

*Arcott Place Homeowners Association, Inc.
Architectural Control Guidelines*

Arcott Place is a subdivision located in Fort Bend County, Texas

A Handbook for:

*Board of Directors
Committee Members
and
Homeowners*

June, 2018

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Purpose of Guidelines

These architectural guidelines and clarifications are established by the Board of Directors with approval of the Arcott Place Homeowners Association, Inc. They are intended to provide all homeowners information about the type, color, quality and grade of materials which may be used in construction of various kinds of improvements; the size and location of such improvements; and the procedure followed by the Board for reviewing applications for proposed improvements. They are intended to further ensure consistency in decisions and assist in expediting the decision process. These guidelines may be amended by addition, deletion or alteration at any time by the Board of Directors.

Glossary of Terms

Application for Improvements	Also known as the Architectural Modification Request Form; a formal, written, signed, request from an Owner for permission to make specific improvements to his/her lot or existing structures on the lot.
Accent Colors	Colors to be used on shutters, exterior doors and/or cupolas.
Association or Community Association	The community's homeowners' association. Also known as Arcott Place Homeowners Association, Inc.
Board	Arcott Place Homeowners Association, Inc. Board of Directors.
Decorative Appurtenance	Decorative item(s) placed on a lot, including, but not limited to, fountains, water effects, statuary and birdbaths.
Home Addition	The expansion or addition of any air-conditioned living space attached to a home.
Improvement	Any addition or alternation to a lot or structure.
Outbuildings	Any structure which is either placed or constructed on a lot (other than the main residence or garage) that has walls.
Owner	Any property owner in Arcott Place who has voting rights in the community association.
Variance	Any improvement or alteration (or request for same) to a lot or structure that is not in compliance with existing CCR's.

Application for Improvements

Plans and specifications for home improvements are to be approved in advance. No variances will be granted simply because construction has commenced or has been completed.

Plans and specifications should include:

- The nature of the change or addition.
- Specifications.
- Kind.
- Shape.
- Measurements (height, width, depth, elevation, etc.).
- Materials.
- Color (painting will require paint samples)
- Location on the property and in relation to other structures (copy of survey/plat).
- Harmony of design.
- Location in relation to topography.
- Location of utility easement.
- Timing of Completion.
- Signature of Owner(s).
- Additional information as requested by the Board.

ARCOTT PLACE HOMEOWNERS ASSOCIATION, INC.

MINIMUM ACCEPTABLE STANDARDS

April, 2018

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ARCOTT PLACE HOMEOWNERS ASSOCIATION, INC.

MINIMUM ACCEPTABLE STANDARDS

1.0 ACCENT PAINT COLORS

The minimum acceptable standards for use of accent paint color on the exterior of the house are as follows:

- 1.1 All colors must be approved, item-by-item, on a case-by-case basis, and only if they meet these guidelines.
- 1.2 In addition to the predominant color of the house, a maximum of two trim colors and one accent color are allowed (natural wood stained doors are exempt and not considered).
- 1.3 Items considered to be trim: metal trim, gutters, fascia boards, and door/window trims.
- 1.4 Items that can receive accent colors: shutters, front/back doors, and cupolas.
- 1.5 All trim and accent colors: shall be in harmony with the primary color of the house in hue and muted or dull in value. No vibrant colors are allowed. The Board will determine what is considered vibrant.
- 1.6 All colors shall be subtle and in harmony with the brick color of the house.
- 1.7 Garage and its overhead doors shall to be painted the same color as the house's predominant/primary paint color.
- 1.8 Colored stains are not allowed. Naturally stained front doors are allowed.

Landing Sections 1 and 2 only:

- 1.9 Homes to be repainted shall match the existing color of the home including trim colors.

