- 18.1. There are specific landscaping requirements for each home. Modifications to any of the front yard for any home or front and rear yard of Lake Lots, Golf Course Lot and any public view Lots must be submitted and approved in advance for any replacement or enhancement.
- 18.2. Timbers, bricks, stones, flowerbed borders, landscape lights, trellises and sprinklers may be permitted, but must have ARC approval. Brick borders are required to be mortared in place where holes do not show and must have prior approval. See the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) for details. Landscape borders must be no higher than eight inches (8"). Plastic borders will not be allowed unless they are completely buried and

are not visible.

- 18.3. All landscaping must complement style and architecture of home and conform to color scheme of immediate subdivision.
- 18.4. A list of approved plants can be found on the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG)
- 18.5. Homes in the subdivision that have had trees installed by the builders in an area between the sidewalk and the curb line of the Street shall maintain that Street tree system. Street Trees (the trees between the street and sidewalk) may only be replaced when dead and must be replaced with a minimum 30-gallon live oak. Yard Trees (the larger live oaks in the front yard between the sidewalk and house) may be removed if the section of homes does not have minimum requirements for yard trees. ARC approval is required before removing any tree.
- 18.6. Any trellis in the front yard will be reviewed on a case-by-case basis.
- 18.7. Landscaping shall not be used as a fence to divide yards.
- 18.8. Any kind of support structure for vegetable gardens in back yards shall not exceed six feet (6') and may not be visible from public view lots.
- 18.9. French drain applications should include location of drains and drain lines marked on the plot survey. Applications will be reviewed on a case-by-case basis.
- 18.10. Please refer to the CC&Rs for additional provisions regarding landscaping.

## 19. Outbuildings/Storage Sheds

- 19.1. An "outbuilding" is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garage wherein an actual opening to the main structure or garage exists, but does include storage sheds, gazebos, pergolas, and playground equipment, including trampolines and batting cages.
- 19.2. The colors should match/blend with the predominant exterior colors of the main residence.
- 19.3. No outbuildings will be allowed between the house and the side fence or in the back yards of Lake Lots, Golf Course Lots, park Lots, or open view Lots. No outbuildings shall be within public view.
- 19.4. If the outbuilding is constructed by the Owner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If unit is to be pre-manufactured, the manufacturer's specifications and a picture must be submitted for approval. If an

outbuilding is going to be built either by the Owner or by a contractor, that must be noted on the application.

19.5. Specifications for outbuildings:

19.5.1. The roof of the outbuilding should have a peak no higher than eight feet (8') from the ground to the highest point.

19.5.2. The floor space of the outbuilding must be a maximum of ten feet by twelve feet (10'X12').

19.5.3. Structure must be placed and maintained a minimum of eight (8) feet off side property lines and eight (8) feet off rear property lines and within fenced portion of yard at a minimum of five (5) feet from front fence.

19.6 There shall be no storage buildings on any Golf Course Lots.

19.7 Dog Houses must be approved by the ARC on a case by case basis and cannot be taller than the fence height. Must be a minimum of 5' from side fence and rear fence unless otherwise approved by the ARC.

20. Outdoor Carpeting/ Artificial Turf

20.1. Outdoor carpeting/artificial turf may only be installed on porch areas in the back yard. Outdoor carpeting/artificial turf on walkways and any front yard or front portion of the Lot is not permitted..

20.2. Neutral colors are acceptable.

20.3. Specifically, carpeting shall not be green or blue.

20.4. Visibility from public areas will be considered in approval by the ARC.

20.5. Synthetic turf and small putting greens in back yards must receive prior approval from the ARC and applications will be reviewed on a case-by-case basis.

21. Outdoor Curtains

21.1. Curtain must be a solid color and complementary to the home.

21.2. The location, specifications and pictures of the proposed curtains must be provided.

21.3. Full details on how the curtains are attached to the support structure must be provided.

21.4. Outdoor curtain will only be considered for temporary use. Outdoor curtain must be able to be closed when not in use.

