

*Greatwood Community Association, Inc.
Architectural Control Guidelines*

A Handbook for:

*Board of Directors
Neighborhood Representatives
Committee Members
and
Homeowners*

**Amended & Restated
March, 2020**

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Purpose of Guidelines

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

Glossary of Terms

Application for Improvements	Also known as the Architectural Modification Request Form; a formal, written, signed, request from an Owner for permission to make specific improvements to his/her lot or existing structures on the lot.
ACC	The Architectural Control Committee, established and appointed by the Board of Directors.
ACC Chair	That member of the ACC, appointed by the Board who is responsible for the overall operation of the committee.
ACC Member(s)	Those persons appointed by the Board to be members and make up the Architectural Control Committee.
Accent Colors	Colors to be used on shutters, exterior doors and/or cupolas.
Association or Community Association	The community's homeowners association. Also known as Greatwood Community Association, Inc.
Board	Greatwood Community Association, Inc. Board of Directors.
Board Member Liaison	An alternate voting member of the Architectural Control Committee who is also a member of the Greatwood Board of Directors. This individual, with the ACC Chair, ensures that there is a constant, timely and accurate 2-way flow of information between the Board and the ACC.
CCR's	The combination of the Articles of Incorporation, the By-Laws and Declaration of Covenants, Conditions and Restrictions for Greatwood and the contents of this handbook.
Decorative Appurtenance	Decorative item(s) placed on a lot, including, but not limited to, fountains, water effects, statuary and birdbaths.
Home Addition	The expansion or addition of any air-conditioned living space attached to a home.
Improvement	Any addition or alternation to a lot or structure.
Management Company	The organization or company that provides management services to Greatwood Community Association, Inc. on a contractual basis.
Outbuildings	Any structure which is either placed or constructed on a lot (other than the main residence or garage) that has walls.
Owner	Any property owner in Greatwood who has voting rights in the community association.
Variance	Any improvement or alteration (or request for same) to a lot or structure that is not in compliance with existing CCR's.

Purpose of Committee

The purpose of the Architectural Control Committee is:

1. To review and evaluate applications for improvements to homes, structures, and properties (lots) within the Greatwood Subdivision in accordance with the CCR's. Greatwood Community Association, Inc. retains the exclusive right to review and approve or disapprove all plans and specifications for original/new home construction within Greatwood.
2. To centralize architectural control in order to enhance and protect the attractiveness, beauty and desirability of the area as a whole while, at the same time, permitting compatible distinctiveness of individual developments within the area.
3. To notify the Owner (through the Property Manager) of each determination.
4. To assist the Board during any appeal process and in any legal matter.
5. To make recommendations to the Board regarding changes to the CCR's that involve issues over which the Board has jurisdiction.

Scope of Responsibility

The scope includes those improvements that are planned, started, erected, placed and/or maintained. The general areas of responsibility for the ACC include, but are not limited to, the following:

- Awnings
- Basketball Goals (permanent and portable)
- Composting, Rainwater Harvesting & Irrigation Devices
- Doors
- Driveway Gates
- Fences
- Flags and Flag Poles
- Flatwork
- Generators
- Home Additions
- Landscaping Enhancements and Appurtenances
- Lighting
- Outbuildings
- Painting
- Patio Covers
- Playground Equipment
- Porches
- Roofing / Solar Shingles
- Storage Sheds, Buildings and Other Structures
- Shutters
- Signage
- Solar Energy Devices
- Swimming Pools
- Swing Sets
- Tree Removal
- Weathervanes/Stations
- Windows
- Window A/C Units
- Xeriscaping

Application for Improvements

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

Plans and specifications should include:

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

Note: Please see "Attachment A" at the end of this document for a copy of the Architectural Modification Request Form.

Committee Operating Rules

To achieve the purposes for which the Architectural Control Committee has been established, the following operating rules apply:

1. Composition

The ACC will be composed of five (5) members appointed by the Greatwood Board of Directors, each of whom is a current resident of Greatwood Subdivision. The ACC shall be composed of the following:

- (i) The Board Member: This will be an individual who is a current member of the Greatwood Community Association, Inc. Board of Directors and will act as a liaison between the Board and the ACC for routine matters. This member will be an alternate voting member of the ACC.
- (ii) The Chair: This member will act as the head of the ACC. He or she will be selected by the Board of Directors and will be a voting member of the ACC.
- (iii) ACC Members: Three (3) general ACC members who will be appointed by the Board of Directors. Each of these people will be voting members.

2. Terms of Office

All members of the ACC will serve for so long as the Board of Directors may determine.