MINIMUM ACCEPTABLE STANDARDS

2.0 AWNINGS

The minimum acceptable standards for installation of awnings are as follows:

- 2.1 Awnings shall be limited to the rear yard.
- 2.2 Awnings shall be placed on ground floor windows only.
- 2.3 Awning colors shall match the color of the house.
- 2.4 Awnings shall be solid colors only.
- 2.5 Awnings shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

3.0 SEASONAL BANNERS AND DECORATIVE FLAGS

Minimum acceptable standards for banners and decorative or party flags to be flown are as follows (**Note: This Section 3.0 does not apply to U.S. flags, State of Texas flags, or official or replica flags of any branch of the U.S. armed forces – please see Minimum Acceptable Standards 4.0 herein**):

- 3.1 Seasonal banners, i.e., spring, summer, shall be displayed for a maximum of one (1) week at the beginning of each season.
- 3.2 Holiday banners, i.e., Fourth of July, Halloween, Thanksgiving, may be displayed for a maximum of two (2) weeks.
- 3.3 College, university and/or sports team flags may be flown on game day only.
- 3.4 Size of banner or flag shall be limited to three (3) feet x five (5) feet.
- 3.5 No clanging chains or otherwise noisy apparatus shall be attached to banner or flag.
- 3.6 The flagstaff shall be mounted to the house or garage only; size of pole shall be limited to six (6) feet in length. A temporary flag pole may be inserted into the ground to a maximum height of seven (7) feet.
- 3.7 Banners and party flags shall be well maintained at all times.
- 3.8 No permanent flagpoles allowed in yards for banners and/or decorative or party flags.
- 3.9 Banners or flags shall not be mounted in windows, on walls, or doors of exterior of house.
- 3.10 Maximum of two banners or flags exhibited per household at any one time.

MINIMUM ACCEPTABLE STANDARDS

4.0 DISPLAY OF U.S., TEXAS and/or ARMED SERVICES FLAGS

- 4.1 "Flag" under this Section 4.0 shall be referred to as defined in Texas Property Code Section 202.011 (a).
 - 4.2 The flag of the United States shall be displayed in accordance with 4 U.S.C. Sections 5-10
 - 4.3 The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Government Code
 - 4.4 A flagpole attached to a dwelling or a freestanding flagpole shall be constructed of permanent, long-lasting material, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
 - 4.5 The display of a flag, or the location and construction of the supporting flagpole shall comply with applicable zoning ordinances, easements, and setbacks of record.
 - 4.6 The display of a flag, or the location and construction of the supporting flagpole shall be closer to the front building line than the front lot line; and shall be no closer than five (5) feet of the side building line.
 - 4.7 A displayed flag and the flagpole on which it is flown shall be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole shall be repaired, replaced, or removed.
 - 4.8 Only one flagpole shall be constructed and maintained per lot that is not more than 20 feet in height.
 - 4.9 The size of the flag shall be no larger than three feet by five feet (3'X5').
 - 4.10 The size, location and intensity of any lights used to illuminate a displayed flag shall not be disruptive to neighbors as determined by the Association.
 - 4.11 No owner shall display a flag or flagpole on property that is owned or maintained by the Association or owned in common by the members of the Association.
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MINIMUM ACCEPTABLE STANDARDS

5.0 BASKETBALL GOALS

The minimum acceptable standards for erection and/or placement of a basketball goal are as follows:

- 5.1 Goal shall not be in front of the most setback portion of the facade on recessed or side loading garages.
- 1.2 Goal shall not violate side building lines.
- 1.3 If the backboard is mounted on pole, the pole shall be embedded in sufficient concrete to maintain the goal in a vertical position.
- 1.4 All goal supports, backboards, rims and nets shall be well maintained at all times.
- 5.5 Detached garages: goals may be located on garage above door or freestanding at least twenty-five feet (25') behind front building line.
- 5.6 Front loading & swing in garages: Basketball goals shall not be more than ten (10') in front of the most setback portion of the facade.
- 5.7 On side loading detached garages, goals shall be attached to the garage. No freestanding goals are allowed.
- 5.8 The minimum construction specifications are as follows:
 - a. **Pole** shall be metal. Creosoted poles are not acceptable.
 - b. **Backboard** shall be commercially manufactured out of materials that will not weather, warp or disintegrate.
 - c. **Color**: Only a shooting square may be painted on the face of the backboard. Logos, if any, shall not exceed 5% of the backboard area.
 - d. **Net**: Only white nets are acceptable.

