

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

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PROPERTY OWNERS' ASSOCIATION **ARCHITECTURAL CONTROL GUIDELINES** **AND** **MAINTENANCE AND USE GUIDELINES**

[Recorded Pursuant to Sections 202.001, 202.003, 202.004, 202.006, 204.001, 204.009, 204.010, and 209.002, Title 11, Texas Property Code as an instrument governing the administration or operation of a property owners' association]

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the "Association" OR "DVCA") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this instrument on behalf of the Association. This instrument supersedes only the portions of any prior Association instruments pertaining to the herein described matters filed by the Association. The Association certifies as to the following:

- 1.** The name(s) of the Subdivision(s) is/are DEERFIELD VILLAGE, Sections One (1) through Six (6) inclusive, DEERFIELD VILLAGE, Section Eight (8) and DEERFIELD VILLAGE PATIO HOMES, Sections One (1), Two (2) and Three (3).
- 2.** The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.
- 3.** The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, recorded in the Map or Plat Records of Harris County, Texas, is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

Deerfield Village, Section One - Volume 229, Page 1.
Deerfield Village, Section Two - Volume 237, Page 44.
Deerfield Village, Section Three - Volume 256, Page 31.
Deerfield Village, Section Three Replat - Volume 290, Page 50.
Deerfield Village, Section Four - Volume 257, Page 13.
Deerfield Village, Section Five - Volume 306, Page 136.
Deerfield Village, Section Six - Volume 343, Page 40.
Deerfield Village, Section Eight - Volume 308, Page 146.
Deerfield Village Patio Homes, Section One - Volume 235, Page 124.
Deerfield Village Patio Homes, Section Two - Volume 243, Page 142.
Deerfield Village Patio Homes, Section Three - Volume 243, page 149.

- 4. (a).** The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Protective Covenants," the "Restrictive Covenants," the "Covenants, Conditions and Restrictions," the "Restrictions and

Covenants” or the “CC&Rs”) for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Harris County, Texas):

Deerfield Village, Section One - Clerk’s File No. E565236.
Deerfield Village, Section Two - Clerk’s File No. E824180.
Deerfield Village, Section Three - Clerk’s File No. G961226.
Deerfield Village, Section Four - Clerk’s File No. F761973.
Deerfield Village, Section Five - Clerk’s File No. J123883.
Deerfield Village, Section Six - Clerk’s File No. M276167.
Deerfield Village, Section Eight - Clerk’s File No. L792807.
Deerfield Village Patio Homes, Section One - Clerk’s File No. E807466.
Deerfield Village Patio Homes, Section Two - Clerk’s File No. H029605.
Deerfield Village Patio Homes, Section Three - Clerk’s File No. J551385.

4. (b). The recording data for the "Community Services Charge" for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Community Services Charge (Deed Records of Harris County, Texas):

Deerfield Village, Section One - Clerk’s File No. E564713.
Deerfield Village, Section Two - Clerk’s File No. E564713.
Deerfield Village, Section Three - Clerk’s File No. E564713.
Deerfield Village, Section Four - Clerk’s File No. E564713.
Deerfield Village, Section Five - Clerk’s File No. E564713.
Deerfield Village, Section Six - Clerk’s File No. E564713.
Deerfield Village, Section Eight - Clerk’s File No. E564713.
Deerfield Village Patio Homes, Section One - Clerk’s File No. E764216.
Deerfield Village Patio Homes, Section Two - Clerk’s File No. E764216.
Deerfield Village Patio Homes, Section Three - Clerk’s File No. E764216.

5. PRECAUTIONARY NOTE: Regardless of the contents of these Guidelines, the Architectural provisions contained in the applicable Protective Covenants must be adhered to in all respects. In any and all cases, an application for approval, accompanied by detailed plans and specifications of the proposed improvement (whether new construction or alteration/modification of existing buildings, structures or improvements of any nature) must be submitted to the Deeds Committee (the “DC”), and approval therefor received in writing, prior to beginning work, construction and/or installation. All mandatory provisions of the Protective Covenants (e.g., square footage, percentage brick and building set-back requirements, etc.) must be strictly adhered to, unless a prior written variance is obtained from the DC regarding building area and/or location as authorized by the Protective Covenants.

All construction, repairs, modifications and/or improvements must be completed in a good, workmanlike and aesthetic manner, and must be commenced and completed within the time specified in the applicable DC approval letter. All architectural applications for room additions, outbuildings, patio covers, structures, fences, antennae, and any and all other exterior improvements must be accompanied by detailed plans and specifications, therefore. Such plans must clearly delineate the location and dimensions of the proposed construction in relation to the

dimensions of the lot, existing buildings and/or structures located thereon, and applicable building lines, setback lines and easements. The building, structure, improvement, repair or modification may be required to be removed or altered if it is constructed or performed in any manner or in any location other than that specifically approved in advance and in writing by the DC.

GUIDELINES SUBJECT TO CHANGE: These Guidelines may be modified from time to time by the Association's Board of Trustees should such modifications be deemed in the best interest of the Deerfield Village Subdivision(s) and/or the homeowners thereof. If these Guidelines are modified, Amended or Supplemental Guidelines will be recorded in the in the Official Public Records of Real Property of Harris County, Texas.

ASSOCIATION AND DEEDS COMMITTEE DISCLAIMER: The Association and its DC specifically deny and disclaim any liability or responsibility of any nature regarding the ramifications, impact or result of any DC approval concerning: 1) adherence with Federal, State or local laws, licensing requirements, guidelines, inspection and/or permit requirements, rules or regulations; 2) injury or damage to persons or property; 3) quality of construction; and 4) impact on the value of any property. Unless a specific detailed written variance is issued by the DC regarding building area and/or location, no construction, repair or modification project may be performed in violation of any of the provisions contained in the applicable Protective Covenants.

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DVCA ARCHITECTURAL CONTROL GUIDELINES

ARTICLE I. ARCHITECTURAL CHANGE APPLICATION (AA) SUBMISSION/REVIEW

A. Submission: All applications for approval to make any exterior changes, additions or improvements must be submitted to the DVCA's Deeds Committee (DC) in writing by submitting the required information in an existing form or such form as may hereafter be adopted by the DC. The Application for Architectural Approval (AA) form may be found on the DVCA's website or picked up at the Association's office. Plans and specifications for any exterior change, addition or improvement shall be attached to the application. Applicant specifically grants the DC the right to inspect the exterior change, improvement, addition, or landscaping at any time during the construction of the project. All applications shall be mailed or delivered to the Deerfield Village office. An acknowledgment will be sent to the applicant which indicates the date of receipt and, therefore, the start of the specific review period for your section. If the applicant has not received an acknowledgment within ten (10) days of mailing, the applicant should call the Association's office to inquire about the status. The DC reserves the right to request any additional information deemed by it to be necessary to properly evaluate the application. Within the approval period, applicant will receive one of the following outcomes in writing:

- approval
- denial, with reasons for denial
- denial, pending request for additional information

Either form of denial listed above may be appealed to the Board for reconsideration or, alternatively, a modified application may be submitted which will result in a new DC review period beginning.

Any exterior changes, additions or improvements begun prior to receiving advance written DC approval are deemed a violation of the Declaration and will be subject to demand for correction and/or removal at applicant's expense.

B. Review: The DC shall review each application as soon as possible after the date of its receipt. Each decision of the DC, based upon a simple majority vote of DC committee members, shall be in writing and will include a statement of the conditions under which the application is approved, if any, or the reason(s) for disapproving the application. Any application which has not been approved or denied in writing, within the specified review period for your section shall be deemed approved. However, it is the Owner's duty to obtain proof of the date of receipt of the application by the DC.

C. Timing for Owner's Commencement and Completion: Unless otherwise specified and approved in writing, all approved exterior changes, additions, improvements or landscaping shall commence within 90 days of the written approval; otherwise, the application shall be deemed expired. The project must be commenced within 90 days, and completed within 180 days, unless otherwise specified by the DC in the approval.

D. Follow-up: The DC reserves the right to inspect the exterior change, improvement, addition, or landscaping during or upon completion to verify the project was done to

specifications as approved on the application. This right is specifically granted by the applicant at the time construction begins.

E. Appeal: A decision by the DC denying an application or request by an owner for the construction of improvements in the subdivision may be appealed to the Board. A written notice of the denial must be provided to the owner by certified mail, hand delivery or electronic delivery. The notice must describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and inform the owner that the owner may request a hearing on or before the 30th day after the date the notice was sent or mailed to the owner. The Board shall hold a hearing not later than the 30th day after the date the Board receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. Only one hearing is required. During a hearing, the owner will be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's application. The Board or the owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The property owner's association or the owner may make an audio recording of the meeting. All decisions of the Board shall be final. During the period of appeal, the decision of the DC on the original application shall remain in effect. Further, an appeal of a decision of the DC shall not be considered a new application. The Board may affirm, modify, or reverse, in whole or in part, any decision of the DC as consistent with the subdivision's Declaration, guidelines, rules, regulations and/or policies.

F. Compilation of Time for Commencement and Completion by Owner: For the purpose(s) of **Article I (C)**, the term days refers to calendar days. Further, if the last day of the prescribed period falls on a weekend day or a legal holiday which is recognized by a local or national governmental entity, the final day will be the next business day following said holiday. Not necessarily.

ARTICLE II. EXTERIOR ADDITIONS, EXTENSIONS AND MODIFICATIONS

A. Room Additions or Building Extensions

Room additions or building extensions must be sized in proportion to the dimensions of the existing residence. Approval of the shape and style of the architecture will depend on the architectural style and layout of the existing home. Room additions and building extensions require the prior approval of the DC. They must also meet the following minimum requirements:

1. All plans and specifications shall be drafted in a professional manner and presented to the DC. An architect is not required; however, it is recommended that the Owner (at Owner's sole expense) retain an architect for ease of interpretation and better design results.
2. Plans must include a plot plan showing the dimensions of the proposed construction or modification. The plan must list all specifications relating to project design including the quality of exterior materials, color, texture, and shape. Front, back and side elevation drawings, as well as a survey of the Lot, are required.