3. Meetings

The ACC will meet once per month on the first Thursday of each month. However, said meeting date may be changed at any time by the Board of Directors. At a minimum, at least three (3) members must be present to convene a meeting at which voting will occur.

4. Attendance

Any voting member of the ACC who is absent from three (3) consecutive meetings without valid cause will be considered to have resigned and will be replaced in accordance with the established procedures. A letter advising the individual of this action will be sent by the Management Company at the direction of the Board or the ACC Chair. Under certain circumstances, this attendance requirement may be waived by the Board at the request of the Chair.

5. Voting

The Chairperson and the four voting committee Members each have one (1) vote. If the application concerns a property owned or occupied by one of the members of the ACC, that person's voting rights will temporarily pass to an alternate voting member. In all other situations, the Board Member will not have voting rights

6. Records

Copies of all applications, decisions, recommendations, appeals and meeting agendas will be kept by the Management Company. It is the responsibility of the Chair to forward all such material to the Management Company.

7. Removal

Any ACC Member may be removed from the committee, with or without cause, by a majority vote of the Board. In the event of death, resignation or removal of a member, a successor shall be selected by the Board and shall serve for the unexpired term.

8. Compensation

No member shall receive compensation for any service rendered to the ACC.

Operating Procedures

1. **General:** An item can come before the Architectural Control Committee as follows:
 - a) A property owner (or his/her representative) may submit an Architectural Modification Request Form to the Management Company.
 - b) An unapproved improvement or modification may come to the attention of any member of the Board, the ACC or the Management Company. Such incidents, if not received or observed directly by the Management Company, will be passed to them. The Management Company will send a letter to the Owner requesting an application be submitted. If no application is received within 20 days, the Management Company will report this to the ACC who will take appropriate action.
 - c) If the observed unapproved improvement or modification appears to be a violation of the CCR's, the initial notification/request to the Owner will be in writing by mail. This will speed up the process of rectifying out-of-compliance improvements or modifications. A copy may also be sent by email if the Owner has provided the Association with his/her email address.
2. **Response:** All applications should be date stamped by the Management Company upon receipt. Applications must be answered within 45 days after receipt of a completed application by the Management Company. The Owner must sign all applications. Objections to changes covered by a building permit must be addressed within one (1) year of construction.
3. **Formal Review:** All items will be reviewed by the ACC at its next regular meeting. A review consists of:
 - a) A reading and understanding of the application by all members of the ACC present at the meeting. If possible, questions may be resolved by telephone contact with the Owner before or during the meeting.
 - b) An evaluation of the application will be based on:
 - Its compliance with, or violation of, the CCR's.
 - The most current criteria for evaluating unusual or unique requests.
 - Input from other Greatwood owners available at the time of review or solicited by the ACC, if deemed necessary.
 - Precedents set by past decisions of the Board and the ACC.
 - The ability to defend the decision.
 - Guidelines established by the ACC. (These guidelines are subject to change by the Board.)

- c) A decision made by the ACC. A simple majority of the voting members present is required to reach a decision. However, the Chair should make every reasonable effort to ensure sufficient review so that all of the voting members agree with the decision. The decision may be any one of the following:
- **APPROVAL:** Approval of the application as written.
 - **TABLING:** An action taken if the ACC believes that there is insufficient information to render a fair decision.
 - **CONDITIONAL APPROVAL:** Approval of the application under one or more specific conditions such as the requirement for a specific modification(s).
 - **REJECTION:** Disapproval of the application, and, if appropriate, a directive to remove an existing variance.
4. **Informal Review:** If the cost or effort to submit a formal application that complies with the CCR's is excessive, the Owner may submit a less formal (and less detailed) request to the ACC for a non-binding evaluation. The request must be in writing and a written reply will be sent. Such an evaluation is only for the guidance and convenience of the Owner and will NOT be considered as permission to proceed with construction until formal request is submitted and formal approval given.
5. **Findings:** A summary of the findings and the reason(s) for the decision will be forwarded to the Management Company and the Board.
6. **Notification:** The Management Company will notify the Owner of the ACC's findings.
- a) If the application is approved, the Owner will be notified.
 - b) If the recommendation is a conditional approval or rejection, the letter will include the reason(s) for such findings. The letter will also contain the information that the Owner has the right to appeal the recommendation to the Board.
 - c) If the ACC tables the action, the request for additional information will be forwarded, in writing, to the Owner by the Management Company. The application will be considered an "Open Item" on the ACC's agenda for up to 30 days. If sufficient information is not received by the ACC during that time, the application will be rejected and the Owner notified.
7. **Inspection:** At any time, either before or during construction and once the improvement or modification is complete, the ACC shall have the right to schedule an inspection with the owner to ensure compliance.
8. **Appeal:** An Owner seeking to appeal an ACC decision must first present such appeal to the ACC in writing within 30 days of the ACC's denial of the Owner's application. If the ACC rejects the Owner's initial appeal, a secondary appeal may be made to the Board of Directors. To request a secondary appeal to the Board of Directors, the Owner must notify the Management Company in writing that a review of the ACC's decision is requested. A request for secondary appeal must be made within 30 days of the written notification to the owner of the ACC's decision on the initial appeal. This request will constitute the secondary appeal being added to the agenda of the next scheduled Board meeting. At least one member of the