MINIMUM ACCEPTABLE STANDARDS

6.0 COVERED PATIOS

The minimum acceptable standards for covered patios are as follows:

LOCATION

- 6.1 Located in back yard only. Shall not encroach on any easement or building line.

SIZE

- 6.2 Maximum height of free standing cover shall be twelve (12) feet above natural ground.
- 6.3 The maximum size footprint shall not exceed 50% of the available area within the defined building lines and easements established by a registered survey plat.
- 6.4 Covers attached to the house shall be in harmony with the existing structure of the house.

MATERIALS

- 6.5 Materials used shall be or emulate treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
- 6.6 Solid decked covers shall be shingled to match the house.

MISCELLANEOUS

- 4.7 Covered patio must be landscaped if not screened from view by a fenced yard.
- 4.8 No high intensity spot lights/vapor lights shall be attached to the structure.
- 6.9 Patio shall be maintained in good condition.

MINIMUM ACCEPTABLE STANDARDS

7.0 HOME ADDITIONS

The minimum acceptable standards for home additions are as follows:

LOCATION:

- 7.1 Home additions may not encroach on any easements and or building lines.

SIZE:

- 7.2 The maximum size footprint shall not exceed 50% of the available area of the rear yard only, within the defined building lines and easements established by a registered survey plat.

ADDITIONAL REQUIREMENTS:

- 7.3 Additions shall be an attached extension of the main body of the house.
7.4 Additions shall be heated and cooled by central A/C.
7.5 Additions shall not be connected by open breezeway or covered porch.
7.6 All submissions require a full set of Architectural plans.
7.7 Additions shall meet all current city and county building codes.
7.8 Additions shall be constructed to be in harmony with the neighborhood.
7.8 Additions shall match the existing exterior style of the house.
7.9 Detached and attached garages shall not be converted or expanded into air-conditioned living space.

MATERIALS:

- 7.10 All materials used shall match the existing construction of the house.
7.11 Colors shall match the existing colors of the house.

MINIMUM ACCEPTABLE STANDARDS

8.0 LAMPPOSTS

The minimum acceptable standards for lampposts are as follows:

- 8.1 A maximum of two freestanding lampposts are allowed in the front yard or side yard. They shall not be placed in the street right-of-way.
- 8.2 Lampposts shall not exceed seven (7) feet in height, including the globe and any decorative components.
- 8.3 Lampposts may have the following types of fixtures:
 - a. Incandescent, not exceeding 100 watts.
 - b. Gas, not exceeding the equivalent amount of light produced by a 100-watt incandescent fixture.
 - c. Mercury vapor or sodium vapor are not acceptable.
- 8.4 The fixture shall be Underwriter Laboratories (UL) approved.
- 8.5 The lamppost shall be constructed of metal.
- 8.6 The lamppost shall be one of the following colors: black, white, brass, neutral or earth tones.
- 8.7 The lamppost shall be in harmony with the neighborhood.
- 8.8 The lamppost shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

9.0 LANDSCAPING BORDERS

The minimum acceptable standards for landscaping borders are as follows:

- 9.1 Landscape borders shall be natural stone, molded concrete which emulates natural stone, or brick. Brick shall match the dominant brick of the house. No multiple brick colors are allowed. Green metal strip borders may be used so long as they blend into and are not higher than the landscaping.
- 9.2 Landscape borders shall not detract from the visual quality of the planting beds but shall enhance the overall appearance of the planting beds.
- 9.3 Landscape borders of railroad ties, landscape timbers, scalloped concrete, etc. are not permitted.
- 9.4 Painted landscape borders are not permitted. Color impregnated concrete, in harmony with the house, is permitted.
- 9.5 Landscape borders shall not exceed a height of eight (8) inches.