3. Exterior materials and color must match the house, as determined by the DC.
4. Room additions and extensions must not encroach into any utility easements and must comply with all setback requirements for buildings.
5. The roof of the addition must integrate with the existing roof line so as to appear to be part of the original home. Roofing materials must match.
6. Balconies must be approved prior to construction.

B. Garage Conversion - New garage is required

1. Any originally constructed garage may be converted into a storage or living area. Any exterior changes must be approved in writing by the DC, and an approved new functional garage must be constructed so as to comply with the Declaration.
2. The height of any garage addition cannot exceed the height of the existing home.
3. Each garage conversion, whether used for storage or as living quarters, must maintain the outward appearance of a garage.
4. Must comply with any ground or aerial easement(s).

C. Garage Doors

The style of the garage door must be consistent with the architecture of the house, uniform in color, and the same color as the body of the house, unless otherwise approved by the DC.

D. First Story Additions

1. The addition must be harmonious with the existing residence and any other improvements. All materials for construction, such as roofing, siding, and paint, must match the residence and existing garage, as determined by the DC.
2. No setback lines, building lines, or easements may be infringed upon.

E. Second Story Additions

1. The addition must be harmonious with the existing residence and any other improvements.
2. Proximity to the neighbors and infringement of their privacy will be considered.
3. Air conditioning, heating and fan units must not be visible from any street(s).

F. Paint and Material Colors

The color of paint or other material proposed for the exterior of a residential dwelling or other improvement must be reviewed and approved, in writing, by the DC prior to commencement. Required information includes: the color(s) proposed (color name, manufacturer, and color samples) and details as to where each color, or colors, will be applied. The color(s) proposed will be compared to the masonry of the dwelling to insure

harmony.

1. The standard color groups for the subdivision are beige, brown, gray, green, rust, and cream. All colors must be muted and have brown or gray undertones.
2. Blues, purples, reds, oranges, yellows, and burgundy are not permitted. Iridescent colors or tones, colors that contrast sharply with the masonry of the dwelling, and colors considered to be “brilliant” or “high gloss” are not permitted.
3. Black or white may be an acceptable color(s) under certain circumstances.
4. The DC maintains a chart on the DVCA website and in the DVCA office depicting examples of the generally acceptable color tones and shades for the exteriors of residential dwellings and other structures and improvements. However, each color approval request will be evaluated on a case-by-case basis.

The following additional considerations also apply:

1. Harmonious colors: The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials, as well as with the neighborhood in general.
2. Principal colors of dwellings: The principal color of the residential dwelling and garage situated on a lot, including the garage door, must be a muted tone, and must not be the same color as any adjacent or facing residential dwelling on a neighboring lot; provided, however, that the DC may approve similar paint colors on neighboring structures in cases where the brick or accent colors are substantially different from those of the neighboring structure.
3. Trim: Soffit, eaves, fascia boards, window and door trim, and rain gutters must also be a muted color; however, the shades of trim color must be deeper than the principal color of the residential dwelling or garage with lighter tone masonry or lighter than the principal color of the residential dwelling or garage with darker tone masonry. No more than two trim colors will be approved for each residential dwelling. Soft white, although not an earth tone, is sometimes an acceptable trim color.
4. Gutters: When rain gutters are painted, the paint color must match the color of the fascia board trim. When maintenance-free gutters are installed or replaced, the color must match as closely as possible the color of the fascia board trim.
5. Accents: Shutters, window hoods, the side panels of doors and windows, and the exterior surfaces of doors may be painted any acceptable color. Exterior doors may be stained a natural wood color or may be painted to match the other accents,

trim, or principal color of the residential dwelling. Under some circumstances, black, as well as other colors, may be considered an acceptable color for doors and/or shutters. This provides the dwelling owner the opportunity to subtly personalize a dwelling. Only one accent color is permitted per lot.

6. Accessory buildings: Any accessory building or addition which has a roof shall also be subject to these painting and material color guidelines and shall be in a color to match the overall color(s) of the residential dwelling. The roof of any approved accessory building or addition must match the roof of the primary residence.

Under no circumstances will more than four colors be approved for the exterior of any residential dwelling or other structure on a lot. Masonry is considered one (1) of the four colors whether natural or painted.

G. House Numbers

House numbers should be displayed and visible for identification, security, and emergency purposes. The size of house numbers may range from a minimum of 4" to a maximum of 6" in height, with a smaller scaled width as determined by the DC.

H. Roof and Roof Additions

All roof repairs and roof replacements must be approved by the DC before work is begun.

1. Roof shingles must be architectural style shingles. Some composite, metal, or alternative materials may be acceptable. Three-tab shingles are not allowed. A minimum twenty-five (25) year warranty is required.
2. Roof shingles generally are brown, black, or gray in tones. Other colors may be allowed, subject to the DC's advance written approval. Multi-color roofs are prohibited. The color of the roofing material must be of an acceptable shade and harmonious with the residence and the community in general. Samples of some DC approved colors may be seen at the Deerfield Village office.
3. Prior to roofing, all existing materials must be removed to clean decking. Any damaged or deteriorated decking must be replaced.
4. All roof protrusions, such as vents and roof jacks, must be painted to be harmonious with the shingles.
5. Roofs must be properly maintained. All missing, cracked, curled, or otherwise deteriorated shingles must be replaced. Patching of an existing roof will not be approved by the DC unless the patching can be installed to match the style, color, and shade of the existing roof, without noticeable difference as determined by the DC.
6. Ridge vents, power vents, and wind turbines are encouraged to improve ventilation, reduce attic temperature, and reduce cooling cost. A photograph with

- detailed specifications must be attached to each application submitted to the DC.
7. Gutters must be firmly and evenly attached to the eave.
 8. Storm, solar and/or energy efficient roof shingles (i.e., roof shingles designed primarily to be wind and hail resistant, provide heating and cooling efficiencies greater than those provided by customary composite shingles, and/or provide solar generation capabilities), must have the advance written approval of the DC prior to the installation as set forth in the Guidelines. When installed, any such shingles must: (a) resemble the shingles used or otherwise authorized for use on property in the Subdivision; and (b) be equally durable than and of equal or superior quality to shingles used or otherwise authorized for use on property in the Subdivision.

I. Decks and Patios

All decks visible from any street or visible from any Common Area must be approved by the DC with respect to location and the standard, type, color, and quality of the materials used in construction. All decks must meet the following requirements:

1. No deck shall impede drainage on the lot or cause water to flow onto an adjacent lot.
2. No ground level deck shall be constructed higher than the top of the foundation of the residential dwelling. Second story decks shall be constructed at a height no greater than three inches below the second story flooring.
3. Decks, paving, and patios may encroach into an easement; however, DVCA does not endorse decks, paving and patios encroaching easements and warns the homeowner that if a utility company should require access to that area, the homeowner is financially responsible for replacement of any deck, paving or patio located in the easement.
4. Front yard patios, made of masonry material set in crushed granite or other similar substance must be set back a minimum of twenty (20) feet from the sidewalk pavement edge nearest the dwelling.
5. Additional screening may be required with front yard patios, as determined by the DC.
6. Material: All above-ground structures shall be made of either weather-resistant wood, a composite wood material, or of masonry. Metal or vinyl are not permissible materials. If wood is used for the improvement, it must be weather resistant such as cedar or pressurized pine. It may be painted to match the house colors, stained a natural wood color, treated with a substantially clear wood preservative, or left raw to weather naturally, as determined by the DC. If masonry is used, either bricks, stone that matches the house, or concrete may be used. In all cases, the design and materials must complement the house design, as determined by the DC.
7. The DC may require appropriate screening or fences if any portion of the proposed deck would otherwise be visible from any street or visible from an

adjacent lot.

8. The DC may require any unauthorized deck or patio to be either modified or removed and the property restored to its previous condition. All of this will be done at the expense of the owner or occupant of the property.

J. Birdhouses and Feeders

1. Birdhouses and feeders shall be permitted subject to advance approval by the DC.
2. Birdhouses and feeders must be placed in the backyard.
3. A birdhouse or feeder must be at least five (5) feet from the side and rear property lines.
4. A birdhouse or feeder that is pole mounted must be mounted on a minimum of two (2) inch diameter metal pipe painted black or an earth-tone if visible from the street or any public area.
5. A birdhouse or feeder mounted to a pole may not exceed nine (9) feet in height.
6. A maximum of two (2) pole mounted birdhouses or feeders per lot will be permitted.
7. In addition to two pole mounted birdhouses or feeders, a maximum of two (2) hanging birdhouses or feeders will be permitted to hang from shade trees in the rear yard.
8. The maximum allowable size of a birdhouse is two (2) feet high by two (2) feet wide by two (2) feet deep. The maximum allowable size of a feeder is one (1) foot high by one (1) foot wide by one (1) foot deep.
9. Birdhouse and feeder colors are restricted to white or muted colors and must be harmonious in design and color with the residence. Hummingbird feeders may have more vibrant colors but must be in the back dwelling yard below the fence height.

K. Lightning Rods

1. The installation, operation and maintenance of all lightning rods are the homeowner's responsibility to ensure that they are compliant with all applicable Federal, State and local laws, building codes, or any applicable regulations. Lightning rods must be harmonious in size, design and color with the residence, as determined by the DC.