ACC will be present at the Board meeting during which the secondary appeal is heard. The Board may act in any one of the following ways:

- a) The Board may agree with the decision of the ACC, as written.
 - b) The Board may modify or reject the decision of the ACC, in whole or in part, and issue a new decision.
 - c) The Board may recommend that the application be re-evaluated by the ACC. This action will normally be taken if new information is revealed at the Board Meeting that could change the outcome of the decision.
8. **Board Notification:** Following an appeal to the Board, the Management Company will notify the Owner, in writing, of the Board's decision.

GREATWOOD COMMUNITY ASSOCIATION, INC.

MINIMUM ACCEPTABLE STANDARDS
Amended and Restated March, 2020

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GREATWOOD COMMUNITY ASSOCIATION, INC.

MINIMUM ACCEPTABLE STANDARDS

1.0 AWNINGS

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

- 1.1 Awnings shall be limited to the rear yard.
- 1.2 Awnings shall be placed over ground floor windows or back patio doors only.
- 1.3 Awning colors shall match the color of the house.
- 1.4 Awnings shall be solid colors only.
- 1.5 Awnings shall be well maintained.
- 1.6 At no point shall the max awning height exceed 12 feet.

MINIMUM ACCEPTABLE STANDARDS

2.0 BASKETBALL GOALS

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

- 2.1 All goal supports, backboards, rims and nets shall be well maintained at all times.
- 2.2 Basketball goals may be placed as follows:
 - Above the garage door;
 - For attached garages: no more than ten (10) feet in front of the main home structure façade;
 - For detached, front-loading garages: set back a minimum of ten (10) feet from the front façade of the main home structure; or
 - For detached, side-loading garages: no more than ten (10) feet in front of the garage façade.
- 2.3 Goal shall not violate side building lines.
- 2.4 If a permanent backboard is mounted on a pole, the pole shall be embedded in sufficient concrete to maintain the goal in a vertical position.
- 2.5 Portable goals are subject to the placement guidelines in section 2.2, and shall not be stored in the street or at the curbside.
- 2.6 The minimum construction specifications for both permanent and portable basketball goals are as follows:
 - a. **Pole** shall be metal. Creosoted or plastic poles are not acceptable.
 - b. **Backboard** shall be commercially manufactured out of materials that will not weather, warp or disintegrate.
 - c. **Color**: Only a shooting square may be painted on the face of the backboard. Logos, if any, shall not exceed 5% of the backboard area.
 - c. **Nets** shall be professional manufactured, and only white, black, or tri-color nets are permitted. Chain nets are not permitted.

An application for a basketball goal must include a plat/survey the clearly indicates the proposed location of the goal.

MINIMUM ACCEPTABLE STANDARDS

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

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

3.1 General Provisions

Subject to written approval from the Association, an owner or resident may:

- a. implement measures promoting solid-waste composting of vegetation, including grass clippings, leaves, or brush, or leaving grass clippings uncollected on grass;
- b. install rain barrels or a rainwater harvesting system; or
- c. implement efficient irrigation systems, including underground drip or other drip systems.

3.2 Composting Devices

- a. The Association shall regulate the size, type, shielding, and materials, for or the location of a composting device so long as it does not prohibit the economic installation of the device on the owner's lot where there is reasonably sufficient area to install the device.
- b. This policy does not require the Association to permit a device as described in this policy to be installed in or on property:
 - owned by the Association;
 - owned in common by the members of the Association; or
 - in an area other than the fenced yard or patio of a property owner.

3.3 Irrigation Systems

The Association shall regulate the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes.

3.4 Rain Barrels and Rainwater Harvesting

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

the property is:

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

- 3.5 The Association shall regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or an any other location that is visible from a street, another lot, or a common area so long as:
- a. it does not prohibit the economic installation of the device or appurtenance on the property owner's property; and
 - b. there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.