MINIMUM ACCEPTABLE STANDARDS

10.0 OUTBUILDINGS

An Outbuilding is defined as any detached structure added to the lot used as an outbuilding, pool house, storage shed, greenhouse or similar structure.

The minimum acceptable standards for outbuildings are as follows:

Location:

- 10.1 Outbuildings shall be located in the rear yard.
- 10.2 Outbuildings shall not encroach on any easements and or building lines.

Size:

- 10.3 Outbuilding roof peaks shall not exceed 12'-0" in height.
- 10.4 Outbuildings shall not exceed 25% of the rear yard or 400 square feet in size whichever is smaller.

Additional Requirements:

- 10.5 Outbuildings shall not be used as storage buildings.
- 10.6 Outbuildings shall be in harmony with the surrounding area.
- 10.7 Outbuildings shall meet all current city and county building codes when mechanical, electrical and plumbing is used.
- 10.8 Outbuildings shall not have any enclosed rooms.
 - a. Exception: Enclosed rest rooms are permitted.
 - b. Exception: Greenhouse enclosures shall be a majority of transparent glass.

Material:

- 10.9 Materials shall be or emulate treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
- 10.10 Colors shall match the existing color of the house.
- 10.11 Materials used shall match those of the house in both size and color.
- 10.12 Roof shall be peaked. Roof shall be composition shingles, and closely match color of shingles on existing home.

MINIMUM ACCEPTABLE STANDARDS

11.0 PAINTING OR STAINING OF WOOD FENCES IN SUBDIVISION

The minimum acceptable standards for painting or staining wood fences are as follows:

- 11.1 Fences may be stained or painted with clear coat only; no colored stain is acceptable or permitted.
- 11.2 Fences shall be well maintained.
- 11.3 Stained fences shall receive Board approval before commencement of work.

MINIMUM ACCEPTABLE STANDARDS

12.0 PARK BENCHES, PORCH SWINGS, AND OUTDOOR OR LAWN FURNITURE

The minimum acceptable standards for placement of park benches, porch swings and outdoor furniture are as follows:

12.1 PARK BENCHES

- a. Shall be well maintained;
- b. Shall be in harmony with the exterior design and color of the house and with the subdivision, and must be approved by the Board;
- c. Acceptable colors are black, brown, forest green, white and bronze as well as a color nearest to the darkest color of the exterior of the home, brick variation included.

12.2 PORCH SWINGS

- a. Shall be well maintained;
- b. Shall be in harmony with the exterior design and color of the house.
- c. Shall be located on the porch.

12.3 OUTDOOR FURNITURE (NO INSIDE FURNITURE)

- a. Shall be well maintained;
- b. Shall be in harmony with the exterior design and color of the house;
- c. Shall not be located in the front yard of any lot and must not be located in the visible side yard on any corner lot.
- d. May be located on the porch.

MINIMUM ACCEPTABLE STANDARDS

14.0 PLAYGROUND EQUIPMENT

Playground equipment is defined as play forts, trampolines, tree swings, etc.

The minimum acceptable standards for playground equipment are as follows:

- 14.1 Playground equipment shall be well maintained.
- 14.2 Location:
 - a. Playground equipment shall not be located in the front yard of any lot or visible side yard of any lot.
 - b. Any playground equipment over seven (7) feet in height shall be located no closer than eight (8) feet from the rear or side property lines.
- 14.3 Height:
 - a. The maximum allowable height for playground equipment is twelve (12) feet.
 - b. Standing platforms shall not exceed five (5) feet above natural ground.
- 14.4 Any canvas exposed to public view shall be one of the following colors: brown, beige, burgundy, dark green, blue or rainbow-tri color only. No day glow or fluorescent colors are allowed.
- 14.5 Materials used shall be metal, treated wood, cedar, redwood or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
- 14.6 Tree swings shall not be visible from the front or side yard.