L. Solar Panels and/or Solar Energy Devices

1. Prior to installation of any solar panel or any other solar energy device, the advance written approval of the DC is required as set forth in the Guidelines.
2. A solar panel and/or any other solar energy device is not allowed if it threatens the public health or safety and/or if it violates any Federal, State, or local law.
3. Any approved solar panel and/or any other approved solar energy device must be installed on the roof of the home or of another structure allowed under the Guidelines or, alternatively, in a fenced yard or patio owned and maintained by the property owner.

4. The following solar panels and/or other solar energy devices are prohibited:
 - a) If installed on the roof of the home: (i) it extends higher than or beyond the roofline; (ii) it is located in an area other than an area designated by the DC, unless the alternate location increases the estimated annual production of the device, as determined by using a public 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 DC; (iii) it does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; and/or (iv) it 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.
 - b) If installed in a fenced yard or patio, it is taller than the approved fence line.
 - c) If it was installed without the property owner first receiving the advance written approval of the DC.
 - d) If the DC determines in writing that placement of the device as proposed by the property 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.
 - e) Unless installed by the DVCA, a solar panel and/or any other solar energy device may not be installed on any property owned or maintained by the DVCA.

ARTICLE III. WINDOW AND DOOR GUIDELINES

A. Doors and Windows

Doors and windows require the approval of the DC before installation.

1. All window frames must be harmonious with the house and all window frames must match on the side being replaced.
2. Doors, including the frame, must be harmonious with the house.
3. Replacement windows must be the same size and shape as the windows being replaced.
4. No decorative trim surrounding any windows, doors or window inserts may be modified without approval of the DC.

B. Storm Doors and Storm Windows

Storm Doors and windows require the approval of the DC before installation.

1. All window frames must be harmonious with the house and all window frames must match on the side being replaced.
2. Storm or security doors, including the frame, must be installed to be harmonious with the existing door.
3. Rolling shutters are acceptable if written DC approval is obtained.

C. Solar Screens and Window Film/Tint

Solar screens and window tint require the written approval of the DC and must meet the following minimum criteria:

1. The color of any solar screen must be harmonious with a residential dwelling.
2. The frames of the screens must match the color of the window frames.
3. If any window is covered, all the windows on the same side of a residential dwelling or other improvement must also be covered.
4. The width of the screen frames must match the individual window size. For example, double-width screens are not allowed.
5. Screen frames must have appropriate cross-member support to prevent sagging.
6. Absolutely no mirrored or fully reflective bronze film is allowed on any windows.
7. Temporary window coverings (i.e., paper, cardboard, cloth, aluminum foil) may not remain in windows longer than thirty (30) days unless during an approved renovation.

D. Windows and Door Awnings

Awnings that are visible from any street or common area must be approved in writing by the DC as to color, materials, size and location.

E. Shutters

Shutter replacements and additions must be approved by the DC.

F. Burglar Bars

Burglar bars are not permitted on the exterior of a residential dwelling or other structure on a lot. Burglar bars are permitted in the interior of a residential dwelling or other improvement on a lot only if the burglar bars are not visible from an adjacent street. Burglar bars must be harmonious to the home and must be approved by the DC.

G. Window Boxes

Window boxes must be constructed of metal, cast aluminum or resin and be harmonious with the residence and neighborhood.

ARTICLE IV. LANDSCAPE GUIDELINES

A. Landscape Borders and Edging

1. Landscape borders and edging used to create a defined edge for landscaping beds are acceptable, but not required.
2. Landscape borders may be no greater than eighteen inches (18”) in height.
3. Border and edging materials allowed: Metal, resin or composite edging, stone, river rock, bull rocks, pavers, bricks, landscape timbers, subject to advance approval of the DC.

4. Landscape borders and edging must be maintained.

B. Rain Barrels and/or Rainwater Harvesting Systems

1. Prior to installation of a rain barrel(s) and/or rainwater harvesting system, the advance written approval of the DC is required as set forth in the Guidelines.
2. A rain barrel(s) and/or rainwater harvesting system is not allowed if: (i) it is located between the front of the property owner's home and an adjoining or adjacent street; (ii) the barrel(s) or system is of a color other than a color consistent with the color scheme of the property owner's home; and/or (iii) the barrel(s) or system displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
3. The DC may 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 at any other location that is visible from a street, another lot, or a common area if: (i) the regulation (or restriction) does not prohibit the economic installation of the device or appurtenance on the property owner's property; and (ii) there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.
4. Regulations if visible: If a rain barrel or rain harvesting system is located on the side of the residential dwelling on the lot or at any other location on the lot that is visible from a street, another lot, or a common area, the rain barrel or rain harvesting system must comply with the following regulations:
 - a) Rain Barrel: Size of a maximum height of forty-two (42) inches and a maximum capacity of fifty (50) gallons.
 - b) Type: A rain barrel that is manufactured for rain harvesting must be either entirely round or have a flat back to fit flush against a wall. A rain barrel must have a manufactured top or cap to prevent or deter the breeding of mosquitoes.
 - c) Materials: Wood, metal, polyethylene, or plastic resin manufactured for rain harvesting in brown or other muted colors.
 - d) Screening: The rain barrel must be screened with fencing or evergreen landscaping to minimize its visibility from a street, another lot, and/or common area.
 - e) Downspout: The downspout which provides water to the rain barrel must be the same color and material as the gutters on the residential dwelling. Further, the downspout must be vertical and attached to the wall against which the rain barrel is located.
 - f) Rain Harvesting System: A rain harvesting system must collect and store the water underground. The portion of a rain harvesting system that is above ground must appear to be a landscape or water feature. The above-ground portion of the rain harvesting system shall not extend above the surface of the ground by more than thirty-six (36) inches.
5. Unless installed by the DVCA, a rain barrel(s) and/or rainwater harvesting system may not be installed on any property owned or maintained by the DVCA.

C. Fountains and Birdbaths

1. A maximum of one front or side yard fountain or birdbath may be installed within a landscape bed abutting the primary residence.
2. Colors and materials shall flow naturally with the overall appearance of the home and in the landscaping in which it is installed.
3. The fountain or birdbath must be a neutral or a muted color as determined by the DC.
4. A bird bath may not exceed three feet (3') in height.
5. The dimensions of fountains must not exceed four feet (4') in overall height from the surrounding natural ground and three feet (3') in width and length.
6. Fountains are to be located in a landscape bed at least ten feet (10') from the street curb. Exceptions may be made for the landscape bed requirement if a fountain is located at a patio home or within an enclosed courtyard.
7. Themed character fountains (e.g., containing animals, fish, or representations of people) are not permitted.

D. Exterior Lighting

1. Flood lighting fixtures must be attached to the house or other architectural structure and must not illuminate adjacent public or private properties. No pole mounted fixture higher than the first-floor roof line in the backyard is allowed. Lights must be directed downward and shielded so that they do not create a "hot" glare spot visible to neighbors. Any fixture cover and/or shielding must be compatible with the building. Conduit and wiring must be concealed.
2. All security lighting shall be mounted on the house. No pole mounted security lighting is permitted in the front yard. All security lights must be placed under the eaves or on the walls of the house.
3. Only one lamp post is recommended for placement in the front yard. It must not be placed in the street right of way and must be illuminated in white. The lamp post must not exceed seven (7) feet in height, including any globes or decorative components. The post must be constructed of metal in one of the following colors: black or muted color tones. The lamp post must harmonize with the architecture of the residence and neighborhood.
4. An existing gas light may be converted to an electric incandescent or LED bulb. Maximum lumens are not to exceed eight hundred (800).
5. Exterior landscape lighting shall be permitted so long as the lighting is located within flower beds, shrubs, and/or trees. Pole mounted landscape and decorative lighting shall not be permitted. Uplighting of trees is permitted as long as the light source is well-hidden, is of a reasonable strength, and is directed so as not to create a hot spot or spill light onto neighboring properties.
6. Colored lighting will only be permitted during holiday seasons.

E. Trellises

Trellises must be approved by the DC prior to installation. Submission for a trellis must include size, location, and materials to be used.

1. Trellises will only be allowed in the front yard alcove or in the back yard; provided, however, that a trellis in area other than the front yard alcove or in the rear yard may be allowed with a written variance from the DC. A trellis in an alcove shall be no taller than the eaves of the residence.
2. A maximum of two (2) trellises will be allowed in a front yard alcove. Trellis type structures which are attached to or placed in portable containers or planters are not permitted in front yards.
3. Trellises attached to solid fencing on the interior of the backyard are permitted provided that the trellis does not exceed the height of the fence.
4. Freestanding trellises in a backyard with integrated vegetation that respect the easements may not exceed nine feet (9') in height and must be eighteen inches (18") from the fence. Freestanding trellises with integrated vegetation that do not respect the easements must not exceed the height of the fence.
5. The maximum allowable width for each trellis is six (6) feet.
6. Trellises must be constructed of durable, weather resistant material such as, but not limited to, metal, PVC, and weather resistant wood. Color must be natural or a muted color tone to blend in with the surroundings. Trellises must be aesthetically pleasing and harmonious with the residence.
7. No lattice panels of any material or size are allowed without a finished border/frame.
8. Trellises shall be maintained in such a fashion as to not detract from the neighborhood and must be maintained with living landscape materials except in winter months.

E. Plant containers

1. Landscape planters are to be harmonious with the exterior color scheme of the home.
2. Landscape planters must not be smaller than 8"x8"x8" or exceed 36"x24"x24" for vertical planters or 42"x18"x18" for horizontal planters.
3. Landscape planters are to be of standard shape (square, rectangle, or oval). Other shapes may be approved at the discretion of the DC.
4. The plants within each container must be properly watered and maintained.
5. The DC shall have the authority to require the removal of any excessive number of plant containers on the front porch of a residential dwelling, any plant container that is not reasonably considered to be compatible with the plan and scheme of development for the subdivision, or any plant container in which there are no plants or in which the plants are dead or not being properly maintained.
6. Plant stands are allowed, but a plant stand and decorative planter combined must not exceed forty-eight inches (48") in height. The plant stand itself must not exceed thirty-six inches (36").

