



**FIRST REVISED
RULES AND
REGULATIONS
GOVERNING
ARCHITECTURAL AND
DESIGN MATTERS**

TABLE OF CONTENTS

I. Introduction 3

II. Definitions 4

III. Submittals 6

 Application for review 6

 Committee meeting schedule 8

 Completion date 9

 Failure to submit 9

 Final Approval 8

 Plan Submission 6

 Regulatory compliance 8

 Re-submittals 8

 Submittals 6

 Variances 8

 Variances Application 9

IV. Architectural Rules and Regulations 9

 Animals and animal housing 16

 Awnings 16

 Build-to lines 15

 Chimneys 15

 Consolidated Lots 13

 Decks, porches and exterior stairs 16

 Detached Garages 17

 Drainage downspouts, culverts and erosion control 12

 Exterior lighting 13

 Exterior wall construction, colors and materials 10

 Fences and walls 13

 Garages, driveways and sidewalks 11

 Inappropriate exterior materials and accessories 10

 Mailboxes 13

 Mechanical/utility equipment 12

 Outbuilding 16

 Outdoor fireplaces, barbecue and fire pits 18

 Pools 13

 Retaining Wall 12

 Roof accessories 10

 Roof construction, materials 10

 Satellite dishes 12

 Signage 17

 Site planning and house orientation 9

 Sport courts and equipment 11

 Trash and recycle containers 17

 Windows, doors and shutters 11

V. Landscaping Guidelines 18

 General 18

 Irrigation 18

 Landscaping features 19

 Required landscaping 18

 Vegetable gardens 19

VI. Construction Site Standards 19

VII. Miscellaneous 20

 Accuracy of information 20

 Conflict with the Declaration 20

 Enforcement 20

 Non-liability of the Committee 20

 Waiver, amendment, and third party benefit 20

I. INTRODUCTION

These Rules have been adopted pursuant to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, as filed in the Official Public Records of Dallas and Ellis County, Texas, along with all supplements and amendments (collectively, the "Declaration"). The primary purpose of these Rules is to serve as a framework to ensure that builders of single-family residential properties within Lake Ridge at Joe Pool Lake will conform and adhere to the same level of design consistency to establish an overall quality of character within the Development and maintain property value.

These Rules define the design framework to be used for site improvements and are intended to inform, aid, and inspire to the same extent as they may prohibit, restrict, and require. The Architectural Control Committee (hereafter called the "Committee") will interpret and apply these Rules and the Declaration. The Committee will respond to each request for approval except where a variance is requested, or unusual construction is part of an application for approval. In all such cases, the Committee hereby delegates to the Board of the Association (hereafter called the "Board") the right to review and respond to all such requests, as well as its authority to make discretionary judgments to reduce or waive any requirement contained herein when it can be demonstrated, to the reasonable satisfaction of the Board, that appropriate mitigating measures have been taken and that the overall spirit and intent of these Rules will be preserved. Such discretionary variances will not represent or constitute a binding precedent since no two or more Tracts or circumstances are likely to be alike.

The Board reserves the right to amend or revise these Rules from time to time. Any amendments or revisions to these Rules will be published to the members of the Association and, when so published, will become a part of these Rules as if written herein.

Neither the Association, the Committee, the Board, nor the officers, directors, members, employees and agents of any of them, will be liable in damages to anyone submitting plans and specifications for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. By approving such plans and specifications, neither the Board nor the Committee assumes any responsibility for the design or construction, including without limitation, the civil, structural, mechanical, plumbing, electrical design, methods of construction, or technical suitability of materials.

Every person who submits plans or specifications, and every Owner agrees not to bring any action or suit against the Association, the Committee, the Board, or the officers, directors, members, employees, and agents of any of them, to recover any such damages and hereby releases, all claims, demands and causes of action arising out of or in connection with any judgment, negligence or nonfeasance and hereby waives the provisions of any law which provided that a general release does not extend to claims, demands and causes of action not known at the time the release is given.

These Rules are intended to complement the restrictions of the governing municipalities and the Declaration of Covenants, Conditions and Restrictions. In the event of a conflict between these Rules and such restrictions of the Declaration and governing municipalities, the more restrictive will generally apply. Approval of plans by the Committee does not ensure similar approval by the appropriate municipal authority, nor does approval by a municipal authority ensure approval by the Committee.

II. DEFINITIONS

Any capitalized terms found within these Rules are to be read as defined in the Declaration of Covenants, Conditions, and Restrictions for The Property Owners Association of Lake Ridge. In addition to defined terms contained in the Declaration, other capitalized terms found herein will have the following meaning:

Applicant will mean the Owner or Owner's designated representative of a Tract.

Application will mean the Application for Committee review as provided by the Association, along with the required supporting documentation detailing the Applicant's proposed Project.

Association will mean and refer to the POA of Lake Ridge, a Texas non-profit corporation.

Board will mean and refer to the Board of Directors of the Association or Sub-Association as indicated.

Building Setback will mean and refer to the areas, defined in these Guidelines and as shown on the recorded Plat, measured from the property line to any structure, which areas must be unobstructed by structures from the ground upward, but which may include surface driveway areas or similar surface improvements.

Committee will mean and refer to the Architectural Control Committee of the Association or Sub-Association, as described in the Declaration.

Common Area will mean all real property and any improvements thereto, including, but not limited to private streets within Lake Ridge at Joe Pool Lake or the Subdivision owned by the Association or Sub-Association for the common use and enjoyment of the Owners.

Declaration will mean and refer to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake and Sub-Associations, as filed in the Official Public Records of Dallas and Ellis County, Texas, along with all supplements and amendments, and must include any Declaration of a Sub- Association.

Dwelling will refer to any building or structure situated upon a Tract which is intended for use or occupancy as a residence.

Earth tones will refer to warm neutral shades of brown, red, blue, green or derivatives thereof (i.e., beige, tan, gray, etc.). (Bright colors are not acceptable and if desired must be approved on a case by case basis (i.e., mustard yellow, orange, etc.)

Landscape Plan will mean and refer to areas, delineated in the Guidelines, and usually adjacent to but within the Site boundaries, which are to be used exclusively for planting, pedestrian paving, or other uses deemed appropriate by the Committee, but excluding buildings, parking lots, and any other item deemed undesirable by the Committee.