MINIMUM ACCEPTABLE STANDARDS

15.0 PORTABLE BASKETBALL GOALS

The minimum acceptable standards for erection and/or placement of a portable basketball goal are as follows:

- 15.1 All portable goals shall be approved by the Board prior to placement.
- 15.2 Portable Goal shall not be more than ten (10) feet in front of the most setback portion of the façade on houses with front loading or corner lot side loading garages.
- 15.3 Houses with recessed garages may only place portable goals behind the front building set back line.
- 15.4 Goal shall not violate side building lines.
- 15.5 All goal supports, backboards, rims and nets shall be well maintained at all times.
- 15.6 The minimum construction specifications are as follows:
 - a. **Pole** - Shall be metal. Creosoted poles are not acceptable.
 - b. **Backboard** - Shall be commercially manufactured out of materials that will not weather, warp or disintegrate.
 - c. **Color** - Only a shooting square may be painted on the face of the backboard. Logos, if any, shall not exceed 5% of the backboard area.
 - d. **Net** - Only white nets are acceptable.

MINIMUM ACCEPTABLE STANDARDS

16.0 SCREENED PORCHES

The minimum acceptable standards for screen porches are as follows:

- 16.1 Screened porches shall be located in back yard only. The screened porch shall not encroach on any easement or building line.
- 16.2 Screened porch shall be attached to the main body of the house.
- 16.3 Free standing screened porches are not permitted.

MATERIALS

- 16.4 Materials used shall be or emulate treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
- 16.5 Roof of screened porch shall be solid decking shingled to match the house. Screened or corrugated plastic roofing is not permitted.
- 16.6 No high intensity spot lights/vapor lights shall be attached to the structure.

MINIMUM ACCEPTABLE STANDARDS

17.0 SECURITY LIGHTS

The minimum acceptable standards for installation of security lights are as follows:

- 17.1 Mercury vapor or sodium is not acceptable.
- 17.2 Flood lights are acceptable up to 100 watts.
- 17.3 Security lights shall be attached to house and/or garage.

Under no conditions shall light be a nuisance to any residents. The Board of Directors shall have the sole and exclusive authority to determine what constitutes a “nuisance” under this provision.

MINIMUM ACCEPTABLE STANDARDS

18.0 SECURITY SIGNS

- 18.1 Signs shall be well maintained.
- 18.2 One sign allowed per lot in front yard.
- 18.3 Sign must be in good taste, i.e., no bright or fluorescent colors allowed on sign.
- 18.4 Sign shall be located in the landscaping, in a discreet location, as near to the house as possible; location to be approved by the Board.
- 18.5 Total sign, including pole, must not exceed eighteen (18) inches in height.
- 18.6 Total size of sign alone shall not exceed fifty (50) square inches.
- 18.7 Windows decals are allowed. Decals shall not exceed six (6) inches in their largest dimension, and decals shall not exceed two (2) in number when in public view.

MINIMUM ACCEPTABLE STANDARDS

19.0 SHUTTERS

The minimum acceptable standards for installation of shutters are as follows:

- 19.1 Shutter type shall be louver or paneled.
- 19.2 Shutters shall be solid colors only and comply with the Minimum Acceptable Standards for Accent Colors.
- 19.3 Shutters shall be well maintained.
- 19.4 Shutters shall be in harmony with the neighborhood.

MINIMUM ACCEPTABLE STANDARDS

20.0 SOLAR ENERGY DEVICES/CERTAIN ROOFING MATERIALS

"Solar energy device" has the meaning assigned by Section 171.107 of the Tax Code.