22. Patio Covers

- 22.1. A full set of drawings showing all views and dimensions of the following items, but not limited to, beams, joists, rafters, soffits, fascia, ceiling, lattice, roof, columns, deck and structural footings for the specific structure to be built and how the cover may tie to the home must be submitted for review by the ARC.
- 22.2. While, computer illustrations are helpful, they are not adequate enough for a full review.
- 22.3. Patio covers should be constructed of materials which complement the main structure.
- 22.4. Prefab covers made of aluminum may be permitted providing they match the trim color on the home. The ARC will not approve patio covers made from unfinished aluminum. All metal must be painted.
- 22.5. Patio covers attached to the house must be integrated into the existing roofline (flush with eaves). Patio cover with a solid roof must have shingles which match the roof of the residence. Entire patio cover and post must have a trim which matches the trim of the residence. Supports must be either painted wood, painted metal or brick columns. No exposed pipe is allowed.
- 22.6. A shingled roof will not be allowed with an unpainted frame. The frame must be painted to match trim of the house. Treated wood must be used.
- 22.7. Patio cover construction materials are as follows:
  - 22.7.1. Painted aluminum to match trim of house.
  - 22.7.2. Painted wood to match trim of house if connected to home.
  - 22.7.3. Natural pressure-treated wood such as cedar, redwood, may be used on freestanding patio covers that are not close to the home. Treated pine must be painted or stained.
  - 22.7.4. Fiberglass and corrugated aluminum roof materials are not acceptable as a construction material. All patio cover material (i.e., metal, wood, lattice) must be completely framed in so that no raw edges of material are visible.
  - 22.7.5. If canvas is used as roofing material on a patio cover, it must be a solid neutral color and the structure must be located where it is not visible from the Street. The canvas must be kept in quality condition or its removal will be requested by the HOA. No blue or green canvases are allowed for residential use.
- 22.8. Patio covers may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 22.9. Patio covers must be situated on the Lot to provide drainage solely into the Owner's Lot. If a proposed patio cover location is less than five feet (5') away from a side Lot line, the ARC will require that it be guttered with downspouts if it is to be a solid cover.
- 22.10. If shingles are to be used, they must match the color, brand and weight of the existing

shingles on the home. The roof decking material shall be at least one-half inch (½") plywood. Joist must be two inches by six inches (2" X 6") and shall be a maximum of twenty-four inches (24") apart.

- 22.11. Hurricane strapping must be used for an enclosed patio structure.
- 22.12. A full set of drawings showing all views and dimensions and details on a standalone fireplace must be submitted to the ARC.
- 22.13. If the patio cover is going to be built either by the Owner or by a contractor, it must be noted on the application.

### 23. Playground Equipment

- 23.1. Playground equipment includes play structures, trampolines, batting cages, and other similar structures as determined by the ARC. Playground equipment must be no higher than twelve feet (12') maximum above grade. If a structure has a platform, then the platform can be no higher than six feet (6') above grade. The playground equipment should be centered in the backyard but position of the playground equipment will be evaluated on a case-by-case basis.
- 23.2. Only canvas will be allowed for any awning on playground equipment. The color of the awning is limited to a solid dark green or tan. The canvas of the awning must be kept in quality condition or the HOA will request for it to be removed or repaired. Solid wood covers are acceptable as long as they matches the rest of the playground equipment.
- 23.3. All playground equipment on Lake Lots, Golf Course Lots and Lots in public view shall be adequately screened on all sides that have public views with trees and/or shrubs that are of an equal height to the playground equipment. Any trees, shrubs or landscaping used as screening must be approved by the ARC prior to installation.
- 23.4. All playground equipment must be placed and maintained a minimum of ten feet (10') off side Lot lines and ten feet (10') feet off rear Lot lines and within the fenced portion of the rear yard. On Golf Course Lots, all playground equipment must be placed and maintained a minimum of ten feet (10') feet off side Lot line and thirty feet (30') feet off rear Lot lines.
- 23.5. There shall be no more than one set of playground equipment located within a Lot.
- 23.6. The position of the playground equipment should be sensitive to the privacy of adjoining homes.
- 23.7. If any complaints are received within 6 months after installation of the playground equipment, the playground equipment will be subject to immediate removal or relocation at the request of the ARC and at the expense of the ~~Owner~~.

23.8. Please refer to the CC&Rs for additional provisions regarding playground equipment.

24. Political Signs

24.1. Per the Texas Property Code, political signs may be erected advocating the election of one or more candidates or the sponsorship of a political party, issue or proposal, provided that such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and shall be removed within ten (10) days after such election.

24.2. Political signs must be ground mounted.

24.3. Owner may erect only one sign for each candidate or ballot item.

24.4. Political signs do not need an ARC approval.

24.5. Please refer to the Regulation of Display of Political Signs policy for more information.

25. Rainwater Harvesting Systems

25.1. Rain barrels that are located on the side of a house or at any other location that is visible from a Street, another Lot, or a Common Area must comply with the following:

25.1.1. Rain barrels must have adequate screening, as determined by the ARC.

25.1.2. Only commercial and professional grade rain barrels are permitted.

25.1.3. All rain barrels must be fully enclosed and have proper screen or filter to prevent mosquito breeding and harboring.

