



## DESIGN GUIDELINES

### 1. **FENCES**

All fences being maintained, replaced, or installed shall be constructed with 1 x 4 or 1 x 6 cedar picket dog-eared 6'high. Fences are not to be painted or stained. However, a clear preservative treatment is permitted. No fence is to project closer to the street than the front of the house. All fences visible from the street or alley are to be kept in good repair at all times. Exceptions to the above are

(a) all fences being maintained or replaced along Jones Maltsberger (which forms a continuous appearance for our neighborhood) shall be 1 x 6 cedar picket, dog-eared without paint and stain but may have a clear preservative treatment applied

(b) wood fences, other than fences along Jones Maltsberger, that have already been painted are to be maintained and repaired as necessary with the same color paint as the house or trim (see EXTERIOR PAINTING #19), but when replaced, fences must comply with the above guidelines,

(c) existing brick wing walls and fences using the same brick as the house are acceptable.

Any additions or modifications must be reviewed and approved by the Committee.

### 2. **ROOFS**

Roof repairs and additions shall be done using the same type, color, and style of lightweight concrete tile as that originally used in the construction of all houses in the subdivision. Total roof replacements shall be designed primarily to be

(a) wind and hail resistant;

(b) provide heating and cooling efficiencies greater than those previously by customary composite shingles; or

(c) provide solar generation capabilities

When installed total roof replacements shall resemble the concrete tiles used or otherwise authorized for use on properties in the subdivision and are more durable and of equal or superior quality to the authorized concrete tiles and match the aesthetics of the other properties in the subdivision. (Reference Sec. 202-011, Chapter 202, Title 11 of the Texas Property Code).

*revised: 10/04/2018*

### 3. **DECKS, PATIOS, AND PERMANENT BAR-B-Qs**

All of these items must be located inside the fenced area of the residence. Trellises or

roofs over patios and decks which project above the fences should be compatible in design and material with the house.

**4. STORAGE SHEDS AND GREENHOUSES**

Any fixed or portable shed must be located inside the fenced area of the residence, and if any portion projects above the fence, it should be compatible with the house or fence in style, material, and color. Location inside the fence area should be arranged so as not to damage the neighboring houses or hinder maintenance of it.

**5. SOLAR COLLECTORS**

Solar panels should be designed and installed by a professional taking into consideration effectiveness, appearance, style, and to the extent possible, the installation should be arranged to be compatible with the architectural character of the neighborhood. Ground based solar panels should be installed within the interior perimeter of the resident's personal fence and not be visible from outside. (Reference Sec. 202-011, Chapter 202, Title 11 of the Texas Property Code). *revised: 10/04/2018*

**6. STORM AND SCREEN WINDOWS AND DOORS AND SHUTTERS**

All storm and screen windows and doors should be compatible with existing windows and doors, especially those visible from the street or alley. They may be of wood or metal, and, if metal (such as aluminum), they should be a bronze or similar color to blend with the architectural character of the neighborhood. Shutters, regardless of material should be painted the same color as the house trim.

**7. SECURITY BARS AND DEVICES**

Security bars should be professionally designed, constructed, and installed and painted the same color as the house or trim. No security devices shall be installed using trip wires. Audible alarms must be well maintained so as not to become a nuisance by false activation.

**8. PLAY EQUIPMENT**

All play equipment including but not limited to, swing sets and basketball goals, must be located inside the fenced area of the residence. Consideration should be given to the proximity and noise level with locating such items near the adjacent home.

**9. SUN CONTROL DEVICES**

Awnings visible from the street should be of such style and design as to be compatible with the overall architectural character of the neighborhood and be painted the same color as the house or trim or be of an approved neutral color and be well maintained. Material may be rigid or flexible cloth or vinyl.

#### **10. SWIMMING POOLS AND SPAS**

All pools and spas must be located within the fence area of the residence. Location within the fenced area must comply with local codes, and consideration must be given to the proximity to the adjacent homes so as to cause damage to the foundation or in any other way such as drainage or leakage. Care should be taken to minimize noise levels from equipment or human activities generated by the use of pools or spas to prevent their being offensive to the neighbors and to the neighborhood at large.

#### **11. GARAGES AND CARPORTS**

Any additional garage construction must be attached to the existing residence, constructed of the same materials and colors, and must comply with local codes. The location, appearance, and use must be compatible with the architectural character of the neighborhood. No carports are permitted.