F. Statuary

1. A maximum of two (2) statues may be installed within landscape beds abutting the primary residence.
2. Statuary, sculptures, replicas of animals or other like objects shall not be located less than fifteen feet (15') from the street curb.
3. Each statue must have a neutral, muted color tone as determined by the DC. Bright and florescent colors are not permitted.
4. The dimensions of statues must not exceed three feet (3') in overall height and shall not exceed four (4) square feet in size.

G. Xeriscape Landscaping

An AA must be submitted for approval to the DC for the installation of a xeriscape, water smart, or water-wise landscape water conservation project in the front or side yards.

H. Hardscape Material

Synthetic turf requires approval by DC. Artificial ground covers are not allowed as landscaping material in the front or side yards. Asphalt is not allowed as a ground cover at all.

I. Garden Flags (Seasonal, Decorative, Theme, etc.)

Garden flags are subject to receiving the advance written approval of the DC.

1. A maximum of one (1) large and two (2) small garden flags will be allowed in the front or side yard.
2. Garden flags must be an integral part of the landscape bed or attached to the residence and maintained in good condition. Faded or frayed flags will need to be removed or replaced.
3. A garden flag attached to the residence may not exceed three (3) feet in length.
4. A garden flag in a bed may not exceed eighteen (18) inches or thirty-six (36) inches when including the post. Garden flags in this category attached to a lamp post may be no longer than eighteen (18) inches but are not bound by the thirty-six (36) inch height restriction.

J. Decorative Landscape Planters

1. Landscape planters are to be harmonious with the exterior color scheme of the home.
2. Any decorative landscape planters must be discreetly installed in landscape beds or where the front walkway meets the curb.
3. Landscape planters must not be smaller than 12"x12"x12" or exceed 36"x24"x24" for vertical planters or 42"x18"x18" for horizontal planters.
4. Landscape planters are to be of standard shape (square, rectangle or oval). Other

- shapes may be approved at the discretion of the DC.
5. Landscape Planters must be maintained in good condition with living landscape materials, except for winter months.
 6. Plant stands are not permitted for planters unless located on the front or side porch. Elevating a planter in a landscape bed is allowed, if approved by the DC.
 7. The DC shall have the authority to require the removal of plant containers that do not meet the above guidelines, or which otherwise look unsightly.

ARTICLE V. OUTBUILDING GUIDELINES

Any building or structure, other than the main residence and garage, shall be limited to **eight and one-half feet (8.5')** in height from the top of the foundation to the top of the structure and/or not to exceed **nine feet (9')** in height from the original ground level elevation to the top of the structure. Exceptions not to exceed a maximum height of **ten feet (10')** from the original ground level elevation may be made for gazebos, trampoline safety nets, playsets and forts or other items if approved in advance and in writing by the DC. Notwithstanding the foregoing, regarding any and all such structures, a written application accompanied by detailed plans and specifications, elevations and a site plan are required to be submitted, and the advance written approval of the DC must be received prior to commencement of any such construction or project in accordance with the Restrictions. Outbuildings shall be located in the rear yard, behind the primary dwelling so they are screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage, or wood fences).

A. Outbuilding Materials

The standard, type, quality, and color of the materials used in the construction of an outbuilding must be harmonious with the standard, type and quality of the materials used in construction of the main residence (siding and/or brick or stone).

1. Metal, plastic, vinyl, and wood may be allowed if the colors, overall design, and quality of construction are complementary to the residential dwelling.
2. Supporting structural members must be constructed of materials resistant to decay, such as redwood, cedar and/or treated wood.
3. Pressure treated wood must be stained or painted.
4. Wood embossed architectural aluminum must be painted a color and shade similar to and harmonious with the exterior of the residence.
5. Composite pergola kits are permitted.
6. The roof of an outbuilding must conform to the roofing materials of the main dwelling or be harmonious in color.
7. The roof of the structure may be decked with roofing materials installed thereon or, alternatively, consist of open wood slats.
8. A shingled roof must match the existing roof of the house or be harmonious in appearance with the roof of the residence.
9. Tin roofs shall not be permitted.
10. Posts must sit on masonry columns that are consistent with the main residence.
11. An Easement and Property Lines Agreement must be signed by the homeowner

and submitted with the AA form.

B. Patio Covers, Patio Enclosures, and Patio/Shade Structures (Covered Patio attached or unattached, enclosed, or not enclosed)

Covered patio structures are considered to be additions to the back or side yards of the residence. An Easement and Property Lines Agreement must be signed by the homeowner and submitted with the AA form.

1. **Material.** The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in construction of the main residence (siding and/or brick or stone). TREX pergola kits are permitted. A shingled roof must match the existing roof of the house or be harmonious with the roof of the residence. Tin roofs shall not be permitted. Additional landscape screening may be required if the structure is in the side yard.
2. **Chimneys.** Fireplace material must be consistent with the main residence. Above the roof, the chimney cannot have an exposed metal flute and must be boxed in with material matching the home (e.g., brick or siding). Chimney caps are required on all chimneys. Caps shall be of metal construction. Caps shall be unadorned and designed to match or be compatible with the color and material used on the chimney.

C. Gazebos

Gazebos shall be defined as free standing, framed structures with lattice-type walls. These typically are circular or octagonal with a conical shaped (peaked) roof. An Easement and Property Lines Agreement must be signed by the homeowner and submitted with the AA form.

1. The materials used in construction of the structure shall be harmonious with the standard, type, quality, and color of the materials used in the construction of the residential dwelling on the lot.
2. All structures must have a permanent roof. If the roof uses shingles, they must be the same as on the dwelling or harmonious with those on the dwelling. Tin roofs shall not be permitted.
3. Louvered style roofs may be allowed if the design of the roof and the quality of materials are approved by the DC.
4. Supporting structural members must be constructed of materials resistant to decay, such as redwood, cedar and/or treated wood.
5. Pressure treated wood must be stained or painted.
6. Wood embossed architectural aluminum must be painted a color and shade similar to and harmonious with the exterior of the residence.

D. Sunrooms

A sunroom is defined as a patio enclosure constructed with glass walls and/or glass roofing. Sunrooms must meet the following guidelines:

1. Structural supports must be harmonious with the exterior color of the home.
2. If tinted, glass must be tinted with a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted.
3. Sunrooms may not have exposed heating duct work installed within or to them. Vents must be attached to the main residence.
4. Sunrooms may be added to the side or rear of the residence.
5. Additional landscape screening may be required.

E. Greenhouses

All greenhouses must be approved by the DC before construction. They must also meet the following criteria:

1. Greenhouses must be commercially manufactured or of similar quality and appearance.
2. Greenhouses may have a floor area no larger than one hundred (100) square feet.
3. Greenhouses may be a maximum of eight feet (8') in height from natural ground level.
4. Greenhouses may only be constructed behind a fence in the backyard. No front or side yard greenhouses are permitted. Greenhouses must comply with setback lines and avoid easements.

F. Sunshade Sails

Sun sail shades must be approved by the DC and meet the following minimum criteria:

1. Location: Sunshade sails may only be located in the rear of the home and must be a minimum of ten feet (10') from the side and rear lot lines. They must be located so as to not be visible from the front street.
2. Size: The maximum height of the support poles may not exceed nine feet (9'). Support posts must be at least four-inch (4") diameter metal or six inch (6") by six inch (6") treated wood posts. All posts must be painted to be in harmony with the residence.
3. Material: Sun sails must be made of a mildew and UV resistant, heavy-duty weaved material that are tan/sand, gray, dark blue, brown, dark red or dark green in color.
4. All sunshade sails must be properly maintained. Any faded or frayed sails must be replaced. All posts must be maintained in a satisfactory condition: metal posts may not show any rust and wooden posts must appear freshly painted.

G. Play Structures and Recreation Equipment

Play structures and recreational equipment must be located in the backyard, so they are screened from view to the maximum extent possible by permanent structures (such as the house, garage or wood fence) or landscaping.

1. Additional landscaping or screening may be required if the structure is on the side yard.
2. Playhouses and play structures must be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar, or painted treated wood to be in harmony with the existing residence.
3. Swing sets, trampolines, etc. may be constructed of metal.
4. Tarp roofs, awnings or covers must be in a muted color, unless approved by the DC. Numbers, letters, symbols, or other stencils will not be allowed on tarpaulin covers.
5. Safety netting on trampolines must be black, white, or neutral in color.
6. Permanent skateboard ramp type structures are not allowed. Portable skateboard ramps must be stored in an enclosed structure when not in use.
7. No permanent or semi-permanent baseball cages, athletic equipment or sports nets are allowed if visible above the fence line. Temporary cages and nets and other athletic equipment must be stored in an enclosed structure when not in use.

ARTICLE VI. SWIMMING POOL, SPA OR JACUZZI

Required submittal information: along with a completed Architectural Application (AA), a copy of the lot surveyed by a professional land surveyor is required. The pool must be imaged on the survey and show the proposed location of the pool in relation to the property lines, building lines, easements, existing structures, and existing or proposed fencing. In addition, this must include a pool plan sketch/detail, the location of the pool equipment, and contractor name and phone number.

The application must also identify any trees which are to be removed or relocated. The application shall also include a timetable for the construction of the pool, spa, or jacuzzi.