25.1.4. Rain barrels may not create unsanitary conditions or be of nuisance to any neighboring properties.

25.1.5. Please visit the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) for more information.

26. Religious Displays

26.1. Please visit the Resident Portal at [WWW.RSHOA.ORG](http://WWW.RSHOA.ORG) to view the Display of Religious Items Policy recorded under Fort Bend County Clerks File No. 2011097944, including any amendments thereto.

## 27. Roof Replacement

- 27.1. Replacement roofs should be the same, or greater life expectancy, color, and weight as the original roof.

## 28. Room Additions/Sunrooms

- 28.1. A “room addition” is defined as a space that has a concrete slab, walls (either full or ½), and doors into and out of the space, with windows and a roof structure over it. Room additions include screened porches and pool bathrooms.
- 28.2. Computer illustrations of room additions are helpful but will not be adequate enough for a full review by the ARC.
- 28.3. Detailed plans prepared by an architect must **be** submitted to the ARC. “Detailed plans” are defined as "to scale" drawings showing all views of the exterior and interior with dimensions of all walls, windows, doors, slabs and roof structure. Plans shall also include a complete set of framing details showing all dimensions of studs, beams, joist, rafters, headers, roof pitch and soffit details. Structural details must also show cross section views of the proposed slab with details on the steel and beams. Details of the eaves must match the borne. Brick and roof details are to match as well.
- 28.4. Exterior materials and colors should match the house as much as possible.
- 28.5. Room additions may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment and such consent must be submitted with the application.
- 28.6. The size and shape of the proposed room addition shall be in harmony with the architectural style and layout of home and size of the Lot. The room addition must be a room of reasonable size to constitute a legitimate request for a room addition. The roof of an addition must integrate with existing roofline so as to appear to have been part of the original home. Room additions cannot exceed one-third (1/3) of the remaining back yard. Room addition may be denied for any reason (i.e. architectural suitability, aesthetics, lack of harmony, etc.) even if it does only use one-third (1/3) of the remaining backyard.
- 28.7. A room addition shall be designed to be a part of the home and the design including brick and roof details shall be exactly the same as the home.
- 28.8. Building permits, if required, are the responsibility of the Owner.
- 28.9. Extensions to garages for the purpose of storage will be reviewed on a case-by-case basis.
- 28.10. Please Section 36 of these Guidelines for window air conditioners.

29. Satellite Dishes

- 29.1. Satellite dishes should not allowed to be visible from a front or side Street unless it is impossible to receive signals from another preferred location. If possible, the satellite dish must be mounted at or below fence height for screening purposes. Satellite dishes that are larger than the eighteen inches (18") are not permitted.
- 29.2. This section is intended to comply with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time, and FCC regulations promulgated under the Act. This section is to be interpreted as restrictive as possible while not violating the Act or FCC regulations. The Board may promulgate Guidelines which further define, restrict or address the placement and screening of receiving devices and masts, provided such Guidelines are in compliance with the Act and applicable FCC regulations.

30. Security Cameras

- 30.1. Security cameras, with a maximum diameter of four inches (4"), must be submitted to the ARC for approval prior to installation and will be considered on a case-by-case basis.
- 30.2. In no event may security cameras be pointed into neighboring Lots. The ARC, in its sole and absolute discretion, may determine the location, number, and/or direction of any security camera. In the event the HOA receives a complaint from a neighbor that believes a security camera is interfering with the use and enjoyment of their Lot, the HOA, in its sole and absolute discretion, may require removal or adjustment of the camera.

31. Solar Panels/Screens/Film

- 31.1. Please review the Solar Energy Devices and Roofing Materials Policy recorded under Fort Bend County Clerks File No. 2015058758, including any amendments thereto for information about solar panels.
- 31.2. Solar film must be non-reflective type and black or charcoal color.
- 31.3. Solar screens may be allowed on the front windows of the home and/or within public view provided that the panels have the same divided window pane look as the home and cover all parts of the window, including any arched areas.
- 31.4. Details and information, including pictures of the front of the home, must be included in the application to the ARC..

32. Storm Windows and Storm/Screen Doors

- 32.1. The color of the frames of storm windows and storm/screen doors must be compatible with the exterior house colors. Storm windows and storm/screen doors Must receive ARC approval prior to installation.
- 32.2. Storm doors may be added to the front door providing it does not contrast with the color of the original door of the home. The storm/screen door must be clear.