Masonry will refer to stucco, brick, quarried (natural) stone, cast stone, and man-made stone. Stucco is acceptable when applied with the metal lath attached to main Dwelling exterior sheathing. Prefabricated Stucco Board and Haydite Block will not be accepted as an exterior material.

Municipality will mean and refer to any official, agency, or body of government of the City of Cedar Hill, City of Grand Prairie, Dallas County or Ellis County.

Procedures will mean the Design Application and Review Procedures specified in the Rules.

Project will mean the total scheme of improvement constructed or proposed to be constructed upon any site by an Applicant/Owner.

Properties will mean and refer to all lots shown on a recorded plat for the Subdivision known as "Lake Ridge at Joe Pool Lake.

Rules will mean these Rules and Regulations Governing Architectural and Design Matters.

Secretary will mean the individual designated by the Committee to assist in the administration and documentation of the Committee's functions as provided for in the Declaration and the Guidelines. It is not a requirement that the Secretary be a Committee member.

Section will mean and refer to that land identified and referred to in a final recorded plat identified as a "Section" of Lake Ridge at Joe Pool Lake.

Single Dwelling Unit will mean a Project which consists of an individual detached residence located on a lot with Building Setbacks to the front, rear, and side.

Site will mean and refer to each of the lots described in any recorded plat of the Property encumbered by the Declaration or any portion thereof, except the Common Area, and excluding lots dedicated to any municipality or any other governmental entity.

Street will mean and refer to the public or private roadways shown on an approved plat or any replat of Lake Ridge at Joe Pool Lake Subdivision.

Street Line will mean and refer to that boundary line of a Tract, which is also the boundary line of a Street.

Sub-Association will mean and refer to any Texas non-profit corporation formed to act as a property owners association for a specific Section of the Properties.

Tract will mean and refer to any plot of land identified as a Tract or home site on the Plat.

III. SUBMITTALS

3.01 Application for review. Applications for Committee review are available at the Association office located at 100 Lake Ridge Parkway, Cedar Hill, Texas 75104 (972.299.5270). Additionally, an application form can be found on the website at www.lakeridgepoa.org.

3.02 Submittals. Each submittal must be submitted electronically. Incomplete submittals will be sufficient reason for disapproval without the benefit of review.

- The formal review process will follow these steps:
 1. Applicant submits complete Application to the Committee, including all required supporting documentation.
 2. Committee will review and provide a written decision within thirty (30) days from date of submission of a complete Application.
 3. If a variance is required, the Committee will make recommendations to the Board who will issue a final opinion or refer to the Committee.
 4. If required, Applicant will re-submit the Application with any changes or modifications to the Committee within thirty (30) days of notice to re-submit. If changes/modifications are not received within the 30 days, it will result in a new submittal fee.
 5. Upon approval, the Committee will issue a written approval decision to the Applicant.
 6. Submit final approved plans to the appropriate municipality for permit request.
 7. Any change or modification to the approved plans must be submitted to the Committee for approval prior to making the change.
 8. Upon completion of the Project, the Committee will conduct an on-site review and, upon approval, will issue a written certificate of completion and return the Applicant's construction deposit within ten (10) days of the approval.
 9. The Committee will require that the Applicant complete all deficiency items noted in the Final Inspection. Any agreements between the owner and the builder are not relevant, the Applicant is responsible.

NO CONSTRUCTION MAY BE COMMENCED WITHOUT THE APPROVAL OF THE COMMITTEE

3.03 Plan submissions. All plan submissions must be done electronically and must include the following:

1. **Site Plan** (drawn to a scale of not less than 1" = 20' - 0") showing:
 - a. Dimensioned footprint of all structures (existing and proposed);
 - b. Property line dimensions, metes and bounds, setback lines;
 - c. Easements on recorded plats (Applicant acknowledges that other easements may have been recorded that affect the lot);
 - d. North arrow;
 - e. Proposed surface drainage, including engineered drainage plan with the engineer's seal and signature;
 - f. Tract and block designations;
 - g. Address;
 - h. Fencing type, height, and location;
 - i. Existing fencing along common property lines with adjacent properties;
 - j. Location of driveways, sidewalks, patios, decks, site walls, retaining walls, etc.;

- k. Location of site accessories such as trash container storage pad, lighting, play equipment, etc.;
- l. Location of proposed pool, decking, structures and pool equipment; and
- m. Existing trees or tree masses.

2. **Roof Plan** (drawn to a scale of not less than 1/4" = 1' - 0") showing:

- a. Pitches, ridges, and valleys;
- b. Roofing materials; and
- c. Chimneys, skylights, and all roof-mounted equipment.

3. **Floor Plans** (drawn to a scale of not less than 1/4" = 1' - 0") showing:

- a. All room and exterior dimensions;
- b. Door and window locations, sizes and types;
- c. Exterior light fixture locations and types;
- d. Location and dimensions of balconies, decks, patios, atriums, garages, fireplaces, etc.; and
- e. Plans for all accessory structures.

4. **Elevations** (drawn to a scale of not less than 1/4" = 1' - 0") showing:

- a. Plate heights;
- b. Overall building height as defined in the Declaration;
- c. All exterior finish materials must be clearly indicated;
- d. Chimneys, balconies, railing details, skylights, etc.; and
- e. All sides of the structure(s).

5. **Exterior finish material and color selections must be submitted showing:**

- a. Roof material and color;
- b. Exterior wall materials and color;
- c. Exterior trim, siding and soffit material and color; and
- d. Exterior door and window material and color.

(Note: *All* material and color selections must be submitted at the same time, partial submittals will not be reviewed).

6. **Landscape Plan** (drawn to a scale of not less than 1" = 20' - 0") showing:

- a. Proposed plant material type, location and sizes, listed by common and botanical names;
- b. Bed and turf areas;
- c. Existing trees and tree masses to be preserved or removed;
- d. Location and type of trees to be planted;
- e. Irrigation and watering systems;
- f. Arbors, trellis, gazebos, outdoor fireplaces, barbecue pits;
- g. Location of property lines, utility easements, drainage easements, and adjoining streets; and
- h. All proposed improvements (i.e., house footprint, decking, sidewalks, driveways, retaining walls, pools, etc.).