1. No portion of the pool structure may encroach into the utility easement.
2. Construction access is solely limited to the applicant's property.
3. No swimming pool, spa, or jacuzzi shall be approved unless the area in which the pool, spa, or jacuzzi is to be upon completion, permanently enclosed by a fence that meets the statutory requirements of the Texas Property Code.
4. During installation, the construction site must be enclosed by a temporary restraining fence/barrier. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place.
5. Building materials must not be stored in the street. Excavated material must either be used on site, removed immediately, or placed in an approved dumpster to be removed within a specified time frame to be determined by the DC.
6. Pools, spas, and jacuzzies must have an adequate drainage system. The pool, spa, or jacuzzi shall not impede drainage on a lot or cause water to flow onto an

adjacent lot. Furthermore, there must be no pool runoff or drainage from such unit(s) onto the resident's lot or onto an adjacent lot. Under no circumstances shall water from a swimming pool, spa, or jacuzzi be permitted to drain onto any community property or to flood a street or create a hazard on any street.

7. Backwashing shall not be tied into the sanitary sewer. It shall be directed to the street through a French drain finished smooth with the face of the curb (if allowed by Harris County) or via a bubbler (pop-up drain) adjacent to the curb.
8. Above ground pools, spas, jacuzzies, and pool equipment such as pumps and filters must be screened from the view of the street, greenbelt, and neighboring properties. Pool equipment must not be located near a neighbor's bedroom.
9. Swimming pool equipment lighting mounted immediately above the swimming pool equipment must be located below the fence line. Lights must be shielded to direct illumination downward.
10. Height: Swimming pool accessories must not exceed eight (8) feet in height when measured from the natural ground. No portion of swimming pool accessories (including, but not limited to, slides, diving boards, waterfalls, raised beams, etc.) may exceed eight (8) feet in height from natural ground, and must be screened with landscaping if visible from any street, from any neighboring property or Common Area. An elevation drawing may be required noting the height of all accessories.
11. Swimming pool installation, maintenance, water quality and drainage must comply with all State, County and local laws, rules and regulations.

ARTICLE VII. DRIVEWAY AND SIDEWALK GUIDELINES

Driveways, Sidewalks, Walkways and Pathways

An AA must be submitted for approval to the DC for any installation, modification or repair of a Driveway, Sidewalk, Walkway or Pathway.

1. Each driveway and each sidewalk are to be constructed of concrete, unless either brick, stone, pebbles or stamped concrete is approved in advance and in writing by the DC. Asphalt is not permitted.
2. A driveway approach, driveway or sidewalk may not contain asphalt or exposed aggregate concrete. All driveways, driveway approach and/or sidewalk repair, replacement, expansion and/or modification project(s) of any kind is/are subject to the approval or disapproval of the DC, and no such project may commence unless approved in advance and in writing by the DC.
3. Any hard-surface expansion (driveway extensions and parking pads) must be applied for and approved prior to installation.
4. Uneven or severely cracked sidewalks, walkways and driveways must be repaired or replaced. Broken concrete or sections which have lifted or settled and create a trip hazard must be repaired or replaced. Where appropriate, concrete raising is permitted.
5. Excessive oil or rust stains, mildew, or dirt must be cleaned. Staining or discoloration will be considered excessive when it is clearly noticeable and more than what exists with normal care.

6. Driveway surface treatment is permitted if material and color is approved by DC.

ARTICLE VIII. INTERIOR FENCE GUIDELINES (Any non-perimeter fence)

All fence repairs or replacements must be approved by the DC before work is begun. All repairs must be consistent with the existing fence design. All new fences are subject to the following guidelines:

A. Height of Fence

1. With an end cap, the maximum height of a wood fence is eighty (80) inches, including a rot board. (*see* item B (1) below)
2. Without an end cap, the maximum height of a wood fence is seventy-eight inches (78"), including rot board. (*see* item B (1) below)
3. Wrought iron fence height is a maximum of seventy-eight inches (78"), including a six-inch (6") foundation or base.
4. The baseline to determine the maximum height is where the fence meets the house. When the fence meets the house in more than one location, the location with the highest original elevation shall be used as the baseline.
5. The height of the fence on the rest of the property cannot exceed the maximum height as determined by where the fence meets the house.
6. If necessary, the fence must be adjusted so that at no point it exceeds the maximum height allowed at any point on the property.
7. The original elevation of the lot is the baseline for determining any height measurement. Any elevation higher than the original may not be used as the baseline to determine the fence height. For example, the elevation of a raised bed may not be used to define the baseline for determining the fence height.
8. Gates may be no more than twelve inches (12") taller than the adjacent fence panel or post, whichever is greater.

B. Fence Construction Details

1. A rot board of six inches (6") to twelve inches (12") at the bottom of the fence is required.
2. Pickets are to be installed on the street or Common Area side of the fence, so the rails are not seen from the street or Common Areas. Only the finished side of the fence may be visible from the street. Pickets must be installed vertically. Three (3) cross rails are recommended to minimize warping.
3. Fences are to follow the original contour of the lot. The original elevation of the lot is the baseline for any height measurement. Although the original elevation of the lot is not to be changed, minimal trenching or fill-in is allowed (as long as drainage is not adversely affected).
4. When installing a new fence parallel to an existing fence, or to extend a fence, the fence line shall be considered to be that of the existing fence.

C. Fence Material Allowed

1. No wire or chain link fences are permitted.
2. Wood based fences can be cedar or pressure treated. Stain may only be natural/clear, or cedar in color. Painting of wood-based fences is not permitted, except for the Trex light brown. A Trex dark brown color may be acceptable if connected to the dark brown perimeter fence.
3. Composite engineered wood fences (like *TREX*) are acceptable but limited to light brown. Dark brown color is acceptable if connected to the dark brown perimeter fence. Only black or bronze wrought iron or other equivalent materials are permitted.
4. Steel framed with wood or engineered wood inserts are permitted. Location, details and color are subject to DC approval.
5. Posts: wood posts must be 4" x 4", or 6" x 6" pressure treated wood or cedar. Wrought iron or wrought iron looking posts must be of wrought iron or aluminum. Galvanized metal poles may be used with a wooden fence as long as they are not visible from the street, neighboring properties or any Common Area. If placed on the public side of the fence, the galvanized posts must be "boxed in" to give the appearance of a wood post.
6. Post height: Unexposed posts may be no taller than the height of the fence. Exposed decorative posts may be up to six (6) inches higher than the top of the adjacent fence panels.

D. Driveway Gates

1. The height a gate across a driveway may be no more than twelve inches (12") taller than the adjacent fence panel or post, whichever is greater.
2. Gates may be of wood, wrought iron, or other equivalent material.
3. If a driveway gate is used to screen what is behind the gate, the screening material must be attached to the gate. The screening material must be attractive, opaque, and solidly attached. Nothing may be visible behind the gate when viewed from the street, a neighboring property or any Common Area.

ARTICLE IX. OTHER/MISCELLANEOUS GUIDELINES

A. Flags and Flag Poles

Prior to installation of a freestanding flagpole, the advance written approval of the DC is required as set forth in the Restrictions.

1. The following flags may be displayed by an Owner or Resident of an occupied premise:
 - a) one (1) flag of the United States of America;
 - b) one (1) flag of the State of Texas;
 - c) one (1) official or replica flag of any branch of the United States armed forces;
 - d) one (1) college or school flag or state flag or foreign flag or any other flag that is in good taste and decorum to the neighborhood. A flag containing language, graphics, or any display that is patently offensive to a passerby or to the DC is prohibited.

2. A flagpole attached to a dwelling, or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
3. The display of a flag and/or the location and construction of the supporting flagpole must comply with any and all applicable easements and setbacks of record.
4. A displayed flag and the flagpole on which it is flown must be maintained in good condition. Further, any deteriorated flag or deteriorated or structurally unsafe flagpole must be timely repaired, replaced or removed.
5. Only one (1) of each type of flag identified in Section A, Item 1 above may be displayed at an occupied premises.
6. Only one (1) Permitted Flag may be displayed on a flagpole attached to a structure, with a maximum of two (2) per structure. Two (2) Permitted Flags may be displayed on an approved free-standing flagpole that is at least fifteen (15) feet tall. There is a maximum of two (2) freestanding flagpoles per lot. A freestanding flagpole may not exceed twenty feet (20') in height. The diameter, design, materials, color and location of any flagpole (whether attached to a dwelling or freestanding) must be approved in advance, and in writing, by the DC.
7. No flags may be displayed at any unoccupied (i.e., vacant) premises.
8. Any displayed flag may be no larger than 3' x 5' in size and must be flown from an approved flagpole attached to a dwelling or from an approved freestanding flagpole.
9. The intensity of any lights installed to illuminate a flag or flags is subject to approval by the DC so as to avoid a potential nuisance or annoyance to the neighborhood.
10. Further, no flag may be installed or displayed in such a manner as to create excessive noise caused by an external halyard of a flagpole.
11. Unless installed or displayed by DVCA, a flag or flags may not be displayed on any property owned or maintained by the DVCA.

B. Mailboxes

Mailboxes must be approved by the DC.

1. The style of the mailbox must be in harmony with the design and color of the existing structures.
2. All mailboxes must also comply with applicable U.S. Postal Service regulations and guidelines.
3. Brick mailboxes need not be replaced with brick mailboxes. If a brick mailbox is replaced with a non-brick mailbox, the concrete pad may be reused if it is level and functional, otherwise it must be removed.
4. Any damaged, rusted, or otherwise deteriorated mailboxes must be repaired or replaced.
5. Mailboxes with missing doors must be repaired or replaced.
6. All mailbox poles must be maintained in a vertical position and constructed using a 4" x 4" wooden support or a three-inch (3") diameter standard steel or aluminum pipe.