#### **12. DRIVEWAYS, SIDEWALKS, PARKING PADS AND PARKING AREAS**

All driveways and sidewalk maintenance, replacement, or extension must be of the same material and colors as existing conditions. Exposed aggregate surfaces or paving brick in various forms may be acceptable. Applications for such work should show location, use, and need for any additions or extensions. Paving of an entire landscaped area is considered disruptive of the overall appearance of the neighborhood and is not acceptable. Parking pads are not permitted where visible from the street or alley. They may be permitted within the fenced area of the residence. However, storing of high profile recreational or other vehicles is not permitted anywhere in the neighborhood. Vehicles that are never driven, or seldom driven, are not to be stored in the driveways or public parking spaces. Public parking spaces are to be reserved for guests of residents of the neighborhood and should not be used by the residents as an alternative to parking in their own driveways or garages. Parking vehicles in the street constitutes a safety hazard and should be avoided.

#### **13. ADDITIONAL ROOMS AND PORCHES**

Any additions of rooms and porches are to be architecturally compatible in color, style, materials, and design with the existing residence and constructed in accordance with all local codes in a good and workmanlike manner.

#### **14. AIR CONDITIONERS AND ATTIC VENTILATORS**

All air conditioners and ventilators are to be placed and maintained in such a way as to minimize their becoming a nuisance in either noise level or appearance. Any visible element should be painted the same color as the house or trim.

**15. ANTENNAS AND SATELLITE DISHES**

Careful consideration should be given to the location and appearance of antennas and satellite dishes to avoid detracting from the architectural ambiance of the neighborhood. Where practical, visible elements should be painted the same color as the house or trim.

**16. CHIMNEYS AND METAL FLUES**

The maintenance and/or addition of chimneys and metal flues should be in keeping with the architectural character of the neighborhood. New brick chimneys should match existing types, style, and colors. Existing metal chimneys and flues should be maintained and painted to match the roof. New metal chimneys and flues should comply with all existing codes and be painted to match the roof.

**17. EXTERIOR LIGHTING**

Whether desirable or safety or esthetics, the placement and intensity of exterior lighting must be planned with sensitivity for appearance compatible with the architectural ambiance of the neighborhood as well as to avoid the unnecessary intrusion upon the adjacent residences.

**18. PET HOUSES AND RUNS**

All pet houses and runs must be located within the fenced area of the residence and must be maintained with regard to the prevention of the propagation and proliferation of insects, pests, and disease, as well as the control of nuisance odors and noise. Any visible elements must be painted to match the house or trim.

**19. EXTERIOR PAINTING**

All exterior painting of houses, trim, and fences must be maintained in a style and color that preserves the architectural integrity of the neighborhood. The Design and Review Committee, in its discretionary review and approval process, will permit exterior painting within a limited range of colors (muted cream, beige, and brown) in order to accomplish that objective.

**20. FLAGPOLES**

Permanent display of flags and flagpole structures are not considered compatible with the architectural character of the neighborhood. Temporary display of flags commemorating special days or events of short duration is acceptable.

**21. GUTTERS AND DOWNSPOUTS**

Existing gutters and downspouts are to be properly maintained and painted to match the house or trim. New gutters and downspouts are to be architecturally compatible with those already existing and are to be painted to match the house or trim.

## **22. HOUSE NUMBERS, MAIL BOXES, AND POST LIGHTS**

House numbers are to be of a size and style compatible with existing house numbers in the neighborhood and readily visible from the street. House numbers may be painted on the curb in front of the house compatible with the established practice in the neighborhood. Existing mail boxes and mail box supports are to be well maintained in accordance with the original design. Proposed new mail boxes and support structures must be compatible with the original design or, if brick is used, it must be of the same type, color, and style as used in the construction of the houses in the neighborhood. Existing post lights and posts are to be well maintained in accordance with the original design. Proposed new post lights and post structures must be compatible with the original design or, if brick is used, it must be of the same type, color, and style as used in the construction of the houses in the neighborhood.

## **23. SIGNS**

Permanent signs and sign structures are not to be considered appropriate to the residential character of the neighborhood. Tasteful temporary signs such as those advertising a home for sale or a sign advertising a political candidate or ballot measure for an election are permitted. A political sign may be displayed no sooner than 90 days before an election and must be removed no later than 10 days after an election. No signs will be permitted on the Common areas. Reference Sec. 202-011, Chapter 202, Title 11 of the Texas Property Code). *revised: 10/04/2018*

## **24. LANDSCAPING, RETAINING WALLS, AND GARDEN**

All new and existing landscaping is to be installed and maintained in keeping with the original professional landscaping design of the neighborhood. Retaining walls for landscaping or erosion control are to be compatible with the original architectural landscaping design. Gardens within fenced areas are to be maintained to control

- (a) growth that may become harmful or a nuisance;
- (b) moisture that may cause damage to structures or plants, and
- (c) the propagation and proliferation of insects, pests, and disease.