The minimum acceptable standards for placement of solar energy devices are as follows:

- 20.1 A solar energy device shall not be permitted that:
- a. as adjudicated by a court either threatens the public health or safety; or violates a law;
 - b. is located on property owned or maintained by the Association;
 - c. is located on property owned in common by the members of the Association;
 - d. is located in an area on the property owner's property other than:
 - i. on the roof of the home or of another structure allowed by the Association; or
 - ii. in a fenced yard or patio owned and maintained by the property owner;
 - e. if mounted on the roof of the home:
 - i. extends higher than or beyond the roofline;
 - ii. is located in an area other an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device if located in an area designated by the Association;
 - iii. does not conform to the slope of the roof and has top edge that is no parallel to the roofline; or
 - iv. has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
 - f. if located in a fenced yard or patio, is taller than the fence line;
 - g. as installed, voids material warranties; or
 - h. was installed without prior approval by the Board
-
- 20.2 The Association shall not withhold approval of a solar energy device if it meets the provisions of this policy unless it determines in writing that placement of the device as proposed by the owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. For purposes of making this determination, the written approval of the proposed placement of the device by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.
- 20.3 **Roof Shingles.** An owner may install shingles on the roof of a residence that:

- (1) Are designed primarily to:
 - (a) be wind and hail resistant
 - (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - (c) provide solar generation capabilities; and

- (2) when installed:
 - (a) resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - (b) are more durable than and are equal or superior quality to the shingles otherwise authorized for use on property in the subdivision; and
 - (c) match the aesthetics of the surrounding properties.

MINIMUM ACCEPTABLE STANDARDS

21.0 STATUARY AND DECORATIVE APPURTENANCES

The minimum acceptable standards for placement of decorative appurtenances on the front or visible side of property are as follows:

21.1 Statuary

- a. The Board of Directors have the sole and exclusive authority to determine whether decorative appurtenances fit into the overall aesthetic scheme of **Arcott Place**. Most statues (other than fountains), will not be permissible in the front or side yards (or rear yards if visible from the street).

21.2 Decorative Appurtenances

- a. Decorative appurtenances shall be constructed of precast concrete, marble, painted cast aluminum, terra cotta, or other durable material. Plastic, fiberglass, and other non-durable materials are not acceptable.
- b. Decorative appurtenances shall be an integral part of the landscaping. It shall be located inside the lot and no closer than fifteen (15) feet from the front property line and ten (10) feet from the side property line.
- c. Decorative appurtenances shall be well maintained and be in harmony with the exterior design of the house.
- d. The color of decorative appurtenances shall be in harmony with the existing home.
- e. Decorative appurtenances shall be of an appropriate design and size and shall be approved by the Board.

21.3 Religious Items

"Religious items" shall be defined as any items which may be construed to reflect an owner's sincere religious beliefs. "Religious Items" as used herein shall not apply to seasonal holiday decorations.

- a. An owner or resident may display a religious item by affixing it to the entry of the owner's or resident's dwelling which is motivated by the owner's or resident's sincere religious belief.
- b. The owner or resident shall not display or affix a religious item on the entry to the owner's or resident's dwelling that:
 - (1) threatens the public health or safety;
 - (2) violates a law;
 - (3) contains language, graphics, or any display that is patently offensive to a passerby;
 - (4) is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
 - (5) individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than twenty (25) square inches.

- c. The policy does not authorize an owner or resident to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame without written approval from the Association.
- d. The Association may remove an item displayed in violation of a restrictive covenant permitted by this policy.
- e. The Association shall determine if the religious item is in violation of either sections "b (1)" through "b (5)" above or section "d" above.

MINIMUM ACCEPTABLE STANDARDS

22.0 STORAGE BUILDINGS

A storage building is defined as any detached addition to the lot used for storage. The minimum acceptable standards for storage buildings are as follows:

LOCATION:

- 22.1 Storage buildings are not allowed on non-fenced lots.
- 22.2 Storage buildings are not allowed on lots with wrought iron fencing.
- 22.3 Storage buildings shall be located in rear yard.
- 22.4 Storage buildings affixed to the ground shall not encroach on any easement or building lines.
- 22.5 Storage buildings shall be a minimum of five (5) feet from rear and side property lines.
- 22.6 Storage buildings shall not be visible from any street.
- 22.7 Storage buildings shall be a minimum of sixteen (16) feet from the property line adjacent to public areas, common open space, etc.