C. Seasonal and Non-Seasonal Decorations and/or Yard Displays

1. To the extent allowed by the U. S. Constitution and the Texas Constitution, the following displays are prohibited: (i) displays that threaten the public health or safety; (ii) displays that violate a Federal, State or local law; (iii) displays that contain language, graphics or any display that is patently offensive.
2. Seasonal appropriate yard decorations, lights and displays may be displayed on a Lot for that season 30 days before and 30 days after.
3. The Association may charge to remove such decorations or displays in violation of a restrictive covenant, governmental regulation or these guidelines.
4. Any spotlights, flood lights or LED projection lights must be installed in such a way as to not allow any spill light on neighboring properties, homes, streets, Common Areas, buffer zones, green belt, or adjacent lots.

D. Front Yard Signs

Front Yard Signs are Subject to advance approval by the DC.

1. One (1) home security sign per entry that complies with the section entitled “Signs” of these guidelines is permitted.
2. One (1) sign advertising the property for sale, rent or lease is permitted.
3. One (1) school spirit or youth activity sign per child is allowed.
4. Signs must be located as near as possible to the front entryway of the residence and must be maintained in good condition at all times.
5. No other signs, advertisements, or billboards may be displayed.
6. The above-described signs shall not exceed four hundred fifty (450) square inches.
7. Signs that contain language, graphics or any display that is patently offensive are not allowed.
8. No lighted signs are permitted.
9. No signs are permitted in windows. No signs except for “No Trespassing,” “No Soliciting” or “Beware of Dog” are permitted on fence or gates. Such signs shall not exceed 18" in width and 12" in height.
10. One (1) unobtrusive “No Trespassing” or “No Solicitation” sign may be placed in the vicinity of the front door of the residence.
11. The Association may remove or cause to be removed, at the property owner’s expense, a sign displayed in violation of any of the foregoing sign criteria.

E. Political signs

1. A property owner may display on the owner’s lot one or more signs advertising a political candidate or ballot item for an election only on or after the ninetieth (90th) day before the date of the election to which the sign relates until the tenth (10th) day after that election date.
2. Any such political sign must be ground-mounted, and a property owner(s) may display on his and/or her lot only one sign for each candidate or ballot item.

3. Prohibited political signs include any sign that:
 - a) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - b) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - c) includes the painting of architectural surfaces;
 - d) threatens the public health or safety;
 - e) is larger than four (4) feet by six (6) feet;
 - f) violates a law;
 - g) contains language, graphics or any display that would be offensive to the ordinary person; or
 - h) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.
4. The Association may remove, or cause to be removed, a sign displayed in violation of the foregoing Policy for Political Signs, at the property owner's expense.

F. Religious Items

A property owner may display or affix on the owner's or resident's property or dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief.

1. A property owner or resident may not display or affix on the owner's or resident's property or dwelling that:
 - a) threatens the public health or safety;
 - b) violates a law other than a law prohibiting the display of religious speech;
 - c) contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d) is installed on property:
 - i. owned or maintained by the property owners' association; or
 - ii. owned in common by members of the property owners' association;
 - e) violates any applicable building line, right-of-way, setback, or easement; or
 - f) is attached to a traffic control device, streetlamp, fire hydrant, or utility sign, pole, or fixture.
2. Notwithstanding the above provisions with regard to the Religious Items: (i) the DC shall have the authority to allow a religious statue, such as by way of example but not in any way of limitation, a statue of St. Francis of Assisi or other religious item in a landscape bed or other portion of a lot, and (ii) these Guidelines for Religious Items do not apply to temporary seasonal decorations related to religious holidays.

G. Standby Generators

Standby generators are allowed subject to the following:

An AA must be submitted, and it will be reviewed by the DC on an individual basis.

1. **Location.** Standby generators may be installed near existing mechanical equipment (i.e., A/C units) on the side or rear of a home. The location must maintain a minimum of twenty-four (24) inch clearance between equipment and fence and/or property line. Additional landscaping may be required to screen the generator from public view.
2. **Installation.** The generator must be installed pursuant to all applicable laws and codes.
3. **Operation.** It is the Owner's sole responsibility to ensure material, installation, operation, and maintenance adhere to all federal, state, and local laws and codes.
4. **Self-testing.** Timing of self-testing cycles of power generators must be set to occur during daytime hours so as to not adversely impact neighboring properties. Sound level of standby generator must not exceed seventy (70) decibels at the property line (sound level to be measured on neighbor's side of the fence) or emanate onto any adjacent property in an amount that reasonably constitutes a nuisance to an adjacent property owner.
5. These rules are intended to follow the rules contained in the Property Code, Section 202.019, Standby Generators. In a hearing, action, or proceeding to determine whether a proposed or installed standby electric generator complies with the requirements of these rules, the party asserting non-compliance bears the burden of proof.

H. Dog runs and dog houses

1. A dog run is a designated area on a property with or without paving where a dog can stay without a leash. Dog runs with artificial turf are permitted with proper drainage.
2. A doghouse is a small shelter on a property specifically for a dog.
3. Chain-link fences are permitted for dog runs only if they are completely screened from view at ground level from any streets, neighboring properties and any Common Area property by a solid fence or other structure.
4. Dog houses and dog runs must be located in the rear or side yard (behind a fence), be located in an area that does not cause an adverse impact on neighboring properties or residents, not be used for the purpose of a permanent living area, be located at least three feet from all fencing adjacent to a residential lot and be screened from view from any streets, neighboring properties and any Common Area property.
5. No more than one (1) dog run, and no more than two (2) dog houses, are permitted on any lot. No dog runs or kennels can be used for commercial

purposes.

6. A dog run must be removed within fifteen (15) days after notification by the DC at the owner's expense if: (i) objectionable odors or noise emanate beyond the property line; or (ii) the dog or dogs create an annoyance, nuisance or health hazard as determined by the DC (e.g., a dog's incessant barking or a dog escaping from the dog run into the neighborhood).
7. A dog run fence may not exceed six (6) feet in height and must be behind a back yard fence and lower in height than such back yard fence.

I. Basketball Goals

1. Permanent Basketball Goals

Permanent basketball goals shall be permitted subject to the prior approval of the DC and the following:

- a) Only one basketball goal is permitted per lot. With the application there must be a reasonable drawing of the location of the goal.
- b) The basketball goal must be mounted on the garage wall or roof with the backboard parallel to the automobile entrance or on a rigid steel or aluminum pole.
- c) A nylon net shall be maintained on the rim at all times. The net shall be replaced in the event that it becomes frayed or torn. No chain nets are allowed.
- d) Only commercially manufactured equipment is allowed. The backboard must be fiberglass or of similar weatherproof material and be white, clear, or gray. A rectangular outline (shooting guide) directly above the rim is permitted. Wood backboards are not allowed. The backboard shall be repainted, repaired, or replaced in the event that the surface of the backboard becomes chipped or cracked or the backboard becomes warped, unaligned, or unsightly, as determined by the DC.
- e) An orange, black, or aluminum rim shall be affixed to the backboard at all times. The rim shall be repaired or replaced in the event that it becomes broken or bent.
- f) All mounting supports must be steel or aluminum and painted black, silver, or the same color as the exterior color of the structure upon which they are mounted. The pole on which the backboard is mounted, if applicable, must also be steel or aluminum and painted either silver or black. The pole, if applicable, and all mounted supports must be maintained in an attractive condition.
- g) The basketball goal must be located no closer than fifteen feet (15') to adjacent lot amenities such as air conditioning units, utility meters, etc. A pole mounted goal shall not be located less than twenty feet from the curb.
- h) No basketball goal will be allowed within fifteen feet (15') from a neighbor's adjoining side of a driveway if the neighbor's first story house

- windows are exposed.
- i) With the exception of maintenance and repair, a basketball goal must not be modified in any respect, nor shall its location be changed from a location approved by the DC.
 - j) If a pole mounted goal is removed the pole must be removed to below ground level.

2. Portable Basketball Goals

- a) In the case of portable basketball goals, the color and materials permitted are subject to the approval of the DC. With the application there must be a reasonable drawing of the location of the portable goal.
- b) Basketball goals that are not installed as permanent structures are subject to the Permanent Basketball Goals guidelines above with the exception of section 1, items b, f, and j.
- c) The basketball goal must not obstruct pedestrian or vehicular traffic on sidewalks, streets, or other common areas.
- d) The basketball goal must have an appropriate anchoring device. Items such as trash cans, firewood, etc. are not considered appropriate. The goal stand must be filled with sand or water for that purpose.
- e) Permanent placement at the curb or in the street is strictly prohibited. The Association will require removal of any basketball goal that it determines to be a nuisance either to the neighbors or by reason of being in a state of disrepair.
- f) If not in use within a period of 48 hours, basketball goals must be stored within five feet (5') of the garage.

J. Antennas and Satellite Dishes

The installation of antennas and satellite dishes is governed by the U.S. Telecommunications Act. These guidelines are intended to be compliant with and shall be construed in accordance with the applicable provisions of the U.S. Telecommunications Act. Satellite dishes and antennas are permitted after DC approval and compliance with the following:

1. Satellite dishes shall be located in the least conspicuous location, and not visible from the front of the house unless approved by the DC.
2. The dish must not be readily visible from the street.
3. Satellite dishes are preferred to be placed at the rear of the home and are to be attached to the home or on a pole. Satellite dishes are not permitted to rest on the ground.
4. If pole-mounted, the overall height of the finished installation (to the highest point of the antenna) may not exceed eight (8) feet nor be closer than ten (10) feet to any property line.
5. Satellite dishes may not be attached to a fence if the fence is located on the property line.