7. **Swimming Pool Plans** (drawn to a scale of not less than 1" = 20' - 0") showing:

- a. Location of pool or spa;
- b. Construction access;
- c. Pool equipment location and screening method;
- d. Associated decks, retaining walls, fencing, fountains, etc.;
- e. Pool design specifications must be included in the submittal and results of the soils test must be noted, except in the case of fiber-glass shell pools (no soils test required);
- f. Above ground pools will not be approved; and
- g. Screening methods may include solid fencing, walls and/or evergreen planting materials.

8. **Foundation Plan** (drawn to a scale of not less than 1/8"=1'-0") showing:

- a. Copy of Soils Test;
- b. Registered professional engineers seal and signature evidencing the foundation will meet the requirements of the soil for that location;
- c. Fully dimensioned; and
- d. Pertinent sections and details, including proposed retaining walls.

3.04 Re-submittals. If construction has not commenced within six (6) months from the date of the approved final plan submission, then the approval becomes void, and a re-submittal is required. Any modification or change to the approved set of plans must again be submitted to the Committee for review and approval prior to the modification or the change taking place.

3.05 Committee meeting schedule. The Committee may meet electronically or in person, as needed when it has received a valid and complete Application for review. All Application documents must be submitted electronically. If a physical meeting is needed, it will be held at a location and time as determined by the Committee.

3.06 Final Approval. The Committee's decisions on Applications are based on a simple majority and must not be arbitrary or capricious. The Committee reserves the right, at its sole and absolute discretion, to deny an application if the project is not in keeping with the character of the community. Any denial, deferral, or exception must be substantiated by the Committee in good faith. The Committee may, at its discretion, assist the Applicant by suggesting alternative design solutions, but it is the Applicant's responsibility to ensure governmental compliance.

3.07 Regulatory compliance. Plans submitted for Committee review must comply with all applicable building codes, zoning regulations, and the requirements of all agencies with jurisdiction over the Project. It is the Applicant's responsibility to obtain all necessary permits and to ensure governmental compliance. Regulatory approvals are neither a substitute for nor preclude the authority and responsibility of the Committee for design review. Similarly, Committee approval does not excuse the Applicant from the requirement to obtain necessary governmental approvals. The Association and the Committee will comply with all governmental laws and regulations.

3.08 Variances. Any denial of an Application by the Committee may be appealed for reconsideration by the Association Board of Directors. The process for applying for reconsideration is detailed in 3.09 below. The Applicant must provide all technical and design information in support of the appeal to the Committee for review of completeness and recommendation before it will be forwarded to the Board. The Board will consider granting or denying a variance based on some type of undue hardship that exists limiting the Applicant's ability to develop the property utilizing each of the following criteria:

- The literal enforcement of the CC&Rs and Rules and Regulations will create practical difficulty in the development of the affected property;
- The situation is not self-imposed, self-created, nor based on financial considerations;
- The relief sought does not injure the permitted use or enjoyment of adjacent properties;

- The granting of a variance will be in harmony with the spirit of the CC&Rs and Rules and Regulations; and
- The granting of a variance will be in harmony with the overall character of the community.

Examples (not all inclusive) of undue hardships may include topography, natural obstructions, Tract configuration, Tract size, or other environmental considerations.

The Board maintains the right of final ruling in matters of variance requests. If any such variance is granted, no violation of the provisions of this Declaration will be deemed to have occurred with respect to the matter for which the variance is granted; provided, however, that the granting of a variance will not operate to waive any of the provisions of this Declaration or these Rules for any purpose except to the particular Tract and any particular provisions hereof covered by the variance. Nor will the granting of any variance by the Board affect in any way the Applicant's obligation to comply with all governmental laws and any governing municipalities that have regulations affecting the Tract and Plat.

All appeals for variances will be reviewed by the Board on a case-by-case basis and granting of a variance for one Applicant for a particular situation does not imply or warrant that a similar variance would be granted for another Applicant. Each appeal will be reviewed on its own merits and in keeping with the overall objectives of these Guidelines.

3.09 Variance Application. To submit a request for a variance consideration an Applicant must complete Sections 1-3 of the form "Request for Variance" located on the lakeridgepoa.org website. Incomplete forms, including supporting technical and design information, will not be accepted. The request will be evaluated by the Committee, and they will make a recommendation to the Board. The Applicant will be notified of the Committee's recommendation. The request will be heard by the Board at the next regularly scheduled monthly meeting. Applicants that have been denied by the Committee may request to attend and give a brief statement on their behalf in the open portion of the Board meeting. All variance applications are to be emailed to LakeRidgeACC@cmamanagement.com.

3.10 Failure to submit. Notification of the violation or non-compliance with the review procedure will be made in writing subsequent to inspection. Any unauthorized construction determined to negatively impact community design standards and found to be unacceptable to the Committee must be corrected or removed within ten (10) days of notification. Failure to affect construction changes to bring the construction in compliance with approved plans will be subject to the conditions set out in the fining policy. See fine policy on Lake Ridge website and in your closing documents.

3.11 Completion Date: Any building, structure, or improvement commenced on any Tract must be completed as to exterior finish and appearance within one year after laying the foundation for homes that are up to 3,500 sq.ft. of living space. Any building, structure or improvement that is larger is allowed an additional six months.

IV. ARCHITECTURAL RULES AND REGULATIONS

4.01 Site planning and house orientation. Structures should be designed to fit site conditions in respect to existing trees to be preserved, topography, shape of the Tract, views, climate, drainage easements and any other significant site features. Retaining and planter walls should be used to help integrate the structure into the topography of the site. The natural hilly terrain features of Lake Ridge should be considered a unique design asset, not ignored.

The exposed face of concrete foundations (walls and buildings) must not exceed 8 inches above the finish grade. Any foundation exceeding 8 inches above the finish grade, due to specific conditions on the lot, must be

screened with landscaping.

4.02 Exterior wall construction, colors, and materials. Walls and fences must be constructed in accordance with Section 3.05 of the Declaration.

All exterior colors and texture selections will require Committee approval. An example of inappropriate color is a bright color used for an entire wall surface or roof material. Samples of proposed colors may be required to be painted on a panel for field review if the color has not been previously approved, or if it appears to be out of character with the surrounding homes. Conservative, natural colors are encouraged. Judiciously selected brighter accent colors are permitted if approved by the Committee. Building colors, including trim combinations, are specifically subject to review and approval by the Committee. Approval of a color or material for an individual residence does not necessarily mean blanket approval for another residence in a different location. Each Applicant must obtain Committee approval for all exterior colors.