33. Swimming Pools/Spas

- 33.1. No pool or spa of any type may encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment. The Owner must provide copies of any consent with the application. Decking also requires a consent agreement. Consents must be received prior to approval. NOTE: CenterPoint Energy may charge for this consent letter which is the Owner's responsibility.
- 33.2. Any pool or spa should be located at least eight feet (8') from any brick wall and five feet (5') from a side and rear Lot line to maintain proper drainage on Lot. However, a minimum of three feet (3') feet may be allowed in certain instances.
- 33.3. No above-ground pools will be permitted.
- 33.4. A one thousand dollar (\$1,000) refundable deposit will be required for any pool construction in the subdivision. A written notification of completion shall be submitted to the ARC for a final inspection of construction areas in public view. The deposit will be returned after the inspection provided that all areas impacted by construction have been returned to their original condition.
- 33.5. Features such as rock waterfalls shall not exceed six feet (6') in height and all above-ground features like waterfalls or walls on Lakefront or open fence Lots must be finished on the back side and screened with landscaping from public view.
- 33.6. A one thousand-dollar (\$1,000) fine will be imposed against the Owner of the Lot if the pool contractor has been discovered illegally dumping excess material.
- 33.7. No construction access shall be allowed through any adjacent Lot, landscape reserve or Lot without the written consent of the Owner. A copy of this consent shall be submitted to the ARC prior to construction.
- 33.8. Any pool equipment that is visible to the public shall be properly screened with landscaping.
- 33.9. Any dirt in the Streets generated by construction traffic shall be cleaned at the end of the day on a daily basis.

- 33.10. Any violation of these Guidelines could result in forfeiture of the deposit.
- 33.11. All pools must comply with the fencing requirements of Missouri City and/or Sugar Land depending on the City of ETJ in which the home is located.

34. Trampolines

- 34.1 Any trampoline that has a net system; must conform to the following:
- 34.2 On interior Lots, nets and support system must be made out of a dark color and have no printed brands on the supports or nets. Lakefront Lots shall additionally comply with the playground equipment for Lakefront lots (see Section 23). Be aware that there may be additional Homeowner Insurance issues to be addressed for trampolines. Check with your insurance agent.
- 34.3 Varying frame and net colors will be reviewed on a case-by-case basis.
- 34.4 Back yard size must be adequate to provide proper buffering from adjoining Lots.

35. Vegetable Gardens/ Gardens

- 35.1. All gardens require written approval from the ARC and must be in keeping with the community. All applications will be considered on a case-by-case basis. Gardens must be maintained in a neat manner at all times.
- 35.2. Acceptable Materials: Materials used must be intended for landscaping and gardening purposes.
- 35.3. Structure must be kept maintained at all times and must be in keeping with all guidelines. Additional screening may be required.
- 35.4. Structures/stakes required to support plants may not exceed 5 feet in height and must be removed/stored when the growing season is over. Any ties used to secure plants to stakes/structures must be neutral in color i.e. (brown, black, dark green).

36. Wind Turbines

- 35.1. Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front of the home or above the roofline.
- 35.2. The wind turbines should either be a color which will blend with the shingle color of the roof. Unfinished aluminum must be painted to match the shingle color.
- 35.3. Solar powered attic fans such as Attic Breeze AB252A are allowed with prior ARC approval.

37. Window Air Conditioners

- 37.1. Window air conditions must not be visible from the Street or public view and should be below the fence line.
- 37.2. Window air conditioners will be reviewed on a case-by-case basis.

38. Window Shades/Awnings

- 38.1. Canvas awnings will not be permitted to be installed on windows to reduce solar exposure unless they are on the back side of house on an interior Lot and not visible at all from the Street. On a corner Lot or Lot that backs onto a Street, canvas awnings will not be permitted at all.
- 38.2. Awnings may be allowed for use on playground equipment and patio covers, provided they also comply with above-mentioned requirements for proper location and color.
- 38.3. Metal and wooden slat-type shades may be allowed by the ARC if they are a solid color and deemed necessary in reducing solar exposure. Installation on appropriate windows will be determined by the ARC. Metal and wooden slat-type shades are not allowed on windows on the fronts of the homes.
- 38.4. Retractable shade devices will be considered for ARC approval if the device and canvas color blends with the base color of the house.
- 38.5. The awning device must be unobtrusive and stored in a closed position when not in use.