6. Location in an easement is acceptable, subject to the rights of the easement owner.
7. The smallest satellite dish possible must be used to avoid attention. Satellite dishes must be thirty-nine (39) inches in diameter or less.
8. All satellite dishes, including the supporting structure and related equipment, must be in muted shades and harmonious with the color of the house and improvements on the lot.
9. No cable or wiring shall be visible from the street in front of the lot or any side street.
10. Trees greater than six (6) inches in diameter measured two (2) feet above natural grade may not be removed nor vegetation extensively pruned for the installation of a satellite dish or to improve its signal reception.
11. Television antennas on roofs are not permitted. It is required that antennas be placed within the attic space of the residence, if at all possible, without substantively affecting reception.
12. If an owner or a resident considers that any of the Guidelines herein impairs or restricts the installation, maintenance or use of dish or antenna, such owner or resident must seek a variance of the Guidelines from the DC. Such variance requests must describe the particulars and reasons why following any of the Guidelines would cause unreasonable delays, unreasonable costs, or inability to receive acceptable quality of signal. However, any variance would not be allowed with respect to legitimate safety restrictions.

K. Auxiliary Air Conditioning Units

Air conditioners, heat pumps, and mini splits must be freestanding and located on the ground. These must be hidden or screened from other private or public property. Window units are strictly prohibited.

DVCA USE AND MAINTENANCE GUIDELINES

A. Short-term rentals

The rental of a residence must be for single-family residential use, and the rental term or lease term may not be less than one hundred (180) continuous days. A “family” is a group of two or more persons related by birth, marriage, or adoption who live together; all such related persons are considered a single family.

B. Room rentals

With the exception of one room rental, the occupancy of any room for rent or lease by any person other than a family member, or a member of a single housekeeping unit is prohibited. A “single housekeeping unit” means the person or persons residing in the home to function as a family and to be living sufficiently in stable and permanent environment and not purely transient.

C. Purpose of the Rules

The purpose of the minimum duration requirement and prohibition of room rentals (with exception of one rental) is to modify and reinforce the existing single-family residential use as prescribed by the Declaration, and to preserve the residential character of the DVCA neighborhood and maintain stable community.

D. Lease/Rental Registration

Any owner having an agreement to rent or lease a residence or room within the subdivision must register with the DVCA Office within 10 days of the lease or rental. Such owner must provide a copy of the lease or rental agreement to the Office at the time of registration. A failure to register with the DVCA Office under this provision may be subject to a fine.

E. Residential Dwelling Maintenance

1. The exterior of the residential dwelling, garage and any other approved structures or improvements on a lot shall not be permitted to become substantially faded or weathered. This includes, but is not limited to, siding, garage doors, gutters, eaves, fences, roofs, shutters, screens, or decks.
2. Mold and mildew shall be promptly removed.
3. Fixtures on a residential dwelling, garage, or other improvement on a lot shall not be permitted to become substantially faded, weathered, or rusted.
4. Broken or cracked windows or frames in a residential dwelling, garage, or other structure on a lot must be promptly replaced.
5. Sheets, cardboard, paper, foil, or any other unsightly material in the window of any residential dwelling, garage or other structure on a lot is prohibited.
6. Gutters must be firmly and evenly attached to the eve. Gutters must be regularly cleaned. Any damaged portion of gutters must be replaced utilizing materials, construction methods and exterior color approved by the DC.
7. Rotted, missing, and damaged siding on the exterior of a residential dwelling, garage

- or any structure on a lot must be replaced utilizing materials, construction methods and exterior color(s) approved by the DC.
8. A roof on a residential dwelling, garage or other structure on a lot that is substantially deteriorated must be replaced utilizing materials, construction methods and exterior color approved by the DC.
 9. Uneven or severely cracked sidewalks and driveways must be repaired or replaced. Broken concrete or sections which have lifted or settled and create a trip hazard must be repaired or replaced. Where appropriate, concrete raising is permitted. Excessive oil or rust stains, mildew, or dirt must be removed. Staining or discoloration will be considered excessive when it is clearly noticeable and more than what exists with normal care.
 10. Storing all yard equipment, tools, materials, supplies, appliances such as grills, and children's play toys and equipment out of public view from the street and not visible from any adjacent property when not in use is required.
 11. Storage of grills, plastic patio furniture, umbrellas and other items is prohibited on front yard patios, in the front or side yards or in any location visible from any street or visible from any adjacent property or any Common Area.
 12. All decks and patios shall be maintained in such a fashion as to not detract from the aesthetics of the neighborhood.
 13. Any faded, sagging, torn, or shredded solar screens must be repaired or replaced.
 14. Window tints must be maintained to prevent peeling, cracking, or irregular discoloration.
 15. Fences and gates must be kept in good repair with no missing or broken pickets or hardware.
 16. Deteriorating or warped pickets, rails, and posts must be repaired or replaced.
 17. Rusted metal fences and gates must be treated or repaired and painted. Severely rusted parts of metal fences and gates must be repaired or replaced.
 18. Leaning fences and gates must be straightened or repaired.

F. Trash and Trash Cans

1. Trash and trash cans, recycle bins and other containers, as well as bags must be kept out of view from any street except to make the trash available for collection. Trash for collection may be placed at the curb the evening before trash pickup and the containers must be removed from view no later than the evening of trash pickup.
2. For prolonged absences, residents must make arrangements for newspapers, flyers, and advertisements to be removed from their front yard.
3. Branches and tree trimmings must conform with the requirements of the disposal contractor.
4. Bulk items will only be collected at the curb and must conform with the requirements of the disposal contractor.
5. Residents are not allowed to accumulate or burn garbage.
6. Trash must be properly contained so as not to be blown or distributed throughout the neighborhood.

G. Animals

No animals or birds, other than generally recognized house or yard pets, shall be kept or maintained on a lot, and then only if they are kept solely as domestic pets. Farm animals are not domestic pets and are prohibited. No animals are allowed to be kept, bred, or maintained for commercial purposes. No exotic animal or breed of animal that is commonly recognized to be inherently aggressive or vicious toward other animals and/or humans is permitted.

No structure for the care, housing, or confinement of any animal or bird shall be maintained on a lot so as to be visible from any street or walking trail in the subdivision or a neighboring lot. The DC shall be the authority to determine, in its sole and absolute discretion, whether a particular animal or bird is a generally recognized house or yard pet, is exotic, is inherently aggressive and/or vicious, is an annoyance or a nuisance, is a health hazard, or whether the number of animals or birds kept on any lot is reasonable.

1. Pets

- a) No more than three (3) customary household pets may be kept in the back yard, in accordance with Harris County Ordinance.
- b) Pets must not be allowed to run at large. They must be confined to the owner's lot.
- c) Pets allowed off the property must be controlled by a restraint device (e.g., a leash or harness).
- d) Pets other than dogs and cats are restricted to the interior of the home.
- e) Dogs and cats that are creating a noise nuisance between the hours of 10 PM - 6 AM must be brought inside by the owner.

2. Pet Maintenance

Pet waste must be removed as required by good animal husbandry to control odor and prevent health hazards, including contemporaneous removal from all Common Areas.

H. Home Business

A home business may be allowed considering the following factors:

1. The lot and improvements are used primarily for single family residential purposes by the homeowner/business operator.
2. The street address of the home business is not advertised in a public medium (e.g., newspaper, radio, internet, television, yellow pages, or trade journals) or in any public manner.
3. The home business does not cause noise, dust, light, vibration, odor, or pollutants that emanate onto any adjacent property in an amount that does or may reasonably constitute an annoyance or a nuisance to any nearby property owner or the neighborhood.

4. The home business does not have trucks, tractor-trailer cabs or trailers or other business vehicles, equipment or supplies openly parked or stored upon the property or adjacent streets or properties. The home business must not increase vehicular traffic into the neighborhood, and the business use must be incidental to the use of the premises as a residence.
5. The home business does not have any sign or other writing on the lot displaying the name or identity of the home business that is visible from any street except customary signs attached to a vehicle and that do not include the home address.
6. The home business is not conducted upon any portion of the lot that is visible from a public or private street, visible from neighboring properties or visible from any Common Areas.
7. No noxious or offensive activity of any sort shall be permitted, nor shall anything to be done on any lot which may be or become an annoyance or nuisance to the neighborhood.

The DC shall determine whether a home business constitutes a violation of the Restrictions and/or whether a home business constitutes an annoyance, nuisance or health hazard to the neighborhood. An owner may appeal the DC's determination to the DVCA's Board of Directors.

I. Vehicles, Trailers, and Boats

No boats, trailers, campers, buses, recreational vehicles, box-truck, commercial vehicles, or inoperative vehicles of any kind shall be parked or stored permanently or semi-permanently on any public street, right-of-way, driveway, or backyard, unless such items are screened from public view. Semi-permanent is defined as any period over seven (7) days.

1. Storage
 - a) Vehicles may be stored behind a fence or gated driveway, if completely screened from view. Screening material (wood or thick mesh fabric) must be heavy enough so nothing can be seen through it and must cover the entire space without gaps.
 - b) Open storage of one operable vehicle is permitted provided that the vehicle is located in the driveway and covered with a customary protective vehicle cover that is in good order and repair and is a muted color tone or reflective material. Tarps, blankets and other similar types of coverings are not acceptable.
2. Parking on Hard-Surfaced Areas
 - a) All vehicles parked on a lot must be parked entirely on concrete or other approved hard-surface material. Any hard-surface expansion (driveway extensions and parking pads) must be applied for and approved by the DC

prior to installation. (Please refer to Article VII Driveway section)

- b) Parking on lawns, ditches, open space areas, dirt, gravel, or grassy areas is prohibited.

3. Vehicle repairs

- a) No passenger vehicle, pickup truck, mobile home trailer, recreational vehicle, utility trailer, boat, or other inoperable vehicle of any kind shall be constructed, reconstructed, or repaired on any lot within the subdivision if visible from any street in the subdivision or any neighboring lot, in excess of seventy-two (72) hours.

4. Commercial Vehicles

- a) A commercial vehicle is defined as a vehicle that requires a commercial operator's license, or used primarily for commercial purposes and has an unloaded vehicle weight over eight thousand (8,000) lbs.