4.03 Roof accessories. Plumbing stacks and roof vents must be painted to match roofing colors and be installed vertically and as inconspicuously as possible. In most instances, stacks and vents located on front slopes will not be allowed by the Committee.

Exposed flashing, gutters and downspouts must be painted to blend with the adjacent materials. No unpainted attachment straps will be allowed. Step flashing should be consistently applied with even steps of 90 degrees. Straight-line counter flashing matching the slope of the roof is recommended. All flashing must be painted to blend with adjacent materials, not white or black.

All chimneys must be entirely masonry construction, including all exposed portions of the interior wall chimney. Such masonry material must be of a quality and appearance equal or superior to standard clay, slate, common brick, color pigment Portland cement brick, stucco, or quarried stone.

Solar design should be considered in the early design stages. It is preferred that solar panels not be located on the front of the house. Solar panels must be non-reflective and integrated with the building architecture, must conform to the slope of the roof, must have a top edge that is parallel to the roofline and may not extend higher than or beyond the roofline. If they are ground mounted, they must be in the back yard area and cannot extend above the Applicant's fence. All ground mounted arrays must be inside a fenced yard. The Committee must approve all solar devices.

Solar Panels must be properly maintained. Solar Panels which become non-functional or inoperable must be removed or repaired by the Applicant.

4.04 Roof construction, materials and accessories. The roof of any "pitched roof" Dwelling must be of either composition shingle, copper, tile, slate, or standing seam metal. The roof of any flat roof Dwelling must meet the minimum requirements of the International Building Code (IBC) and appropriate municipal building code. The use of sheet metal or similar materials on either roof or exterior sides of any Dwelling other than flashing, is hereby prohibited. All shingles will be fiberglass matte, 30 year life, with a Class 3 or 4 rating. Manufacturer, type, and rating must be submitted to the Committee for approval. The color of all roofing materials must match the design of the Dwelling and be approved by the Committee.

4.05 Inappropriate exterior materials. The following materials are considered inappropriate and will not be allowed:

1. Sheet metal siding;
2. Painted concrete;
3. Mirrored glass;
4. Ceramic tile;

5. Brightly colored masonry;
6. Speckled or glazed brick;
7. Clear or gold anodized aluminum windows;
8. Artificial stone (certain types);
9. Ferro-cement siding;
10. Exposed cinder block;
11. Concrete brick (any brick with surface-applied, non-integral color);
12. Vinyl siding;
13. Log siding;
14. Synthetic siding; and
15. Synthetic stucco board

4.06 Windows, doors and shutters. Windows must be single or double hung. Windows should also be double panel or greater in efficiency quality. Double pane casement windows are acceptable.

Careful attention should be given to the proportion, form, and detail of all windows. Tinted glass of bronze, gray, smoke or frosted may be appropriate in some cases. The Committee may request changes to the exterior elevations to achieve consistency of detailing and expression.

When possible, it is encouraged that dormers provide natural light into the Dwelling's interior. When used in the attic, dormer windows are to be a double-pane window with clear glass on the front pane and an obscure glass on the back pane.

Temporary window coverings must be removed within 60 days of closing or occupying the Dwelling. No sheets or similar items will be allowed at any time, and windows must be covered with approved window coverings (i.e., blinds, drapes, curtains, shutters, etc.). When visible from any street or open space, storm shutters or windows may be installed over openings only with Committee approval. Awnings or shading devices are permitted only if they complement and enhance the general design. Sliding glass or French doors must open onto a useable exterior deck, patio or balcony. Window and porch screening must be a white, bronze or charcoal; mill-finish or brightly anodized aluminum will not be allowed.

All front doors must be compatible with the exterior design of the Dwelling.

4.07 Sport courts and equipment. Sport courts and equipment must be confined to the side and rear yards only and will require screening from the view of any street, Common Area, or neighboring Tracts. The location must not encroach on the side and rear yard setbacks that exist for the main residence. The size, type, location and materials will be reviewed on a case-by-case basis in consideration of the visual and use impact to neighboring properties. Artificial lighting will be limited to ten (10) feet in height and must be shoebox lights.

Sports equipment must be limited in height to nine (9) feet, except that basketball goals may be of the standard, ten-foot height. Basketball goal backboards will preferably be pole mounted and composed of transparent acrylic. Placement of the basketball goal and pole must be located to minimize visual and use impact to neighboring properties and Common Areas.

4.08 Garages, driveways, and sidewalks. Each Dwelling must be constructed with a minimum of a two-car garage, which may be detached from the Dwelling. No vehicle entrance of a garage located on a tract may face the street line on which the Dwelling fronts. If the Dwelling is constructed on a corner lot, the Dwelling property must be considered as facing both streets abutting the property and no garage entrance will face either street. All Dwellings utilizing a porte-cochere design, whereby the garage is located behind the porte-cochere, may have a single or two car garage facing the front of the Dwelling. Additional garages must not face fronting streets. If the porte-cochere drive through is closed off with a gate, it must be of

wrought iron material. Standard garage doors are prohibited on a porte-cochere. Carports are prohibited.

Dwelling driveways constructed with the standard concrete broom finish or exposed aggregate do not require special approval. Driveways constructed with "Pavers" must be approved by the Committee. Homeowners/Builders will need to submit the style, design, color, underlayment plan and pounds/square inch specifications of the pavers. Pavers must be adjoining with no gaps. Separated pavers with crushed granite, grass or any other material in the joints are prohibited. "Painted" driveways are prohibited.

Sidewalks must conform to the governing city municipality's specifications and regulations. Sidewalks must be built when the Dwelling is constructed. Corner Tracts must construct sidewalks on both sides that front a street. If an Owner replats two lots as one, then that owner must install a sidewalk on the adjacent lot. Any sidewalk damaged by the owner, or any other means, must be immediately repaired at the owner's expense

4.09 Mechanical/utility equipment. All services to the Dwelling including, but not limited to, pre-wiring for cable television must be installed underground. All garbage receptacles must be visually screened from public and private views.