SIZE:

- 22.8 Maximum height shall be eight (8) feet above natural ground.
- 22.9 Maximum size shall be 100 square feet.

MATERIALS:

- 22.10 Constructed Storage Building
 - a. Materials shall be or emulate treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
 - b. Colors shall match the color of the house.
 - c. Materials used shall match those of the house in both size and color.
 - d. Roof shall be peaked. Roof shall be composition shingles, and closely match color of shingles on existing home.
 - e. Colors shall be muted, i.e., gray, brown, tan, off white.
- 22.11 Prefabricated Storage Building
 - a. Prefabricated storage buildings shall be approved by the Board.
 - b. Colors shall be muted, i.e., gray, brown, tan, off white.
- 22.12 All storage buildings shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

23.0 STORM DOORS

The minimum acceptable standards for installation of storm doors are as follows:

- 23.1 Storm doors shall be clear glass only. No divided light door.
- 23.2 Trim color of storm door shall match existing color of house or be black or bronze anodized aluminum.

MINIMUM ACCEPTABLE STANDARDS

24.0 SWIMMING POOLS

The minimum acceptable standards for swimming are as follows:

- 24.1 Above ground pools are not permitted.
- 24.2 Swimming pools including waterfalls shall not encroach in the rear easement or side building lines.
- 24.3 Pool enclosures are not permitted.
- 24.4 Pool pumps and equipment shall be contained within a fenced backyard and shall not be visible from any street, public area, or adjacent property.
- 24.5 Waterfalls shall not exceed the height of the rear fence line and shall be screened from public view.
- 24.6 A self-latching gate with a spring shall be installed on all gates as required by Texas Law.
- 24.7 Pool water or backwash shall drain to the storm sewer or sanitary sewer as specified by the City of Stafford.
- 24.8 Any street curb cutting required for installation of drains to the storm sewer shall be approved by the Fort Bend County Road and Bridge Department.
- 24.9 Pools and equipment shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

25.0 SWING SETS

The minimum acceptable standards for free standing swing sets are as follows:

- 25.1 Swing sets shall not be located in the front yard or visible side yard of any lot.
- 25.2 The maximum allowable height for swing sets is eleven (11) feet.
- 25.3 Frame shall be metal or treated wood. Creosoted wood or untreated, painted wood is not acceptable.
- 25.4 Swing sets permanently affixed to the ground shall not be located in the ground utility easement.
- 25.5 Swing sets shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

26.0 WEATHER VANES/STATIONS

The minimum acceptable standards for installation of weather vanes/stations are as follows:

- 26.1 Weather vanes/stations shall not be plastic.
- 26.2 Weather vanes/stations shall not be painted.
- 26.3 Weather vanes/stations shall be metal, preferably metal that will patina.
- 26.4 The height of the top of the weather vane/station shall not exceed 12 feet above natural ground.
- 26.5 Weather vanes/stations shall be reviewed and approved by the Board.
- 26.6 Weather vanes/stations shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

27.0 WINDOW AIR CONDITIONING UNITS

Window air conditioning units are defined as units which mount in windows or through-the-wall units.

The minimum acceptable standards for window air conditioning units are as follows:

- 27.1 Window air conditioning units shall not be used to air condition any portion of the living area of the house.
- 27.2 Window air conditioning units are allowed in garages, outbuildings, or storage buildings, but may NOT be visible from the street.