MINIMUM ACCEPTABLE STANDARDS

4.0 DOORS

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

FRONT

- 4.1 Must be in architectural harmony with the house.
- 4.2 No security bars are permitted on front doors.
- 4.3 Landing Sections 1 and 2 & Lakecrest
 - a. No painted doors.
 - b. No solid doors; front doors must have glass inserts

GARAGE

- 4.4 All exterior changes to garage doors require prior ACC approval in regard to style, materials, and color.
- 4.5 Garage doors made of metal, wood, “faux wood,” or wood composite may be approved on a case by case basis if in harmony with the residence and compatible with other properties in the subdivision. Materials must be of high quality in keeping with the exterior design, architectural style, materials, and color of the residence. Such doors must be of tongue and groove or laminated construction with no exposed wood joints on panels and rails.
- 4.6 All garage doors should consist of non-warping and non-peeling material and be of a design and color which complements the adjacent elevation.
- 4.7 Treatment of detail on garage doors (such as metal accents, windows and paneled construction) should be consistent with the overall character of the home. For example, trim detail, windows placed along the top of the garage door, and doors with recessed or paneled construction, etc. should be consistent with and complement the existing residential architecture.
- 4.8 No plywood or particleboard garage doors are permitted, and no reflective film, foil, or curtains will be permitted to be placed on windows.
- 4.9 All garage doors must be painted to match the primary color of the residence with the exception of the custom home sections. If wood or faux wood garage doors is approved pursuant to these guidelines, they must be stained in an approved wood stain or natural color.
- 4.10 Garage doors may not exceed 7’ in height.
- 4.11 Where a change in style is proposed, photographs of the house, existing garage doors, and replacement garage doors should be submitted along with the following: 1) elevation drawings to scale showing the existing house/garage and the proposed style of the door, 2) catalog

photographs or manufacturer's "cut sheets" identifying door type and style, including the specific 'name' of the door along with dimensions, materials and colors, and 3) a sample of the door finish and color, as applicable.

- 4.12 Conversion or modification of garages to living spaces is prohibited. (Please see Section 8 of Greatwood's Guidelines regarding Home Additions which states that "Detached and attached garages shall not be converted or expanded into air-conditioned living space.")

SCREEN

- 4.13 No screen doors are permitted on the front of the home.

STORM

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

MINIMUM ACCEPTABLE STANDARDS

5.0 DRIVEWAY GATES

The minimum acceptable standards for driveway gates are as follows:

- 5.1 Gate shall be of wrought iron or galvanized materials.
 - a. Vertical pickets shall be three-fourths (3/4) inch square bar with caps spaced on four (4) inch centers.
 - b. Posts shall be square metal.
 - c. Top and bottom rails shall be one and a half (1 ½) inch square bar. A maximum of four (4) horizontal rails are allowed.
- 5.2 Gate height shall be six (6) feet. Arched gate height shall be a maximum eight (8) feet.
- 5.3 Decorative picket and post caps shall be approved by the Modifications Committee.
- 5.4 Decorative panels are not permitted in the gate.
- 5.5 Gates shall be set back a minimum of ten (10) feet from the front elevation of the house.
- 5.6 All opening and closing mechanisms shall be on the inside of the fence hidden from public view.
- 5.7 Brick columns, if used for gate supports, shall match the brick of the house.
- 5.8 Decorative lighting is not allowed on the gate supports.
- 5.9 Gate shall be painted black.
- 5.10 The gate shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

6.0 FENCES

The minimum acceptable standards for fences are as follows:

- 6.1 All fence replacements must be in kind.
- 6.2 Properties with pools must have a self-latching gate with a spring installed on all gates as required by Texas Law.

WOOD

- 6.3 Wood shall be redwood or cedar.
- 6.4 Fence height shall be six (6) feet. (Fences between the house and garage may be four (4) feet tall.)
- 6.5 Fences erected between neighboring houses shall be a “good neighbor” fence with alternating eight (8) foot panels of solid pickets and exposed rails.
- 6.6 Corner lot fences and fences between lots, paralleling the fronting street, shall be installed with the finished side facing the street.
- 6.7 Fence visible from the street shall be capped with a horizontal board of standard 2 x 6 lumber top rail.
- 6.8 Fence shall be set back a minimum of ten (10) feet from the front elevation of the house.
- 6.9 Tops of fences shall be level to the horizon.
- 6.10 Diagonal and horizontal fencing is not allowed.
- 6.11 Decorative panels, doggy windows, lattice work, screens, etc. are not permitted in or on the fence visible from the street.
- 6.12 Fences may be sealed with clear coat only; no colored stain is acceptable or permitted.
- 6.13 The fence shall be in harmony with the neighborhood.
- 6.14 The fence shall be well maintained.