Propane tanks must be buried underground and, if burial is not possible, they must be screened from view. The location of the propane tank must be noted on the plot plan. Check your section for specific requirements. Screening methods may include solid fencing, walls and/or evergreen planting materials.

Roof-mounted mechanical and electrical equipment is not permitted, unless specifically approved by the Board as a written variance.

Window air-conditioning units are not allowed.

4.10 Satellite dishes. Satellite dishes and antennae may not exceed one meter (39.37") in diameter. All satellite dishes and antennae must comply with all applicable state and federal guidelines. Satellite dishes should be placed in the least obtrusive location, preferably in the side or rear yard behind the primary front elevation of the Dwelling and should not be placed in prominent visual locations viewable from the street. They must not encroach upon any public right-of-way, Common Area, or adjacent properties.

4.11 Retaining walls. Retaining walls must not alter or impair the surface drainage across adjacent properties, must not parallel property lines of setbacks for long distances and must remain within the property line, and must be setback a minimum of five (5) feet from common property lines with adjacent tracts.

The exposed surface of all retaining walls in public view must be faced with natural stone to complement the exterior materials of the Dwelling. A series of walls in terraces may be required to comply with the height restriction. Taller walls may be allowed if justified and approved by the Committee.

Ends of retaining walls should not abruptly terminate but should taper to blend into the landforms. Retaining walls should respond to the existing topography and be formed in a natural way, typically aligned with the site contours.

4.12 Drainage, downspouts, culverts, and erosion control. Each Owner is responsible for surface drainage design and erosion control. Downspouts must not concentrate water flow directly onto adjacent properties. Additional drainage systems, gutters, and/or downspouts may be necessary to assist in the orderly drainage and removal of roof water. Surface water should sheet flow before entering into platted drainage easements.

4.13 Mailboxes. Mailboxes must be 100% masonry and match the exterior of the Dwelling. They must be constructed on a reinforced concrete level pad. Mailboxes must meet all applicable postal requirements.

4.14 Exterior lighting. Outdoor lighting must be functional and enhance the overall appearance of the Dwelling. Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent glare. Tree uprights should be concealed underground or in shrub masses. Unshielded floodlights and spotlights are prohibited. Exterior flood lights are to be directed away from neighboring homes and yards. Soffit mounted down lighting and building-mounted lighting must be subtle and use attractive fixtures and enclosures.

All holiday decorative lighting that is appropriate from Thanksgiving through New Year's should be removed by the third week of January.

4.15 Pools. No above-ground pools will be permitted. Pool overflow must not impact adjoining properties. Builders must use the required soils tests when designing a pool (no soils test required for fiberglass shelled pools). All pool plans must receive Committee approval prior to construction.

Pools, spas and associated decks must be located in the side or rear yards of the Tract, may not encroach any easements, and must be located within all building setback lines.

Pool/spa equipment must be fully screened with fencing or evergreen planting and located adjacent to the Dwelling unit away from neighboring properties. On Tracts adjoining Common Areas, the equipment must be located in the side yard between the front and rear elevations on the opposite side of the Dwelling.

All excess soil must be removed from the Properties or properly disposed of.

The installation of pools/spas, decks, retaining walls, landscaping, fencing, etc. may not alter or impair the surface drainage on adjacent Tracts.

Above ground spas or hot tubs must be provided with appropriate skirting material and must be screened from street view.

4.16 Consolidated Lots. Any Owner of one or more adjoining Tracts (or portions thereof) may, with the prior written approval of the Committee and the governing municipalities, consolidate such Tracts or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side setback lines may be measured from the resulting side property lines rather than from the Tract lines as indicated on the Plat. The combination of two tracts requires a re-plat that must be submitted to the governing municipalities, and any utility easements along the original Tract lines must be vacated by the appropriate utilities. The Association will not recognize consolidated Tracts until it is presented with a recorded copy of the replat combining one or more Tracts.

4.17 Fences and walls. All fences **must be** approved by the Committee prior to installation. For review of the proposed installation, a site plan delineating the fence location and type is required. The description of the fence must include the height, material, and specification information for the Committee to review. For fences that have unique designs in compliance with the regulations, an elevation of the fence is necessary for a thorough understanding of the proposed fence.

It is the intention of the Committee to minimize fencing within the community to maintain the open rolling feel of the hill country and to allow our community to meet a high level of standards even as time and wear affect the construction materials utilized. In all cases, we encourage the fencing design to be integrated with the

architecture of the home. Natural plant screening is encouraged for privacy screening.

If any existing fence does not meet the requirements of these Rules, it must be replaced with a compliant fence if it is determined by the Board and/or Committee that the fence has reached less than 50% of remaining life or the fence has reached a state of disrepair. If fencing is being constructed for privacy it is preferable that a combination of Type A, B or E fencing in conjunction with landscaping be used to create the desired privacy effect. The use of chain link fencing is never permitted except at active construction sites in compliance with guidelines.

When the homeowner desires to install a fence, there are five basic fence types that are permitted within the development subject, however, to the fencing requirements of each Sub-Association:

Type A- Wrought Iron with Masonry Columns

Type B- Wrought Iron

Type C - Vinyl Coated Metal Security Fencing

Type D- Wrought Iron - Golf Course Fencing

Type E- Wood Fencing- Privacy Fencing

Each fence and type is described in detail below with the approved and required location of the fence type.

Type A - Wrought Iron with Masonry Columns

This fence type **must be** located along major parkways, major streets and avenues within the development. When in doubt, the homeowner is to verify the street classification for determining when this fence is required. The masonry columns **must be at least** 16"x16" of Austin Chalk Stone with concrete piers and pre-cast caps with Ogee edge. Masonry columns are to be located at a maximum spacing of 50' with internal wrought iron 2"x2" posts at a maximum of 8'-0" spacing. Bottom and top rails are to be 1-1/2" x1-1/2" with center rail 1"x1". Fence height **must be** 5'. Wrought iron/metal to be a minimum 11-gauge steel painted black with flat finish.

Type B - Wrought Iron

This fence type **must be** considered the typical fence for the neighborhood. The specifications on this fence include internal wrought iron 2"x 2" posts at a maximum of 8' -0" spacing. Bottom and top rails are to be 1-1/2" x1-1/2" with center rail 1"x1". Wrought iron/metal to be a minimum 11-gauge steel painted black with flat finish. Fence height **must be** a maximum of 6' front and 8' side and back. Any street facing fence is a maximum of 6'.