MINIMUM ACCEPTABLE STANDARDS

28.0 WOODEN FENCES

The minimum acceptable standards for wooden fences are as follows:

- 28.1 Wood shall be redwood or cedar.
- 28.2 Fence height shall be seven (7) feet.
- 28.3 Fences erected between neighboring houses shall be a "good neighbor" fence with alternating eight (8) foot panels of solid pickets and exposed rails.
- 28.4 Corner lot fences and fences between lots, paralleling the fronting street, shall be installed with the finished side facing the street.
- 28.5 Fence shall be set back a minimum of ten (10) feet from the front elevation of the house.
- 28.6 Tops of fences shall be level to the horizon.
- 28.7 Diagonal and horizontal fencing is not allowed.
- 28.8 Decorative panels, doggy windows, lattice work, screens, etc. are not permitted in or on the fence visible from the street.
- 28.9 No fence painting stain should be a matching wood stain.
- 28.10 The fence shall be in harmony with the neighborhood.
- 28.11 The fence shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

30.0 WROUGHT IRON FENCES

No wrought iron fences are allowed

MINIMUM ACCEPTABLE STANDARDS

**31.0 COMPOSTING DEVICES, RAIN BARRELS, RAINWATER HARVESTING DEVICES,
AND IRRIGATION SYSTEMS**

The minimum acceptable standards for composting devices, rain barrels, rainwater harvesting devices and irrigation systems are as follows:

31.1 General Provisions

If an owner or resident is planting new turf, the Association must approve such turf in writing in order to encourage or require water-conserving turf.

31.2 Irrigation Systems

The Association shall regulate:

- a. the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes.
- b. the installation or use of gravel, rocks, or cacti.

31.3 Rain Barrels and Rainwater Harvesting

This policy does not require the Association to permit a rain barrel or rainwater harvesting system to be installed in or on property if:

the property is:

- a. owned by the Association;
- b. owned in common by the members of the Association
- c. located between the front of the property owner's home and an adjoining or adjacent street; or
- d. the barrel or system is of a color other than a color consistent with the color scheme of the property owner's home; or
- e. displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured;

31.4 The Association shall regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or an any other location that is visible from a street, another lot, or a common area so long as:

- a. it does not prohibit the economic installation of the device or appurtenance on the property owner's property; and
- b. there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.

MINIMUM ACCEPTABLE STANDARDS

32.0 XERISCAPING

The minimum acceptable standards for xeriscaping are as follows:

- 32.1 All drought-resistant landscaping or water-conserving natural turf, and the location of its installation, must be pre-approved by the Board.
- 32.2 A property owner who is seeking approval from the Board to install drought-resistant landscaping or water-conserving natural turf must submit a detailed plan for the design installation including, but not limited to, the name or type of plants and/or materials to be used and the planned location of the installation.
- 32.3 The Association may regulate the owner's use of gravel, rocks or cacti in the proposed landscaping plan to ensure that the proposed landscaping remains in harmony with the overall appearance and aesthetics of the subdivision, while still promoting water conservation.
- 32.4 The Board may request additional information or changes to the plan. Installation of xeriscaping may not commence until the plans have been approved in writing. Once installation of the xeriscaping has commenced, the project must be completed within sixty (60) days.
- 32.5 The Association may regulate yard and landscape maintenance. Plants must be trimmed, beds must be kept weed-free and borders must be edged. No plants may encroach on sidewalks. Sickly and dying plants must be removed and replaced. Perennial grasses and flowering perennials must be cut back to remove dead material during dormant months.
- 32.6 Synthetic or artificial turf is prohibited.

MINIMUM ACCEPTABLE STANDARDS

33.0 TREE REMOVAL

Pursuant to Article XII, Section 15 of the Declaration of Protective Covenants for Arcott Place, no trees shall be removed except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons. In the event of the intentional or unintentional removal of this section, the violator may be required to by the Board of Directors to replace the removed tree with one (1) or more comparable trees of such size and number, and in such locations, as the Board may determine necessary to mitigate the damage.

The minimum acceptable standards for tree removal are as follows:

- 33.1 No trees shall be removed without prior approval of the Board.
- 33.2 When considering applications for tree removal for trees which are not dead or diseased, the Board shall give deference to the overall scheme and aesthetics of Arcott Place.
- 33.3 There must be at least one hardwood tree in each front yard that gets a minimum of twenty (20) feet high at maturity.
If approval is granted.