5. Parking Vehicles on Private Roads (Patio Homes)

Vehicles parked on both directions in a relatively small and narrow streets/cul-de-sacs can be a hazard and safety issue. Under Texas law, a cul-de-sac is a two-way street. In that regard, state law requires that the right-hand side of the wheels be within 18 inches of the curb, meaning that the vehicles must be parked as if they are on a two-way street. While the Patio Homes are on private streets, the Association has determined that the state rules are reasonable and will apply to the subdivision to keep parking orderly. Secondly, due to congested parking at some of the street/cul-de-sacs, large emergency vehicles during calls for service, such as ambulance, fire truck, and certain utility vehicles are unable or hindered to maneuver and turn around the parked vehicles. Therefore, for safety reasons, the following rules are implemented for the streets and/or cul-de-sacs at the Patio Homes:

- a) All vehicles must be parked on the owner's or resident's driveway at all times to the maximum extent possible;
- b) If the owner or resident needs any additional parking space beyond that permitted under a., such owner may park only one vehicle on the cul-de-sac as if it is on a two-way street, with right side of the within 18 inches of the curb;
- c) If the owner or resident needs any additional parking space beyond those permitted under a. and b., any such additional vehicle(s) must be parked on the nearest crossroad (beyond the cul-de-sac) to the owner or the resident's home;
- d) Any car parked in violation of these rules shall first be given a warning and thereafter, the Association may impose a reasonable fine to repeat violators as necessary to enforce these rules not to exceed \$50 per occurrence; and
- e) If there is any hardship caused to the owner or the resident as a result of

the application of these rules, such person may apply to the Deeds Committee for an exception to these rules. It is important that the duration of parking within a street/cul-de-sac should be kept short as possible. Any owner or resident subject to any fine under these provisions may appeal the fine to the Board.

- f) Vehicles parked for more than 72 hours without moving are not permitted and subject to fine, after notification.

J. Dumpsters and Pods

1. During construction only, temporary dumpsters, dumpster bags, trailers and/or PODs are permitted. If longer than seventy-two (72) hours, the residents must submit an AA for approval by the DC. They are not to be used for longer-term storage on your property
2. Dumpsters, dumpster bags and trailers and/or PODs must be placed on the driveway, not on the street.
3. Dumpsters, dumpster bags and trailers may be approved for up to thirty (30) days. Additional time requires a new approval with justification.

K. Portable Toilet Facility

During construction, a portable toilet may be necessary. All workers must have reasonable access to a toilet facility during construction. OSHA requires employers to provide all workers with an immediately available restroom or toilet facility.

1. A temporary facility must be approved by DC before being placed on the residential property.
2. Any portable toilet should be placed in the backyard. However, if it cannot be placed in the backyard for any bona fide reason, it must be placed on the rear of the driveway, not on the street or near the curb.
3. Once the construction is completed, the portable toilet facility must be immediately removed from the residential premises.

L. All Properties

1. Storing of all yard equipment, tools, materials, supplies, appliances such as grills, and children's play toys and equipment out of public view from the street or any adjacent property when not in use is required.
2. All lots shall be kept, at all times, in a sanitary, healthy, attractive and safe condition. A typical yard is expected to include shrubs, trees, and a well-maintained lawn.

M. Yard Maintenance

1. All lots shall be kept at all times in a sanitary, healthful, safe and attractive

condition, and the owner or occupant of all lots shall keep all weeds and grass thereon cut.

2. Yard maintenance must be done regularly to maintain a reasonable height, edging all hard surfaces, removing dead debris, sweeping, raking, and weeding sidewalk, walkway, and driveway expansion joints as needed. Yard debris must be collected and put out for trash collection no earlier than the night before collection day.
3. No object shall be placed or planted on corner lots which obstructs sightlines at elevations greater than 2 feet (2') above the top of the street curb within the triangular area formed by the junction of street curb lines and a line connecting them at points 25 feet (25') from the junction of the street curb lines or extensions thereof.
4. Shrubs and hedges must be trimmed and shaped.
5. Live grass and/or live natural ground cover and/or xeriscaping is required between the curb in front of the lot and the front building setback (excluding landscape beds) and, in the case of a corner lot, between the curb adjacent to the side street and the side building line (excluding landscape beds). Large patches of bare dirt are not acceptable and must be restored.
6. Substantial yard debris such as leaves, pine needles, branches, etc. must be removed.
7. Dead shrubs, hedges, and trees must be removed and replaced.
8. Curbs and streets shall be kept free of leaves, litter, and debris.
9. Plant beds must be maintained by proper weeding and pruning.
10. Plant beds may not remain empty.
11. In the event of default on the part of the owner or occupant of any lot in observing of the above requirements, the Deeds Committee may enter upon the lot and cut such weeds and grass and do anything necessary to secure compliance with these rules, including imposition of any penalties.

N. Irrigation of Lawns

1. Irrigation systems are not required; however, all lots must be watered to maintain a healthy and attractive appearance.
2. All heads on an irrigation system must be adjusted so that the spray pattern has minimal impact on the street and minimizes wasting water.
3. The spray heads of an irrigation system may be raised up to twenty-four inches (24") above ground level as long as they are located in a planting bed. All heads in other areas of the yard must be kept at ground level.
4. No parts of an irrigation system other than the control panel and main line connection may be attached to the residence or other structures on the property.
5. No hoses or portable sprinklers may be left exposed in the front or side yard when not in use.
6. No horizontal above ground piping is allowed.

O. Benches and Outdoor Furniture

1. A maximum of one (1) decorative bench may be installed as part of a landscape bed. Wrought iron, concrete, wood/metal or cast aluminum benches are permitted within a front yard landscape provided that the style of the bench is approved in writing by the DC prior to placement. The dimensions of a bench may be no more than three feet (3') in height and four feet (4') in length.
2. A decorative bench must be in harmony with the exterior design and color of the house.
3. Patio furniture (benches, chairs, rocking chairs, gliders, A-frame, hanging porch swings) may be allowed on the porch or in the front landscape if it is a durable material and harmonious with the home, as determined by the DC.
4. Plastic stackable and folding furniture are prohibited in the front yard of a residential dwelling when not in use.
5. Tree swings hanging from trees may be allowed with prior written approval by the DC. If approved, tree swings must be properly maintained. Tree swings must be set back at least fifteen feet (15') from the curb.
6. Tire swings are not permitted.

P. Décor

Décor, hung from the walls or doors or placed on porch rails or the floor, must not be excessive in number or size or create a cluttered appearance with respect to the size and configuration of the porch, as determined by the DC. No offensive décor is permitted.

Q. Wind chimes

Wind chimes may be permitted and are subject to the guidelines about décor (above). They must be aesthetically compatible with the home.

R. Trees

1. Trees must be properly laced (thinned) so that adequate sunlight may reach the grass and landscape bushes, so that stop signs can be seen, and so that lights from streetlights are not blocked.
2. Trees must be kept properly trimmed. A minimum height clearance of eight (8) feet measured from ground level must be maintained anywhere a tree overhangs a sidewalk or greenbelt. Trees overhanging on a street must allow a delivery truck, garbage truck or emergency vehicle to pass without hitting the vehicle, being approximately fifteen feet (15') of clearance from the ground.
3. Stumps resulting from tree removal that are visible from the street must be removed or ground down below the level of the immediate terrain.
4. Trees shall not obscure the visibility of traffic, street or security signs or the light from streetlights.
5. Two (2) trees are recommended in the front lot of all homes.

S. Vegetable Gardens

1. Vegetable or similar garden plants may be planted and maintained in the front or side flower beds as long as they blend into a traditional landscape design.
2. Vegetable gardens are only permitted in the backyard.

T. No Lending Libraries are Permitted on Private Property

U. Solid Waste Composting of Vegetation

1. The solid waste composting of vegetation is allowed. Composting is the process of recycling organic waste and household vegetables into a valuable fertilizer at a composting site, bin or pile. Solid waste composting of vegetation, including grass clippings, leaves, bush or leaving grass clippings uncollected on grass, is permitted.
2. Sites must be located in the rear yard and must be screened by fencing or vegetation so as to not be visible from any street, adjacent lot, or any other public or private property at ground level.
3. Sites must not be located within twelve (12) inches from any property line, or the site does not comply with these guidelines.
4. Compost sites must be removed within 10 days if objectionable odors emanate beyond the property line, or the site does not comply with these guidelines.
5. The DC may regulate composting, including size, types, shielding, and materials, for or the location of a composting device if the restriction does not prohibit the economic installation of the device on the property owner's property where there is reasonably sufficient area to install the device.
6. The DC may not unreasonably deny or withhold approval of a proposed installation of drought resistant landscaping or water conserving natural turf or unreasonably determine the proposed installation is aesthetically incompatible with other landscape in the subdivision.

V. Seasonal Plant Protection

Temporary structures to protect vegetation from freezing weather are permitted in the side or front yard between November 1 and April 30 and must be removed forty-eight (48) hours after any freezing weather subsides. The size, location and materials for such structures may not be dangerous or located so that they result in an unreasonable or disproportionate visual impact on neighboring properties, as determined by the DC.

CERTIFICATION

“I, the undersigned, being the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC., hereby certify that the foregoing Association's Architectural Control Guidelines and Maintenance and Use Guidelines were adopted by at least a majority of the Association’s Board of Directors, and such Policies/Guidelines have never been modified or repealed, and are now in full force and effect.”

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

By: _____
ERIC JEAN-PAUL TOUREILLES, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared ERIC JEAN-PAUL TOUREILLES, President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR _____
THE STATE OF TEXAS

After recording, return to:
Deerfield Village Community Association, Inc.
4045 Deerfield Village Drive
Houston, Texas 77084

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. - Association’s Architectural Control Guidelines and Maintenance and Use Guidelines