Type C - Vinyl Coated Metal Security Fencing

Because of the similarity to chain link fencing this fence **must ONLY be** used after obtaining specific written approval from the Committee. Because of the characteristics of this type of fence, it will disappear into the background for natural settings, and provide strength and long service life. For a high-quality fence, a 9-gauge fabric construction is recommended, and nothing less than 11-gauge will be accepted. The line posts and top rails that keep the posts straight should have a wall thickness gauge of 15. Posts are to be set straight in concrete and for a finished look a concrete mow strip is suggested. Fence height **must be** a maximum of 8'.

Acceptable colors of coated fencing are black, green and brown. Slats installed within the fencing mesh will **not** be allowed.

Type D - Wrought Iron - Golf Course Fencing

All properties located on the golf course **must be** fenced at the back and side property lines adjacent to the course. Only this fence type is allowed. All fence heights are to be 5' and pickets do **not** extend above top rail

and **must be** black with flat finish with a 12" concrete mow strip.

Type E - Wood Fencing

This fence type **must** be used **ONLY** after obtaining specific written approval from the Committee when privacy is desired. All wood fences must be cedar and not to exceed 10' in height. Wood fencing must not face any Common Area or street and must be constructed board on board so as to hide any gaps in the pickets.

Important General Criteria:

- Other fencing materials may be approved on a case-by-case basis by the Board, but Applicant must provide justification for variance consideration.
- **No** fencing is allowed from the front line of the house to the public right-of-way per the CC&Rs.
- On corner lots or on lots facing two or more streets, all street (side) yards must be considered front yards and must comply accordingly.
- **No** barbed wire can be located, erected, or allowed to remain on any Tract.
- On undeveloped lots no fences can be erected unless conditional approval has been obtained by the Committee. Conditional approval will be considered by submitting an architectural site plan indicating the proposed lot development (house, driveway, sidewalks, and landscaping). Accordingly, the fence must be in the proposed front yard line. When the house is erected, the subject fence must comply with the requirements herein.
- Total masonry walls are acceptable and subject to height requirements for fences.
- If a fence is desired, only Type A fencing is allowed along major parkways, streets or avenues.
- If a fence is desired, only Type A or B fencing is allowed along the front line of the house.
- No fencing can be erected across drainage or sanitary sewer lines.

All fences and walls must be approved by the Committee prior to installation. Fences, including existing wooden fences, must be maintained to the satisfaction of the Committee (Sub-Association or Association, as applicable). Existing wooden fences must be stained to maintain acceptable appearance and to reduce signs of weathering. Fences not in compliance must be removed subject to determination that the fence has reached less than 50% remaining life or has fallen into a state of disrepair. Fence types C, D & E are allowed only by exceptional use permit from the Board.

No fence may be erected across any drainage or sanitary-sewer easements. Any improvements that are constructed within easements will be at the Owner's risk, and the Owner will be responsible for the replacement thereof if the improvement must be removed.

Except as provided herein, fences may not exceed a maximum height of ten (10) feet.

4.18 Build-to lines. The CC&Rs for each Section within Lake Ridge defines the minimum setback requirement and must be followed.

Variation of setbacks is encouraged to avoid a "lined-up tract subdivision" appearance.

4.19 Chimneys. All prefabricated fireplace units must have an architectural terminal cap. The cap must be an articulated, design element. Spark arrestors are mandatory and must comply with the applicable code requirements. Chimneys on exterior walls must be constructed completely to the ground so as not to appear cantilevered from the building. All flues must be encased.

Chimneys must be integrated with the building architecture. The exterior finish material on all sides of chimneys must be 100% masonry or a fiber cementitious material. The masonry finish must match or complement dominant masonry finish of the Dwelling. Chimneystacks must be detailed with design features appropriate to

the architectural style of the Dwelling (i.e., patterned brick or stonework, chimney pots, etc.). At a minimum, the apex of the chimneystack should include a detailed projecting cap (i.e., brick rowlock and soldier course projections).

4.20 Awnings. Awnings visible to public view are not permitted.

4.21 Decks, porches, and exterior stairs. The design of outside living spaces must be coordinated and integrated with the design of each Dwelling. Decks must not unduly infringe on the privacy of neighboring Tracts. Decks must be appropriately sized and incorporate private screening or plantings to increase the full and effective use of the feature. Decks must be designed to minimize unsightly supporting structures. Landscaping must be incorporated to hide the space between a deck and the ground.

Exterior stairs to upper-level deck areas must be integrated with the structure and must be unobtrusive and painted or stained to blend with the Dwelling's trim or exterior color finish.

Decks may be of redwood, cedar, wood/plastic composites (warm neutral brown and gray wood grains) or other specifically approved materials. Pressure treated pine is permitted for the structure only on first floor decks or in areas not exposed to public view. Materials that are 100% plastic are not permitted. Metal deck materials are not allowed except for some roof coverings. The Committee will rule on those on an individual basis.

Patios may be of concrete, concrete pavers, brick, stone, or other specifically approved materials.

4.22 Animals and Animal housing

No animals for the purpose of livestock are permitted. Animal housing, including, but not limited to, dog houses, runs, and other pet enclosures, must be shown on the Application. The Committee will review the proposed size, materials, and siting of the animal housing as well as its impact on neighboring properties. Breeding is not permitted.

Dog runs must be contained within the property lines and privacy fences, but in no event closer than five (5) feet to any property line and hidden from neighboring views and streets. Dog runs may not be located in the side or rear yards adjacent to Common Areas.

Chain link fences/gates with black vinyl coating may be permitted for dog runs, however, the fencing must not be visible from street view, Common Areas or adjoining Tracts. One doghouse/run is allowed per Tract. Dog runs must be well maintained regarding smell and appearance.

4.23 Outbuildings. “Outbuilding” structures include, but are not limited to, garden sheds, storage buildings, studios, workshops, hobby shops, gazebos, trellis/arbors and play equipment/houses. All Outbuildings must be indicated on the Application. Appropriate elevations and all other details necessary to illustrate the design of the Outbuilding must be submitted to the Committee with the Application. The Committee may consider, but are not limited to, the design of the structure, size of the structure, visibility of the structure and impact on neighboring Tracts, quality of the materials, composition of the materials, finish and colors when reviewing submissions for Outbuildings. Outbuildings must complement the main Dwelling and its size and can be no more than 15% of the total square footage of the main structure. No metal Outbuildings will be approved. Where applicable, permit(s) from governing municipalities will be required.

Exterior walls of Outbuildings with a cumulative floor area of 120 sq. ft. or less can be wood or masonry construction. Exterior walls, roofing and windows of Outbuildings with a cumulative floor area exceeding 120 sq. ft. must be an exact match to the main Dwelling. In the event the original main structure materials are no longer available, materials that most closely match the main Dwelling are permitted for review. Metal walled

structures are not allowed. Doors may be metal or wood. The highest point of any roof will not exceed 12 feet. Finish materials and color selections of all elements of the Outbuilding must match that of the main Dwelling in all instances.

Outbuildings on Tracts adjoining Common Areas are restricted to the side yard only, between the front and rear elevations of the main Dwelling on the opposite side from the adjoining Common Area. Outbuildings must maintain the same setbacks as required for the main residence. All Outbuildings must be positioned on a solid level surface, whether it be natural, or man-made. No Outbuilding is permitted to have any visible space/gap between the base grade and floor. Outbuildings of 120 sq. ft. or less must have a base of treated wood, composite or sit on a concrete or gravel pad to prevent rotting. Outbuildings greater than 120 sq. ft. must have a concrete foundation.

Any Outbuilding that is not masonry construction must be located behind the main Dwelling so that it is not visible from the street. If this is not possible due to topography, corner lot, house design, lot particulars, etc., then the Outbuilding application must include a landscape plan to increase the aesthetics of the structure and complement the main Dwelling. For all masonry Outbuildings exceeding 120 sq. ft. floor area the application must include a landscape plan that ties it in with the landscaping of the main Dwelling.

Gazebo, trellis/arbors must be attractive without an excess of detail, and be constructed of redwood, cedar, treated wood, wood/plastic composites, or other materials specifically approved by the Committee. Paint, stain or imbedded colors must be coordinated with and complement those of the Dwelling colors. Gazebo roof materials must be the same composition and match the main Dwelling. Overall height must not exceed 10 feet. Gazebos and trellis/arbors must not exceed 144 sq. ft. in size. Larger sizes may be considered by the Committee depending upon the yard area and proposed location. Gazebos and trellis/arbors must be in the side or rear yards only and must maintain the same setback required for the Dwelling. Gazebos and trellis/arbors must maintain a 10 foot clearance from any other freestanding structures.

Play equipment/houses must not exceed 10 feet in height and is allowed in the rear yards only or screened from street view. Play equipment must not be located any closer than 10 feet to any property line. Awnings or coverings must be earth tone and solid in color. Metal play equipment must be earth tone in color. Wood play equipment should be of redwood, cedar or treated wood. All play equipment must be properly assembled and maintained.

4.24 Detached Garages. All detached garages can be no higher than 20 feet at the peak. The detached garage plus the number of garage spaces in the main Dwelling cannot exceed five garage spaces. All detached garage structures must be of masonry construction and exactly match the materials of the main Dwelling. In the event the materials of the main structure are no longer available, materials that most closely match the main Dwelling are permitted for review. All detached garage structures must include windows on at least both side elevations, to include the number of windows befitting the overall square footage of the structure. All detached garage structures must be built on a concrete foundation. The main entry doors of all detached garages must not face the front street of the main Dwelling. For corner lots, the main entry garage doors must face away from both the front facing and side streets of the main Dwelling. A driveway from the detached garage tying it into the existing driveway layout is required.

4.25 Trash and recycle containers. Trash and recycle containers must be stored within the garage, or otherwise hidden from view. Trash and recycle containers may only be visible on the designated trash/recycling pickup day(s).

4.26 Signage. Signage is allowed as permitted in the Declaration. All Dwellings will have an address block located on the front of the home. Signs identifying the home's builder may be placed on the lot at the time construction begins but must be removed when the Owner Certificate of Occupancy is obtained. No additional

signage on structures is allowed.

A single real-estate sign is permitted to advertise the sale of the Tract. The sign must be located within the property lines of the Lot and must be a standard residential real-estate sign.

4.27 Outdoor fireplaces, barbecue, and fire pits. Permanent outdoor fireplaces, barbecue pits, and fire pits must be of masonry that blends with the Dwelling. Brick or stone must match the masonry blend of the Dwelling. Fireplaces and pits must be located within the building setback lines and must not encroach any easement. These structures should be in scale with, and integrated into, the design of the house structure, deck, and/or landscape areas, and must be sited in consideration of neighboring properties. The maximum height, excluding chimneys, should not exceed six (6) feet. Height of the chimney must be as required for operation and code compliance. If it is a permanent structure, it must be approved by the Committee.

V. LANDSCAPING GUIDELINES

5.01 General. A site plan showing the house location, driveway, setbacks, pools, fences, and landscape plan must be submitted as a part of the landscape application. Landscape plans must show existing areas to be left undisturbed, proposed planting areas, sodded areas, irrigation areas and all tree locations.

All landscaping installed by the Applicant must be installed within 30 days of the city inspection final approval. Views from the roadways, toward a landscaped yard should complement the appearance of the existing natural vegetation. Native plants and trees, or varieties which do well in the climactic zone of the site, are recommended.

Buffalo grass is not permitted as a lawn grass in the front of any lot. Seeding is not permitted as a lawn grass. In certain areas there is rock outcropping which must be covered or removed prior to planting sod. There should be a minimum of 6 inches of usable soil in all sodded areas. The use of drought-resistant landscaping (xeriscaping) and/or gravel or rock ground cover must, to the extent practicable, meet maximum aesthetic compatibility with other landscaping in the Section. Shrubs arranged in a formal hedge line as a buffer device are acceptable.

Landscaping of individual Tracts should result in an overall appearance that has a natural visual unity throughout the Properties. Consideration should be given to the size, form, color, texture, and location of the plantings so that, when mature, the landscaping will be in scale to and complement the Dwelling it surrounds.

5.02 Required landscaping. All required landscaping as listed, must be installed by the Builder or Owner within thirty (30) days of the city inspection final approval. Landscaping must include appropriate flower beds in the front of the Dwelling, sod and irrigation on both sides of the house to the back corners, and the entire front yard and culvert area. All lots not having any natural tree(s) in the front yard will require that at least one tree be planted as part of the landscaping plan. Construction will not be deemed completed until all landscaping is complete.

5.03 Irrigation. All lots must have automatic irrigation systems installed for all mandated landscaped areas. All irrigation systems must be of an underground, automatic type with pumps and controllers screened from view and maintained in proper working order.

Irrigation systems must be compliant with all local ordinances. Irrigation systems are required to have head to head coverage or closer and be of an underground automatic type with a back flow preventer device.

Irrigation heads should be placed to prevent over spray onto paved areas or across the Tract property lines. Irrigation systems must be properly maintained and in a state of repair. Blown heads or line ruptures must be immediately repaired. A Licensed Irrigator in the State of Texas must provide irrigation design and installation.

5.04 Landscaping features.

Fountains and statuary should be generally limited in height to three (3) feet. Fountains may be larger than three (3) feet in height, depending on the Tract size, location, style, and scale as related to the property improvements. Fountains, statuary, topiaries, and furniture must be approved for material and location and are best suited inside walled garden areas or inside fenced yards located at the rear of the home. Fountains must be maintained according to manufacturer's specifications and kept in working order.

Pole-mounted bird houses may not exceed fifteen (15) feet in height. All poles and posts must be maintained in a vertical and upright manner. The birdhouse must be finished in a color that complements the Dwelling.

5.05 Vegetable gardens. Vegetable gardens may be in the side or rear yards only and must be screened with landscaping or fencing from streets and the Common Areas.

VI. CONSTRUCTION SITE STANDARDS

All builders and contractors must follow the separate Construction Site Policy established by the Association. It is imperative that all sites be maintained in a clean and tidy manner. Unsightly construction or poorly maintained sites will not be tolerated! All construction materials must be kept within the property lines, maintaining a clean and unobstructed street right-of-way. Materials must be stored in an inconspicuous area and should be kept neat and orderly. The use of adjoining properties for access or storage of materials without the written permission of the adjacent owner is prohibited. Temporary storage structures approved by the Committee may be used to store materials. Storage structures may not be used as living quarters.

Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. Builders will be held responsible for trash and debris falling from construction vehicles. A trash container enclosure will be required on each construction site after the foundation is poured. At the end of each workday, materials must be stored neatly, and all trash placed in the trash enclosure. Trash may not be strewn about the site or piled openly. Builders or contractors will be responsible for cleanup on all lots owned or contracted for by that Builder. Lots that are not cleaned upon notification are subject to fines. If a Dwelling that has requested a final certificate is adjacent to lots that are not clean, the final certificate will be denied, and the construction deposit will not be refunded. Builders and contractors are responsible for controlling erosion on each lot. Care must be taken to use soil control measures such as hay bales (properly installed with staking as necessary), silt fence, hydro mulch, etc., to prevent soil erosion. Streets surrounding each lot must be kept free from soil build-up.

Each construction area is required to be served by a job toilet (e.g., porta potty) for the use of the workers.

Fires are not permitted on residential construction sites under any circumstances.

Before final site review, the construction of the residence must be completed in conformance with the previously approved plans, and the landscaping plan must be installed. The installation of the landscaping must conform to or exceed the plan that was approved. All building debris must be removed from the site and the surrounding area, and the construction-site sign and the temporary power pole must be removed. At this time, the Builder must notify the Association Manager who will then notify the Committee that the site is ready for Final Review. Any unauthorized changes to the previously approved plans must be corrected before Final Review Approval will be issued. This procedure is mandatory, and the construction deposit will not be refunded unless all is complete. Failure to abide by these Rules may also result in the builder being denied permits for future projects within the community. The denial of those permits must follow the principals, superintendents, and sub-contractors of the builder, and will not be confined to the builder or company exclusively.

VII. MISCELLANEOUS

7.1 Enforcement. These procedures may be enforced in the same manner as the Declaration is enforced, or by any other method available by law or equity.

7.2 Waiver, amendment, and third-party benefit. The Association's Board of Directors maintains the right from time to time, at its sole discretion, to waive, amend or modify these Rules. The Committee, its agents, representatives, or employees will not be liable for failure to follow these Guidelines as herein defined. These Rules confer no third-party benefits or rights upon any entity, individual, or builder.

7.3 Non-liability of the Committee. Neither the Board, the Committee, nor its respective members, Secretary, successors, assigns, agents, representatives, employees, or attorneys will be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Builder by reason of mistake in judgment, nonfeasance arising out of any action of the Committee with respect to any submission, or for failure to follow these Rules. The Committee functions for the purpose of determining if a project is compliant with the Guidelines as well as CC&R's and the character of the community. They exercise this function through the review and approval of site planning, appearance, architectural vocabulary, and aesthetics. The Committee assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing, electrical design, methods of construction, or technical suitability of materials.

7.4 Accuracy of information. Any person submitting plans to the Committee will be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

7.5 Conflicts with the Declaration. In the event of a conflict between these Rules and the terms of the Declaration, the latter will prevail. If a question remains a property owner may seek a formal determination from the Committee and the Board.

The information contained in these Rules was compiled using information provided by members of the Committee and the Board. Although every effort has been made to ensure accuracy, the Committee or the Board cannot assume responsibility for errors or omissions. Homeowners should confirm pertinent information prior to each improvement or construction project to determine compliance to the Declaration by submitting plans to the Committee for approval.

PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE

By: 
Patrick Dale, President

CERTIFICATION OF THE FIRST REVISED RULES AND REGULATIONS GOVERNING ARCHITECTURAL AND DESIGN MATTERS

I, Matthew McGruder, the duly elected Secretary of the Property Owners Association of Lake Ridge do hereby certify:

That this First Revised Rules and Regulations Governing Architectural and Design Matters of the Property Owners Association of Lake Ridge, as evidenced by the records and minutes of the meeting of the Board of Directors held on October 19, 2021, was approved by a majority of the members of Board of Directors and the Architectural Control Committee. The Board also solicited comments from the POA members prior to approval.


Matthew McGruder, Secretary