WROUGHT IRON

- 6.15 Fence shall be of wrought iron or galvanized materials.
 - a. Vertical pickets shall be three-fourths (3/4) inch square bar with caps spaced on four (4) inch centers.

- b. Posts shall be three (3) inches square with caps spaced on eight (8) feet centers.
- c. Top and bottom rails shall be one and a half (1 ½) inch square bar.

- 6.16 Fence height shall be five (5) feet. Four (4) feet fence height is only allowed on breezeways.
- 6.17 Replacement fences shall be the same height as the existing fence.
- 6.18 Fence shall be set back a minimum of ten (10) feet from the front elevation of the house.
- 6.19 All pickets shall have flat top cap. No ornamental features are allowed.
- 6.20 Decorative panels are not permitted in the fence.
- 6.21 Fence shall be painted black.
- 6.22 The fence shall be well maintained.
- 6.23 Gates shall match the fencing construction.
- 6.24 Gates across residential entry doors are not allowed.

BREEZEWAY

- 6.25 Fences may be cedar, wrought iron or brick. Brick pony walls may be installed so long as the brick matches the home, height shall be four (4) feet, and the gate must be wrought iron.

MINIMUM ACCEPTABLE STANDARDS

7.0 SEASONAL BANNERS AND DECORATIVE FLAGS

Minimum acceptable standards for banners and decorative or party flags to be flown are as follows (**Note: This Section 8.0 does not apply to U.S. flags, State of Texas flags, or official or replica flags of any branch of the U.S. armed forces – please see Minimum Acceptable Standards 8.0 herein**):

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

MINIMUM ACCEPTABLE STANDARDS

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

- 8.1 These Guidelines apply to the display of flags (“Permitted Flags”):
 - a. the flag of the United States;
 - b. the flag of the State of Texas; and
 - c. the official flag of any branch of the United States armed forces.
- 8.2 The flag of the United States shall be displayed in accordance with 4 U.S.C. Sections 5-10.
- 8.3 The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Texas Government Code.
- 8.4 These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - a. flags for schools, sports teams, businesses or foreign countries; or
 - b. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - c. historical versions of flags permitted in section 1 above.
- 8.5 Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Architectural Review Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
- 8.6 Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
- 8.7 Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- 8.8 Permitted Flags shall be no larger than three foot (3’) by five foot (5’) in size.
- 8.9 Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14’) tall.
- 8.10 Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
- 8.11 A flagpole attached to a structure may be up to six feet (6’) long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.

- 8.12 Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
- 8.13 The display of a flag, or the location and construction of the supporting flagpole shall comply with applicable zoning ordinances, easements, and setbacks of record.
- 8.14 Free-standing flagpoles may not be installed in any location described below:
- a. in any location other than the Owner's property; or
 - b. within a ground utility easement or encroaching into an aerial easement; or
 - c. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - d. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - e. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
- 8.15 No owner shall display a flag or flagpole on property that is owned or maintained by the Association or owned in common by the members of the Association.
- 8.16 Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
- a. be ground mounted in the vicinity of the flag; and
 - b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - c. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - d. provide illumination not to exceed the equivalent of a 60-watt incandescent bulb.
- 8.17 Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
- 8.18 Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
- 8.19 All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

MINIMUM ACCEPTABLE STANDARDS

9.0 FLATWORK

The minimum acceptable standards for installation and/or replacement of flatwork are as follows:

- 9.1 All flatwork must be submitted for review by the ACC Committee before being done; this includes but not limited to: driveways, walkways, patios, etc. Approval is on a case by case basis.
- 9.2 Driveways must be replaced "in kind".
- 9.3 Flatwork must be in harmony with the neighborhood.
- 9.4 Brick paver edging on the sides of the driveway must be submitted for approval.
- 9.5 Driveways must meet all City of Sugar Land Building Codes.

MINIMUM ACCEPTABLE STANDARDS

10.0 GENERATORS

The minimum acceptable standards for generators are as follows:

Standby Electric Generators (hereinafter, "SEG") are permitted to the extent required by Section 202.019 of the Texas Property Code, subject to the following regulations, which shall be reasonably applied and enforced:

- 10.1 The owner shall first apply to and received written approval from the Association prior to installation of any SEG permitted by 202.019 that will be located outside of the main residential structure on the Property, in the same manner as all other submissions for approval or improvements to property.
- 10.2 The SEG must be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical and building codes.
- 10.3 All electrical, plumbing, and fuel line connections for the SEG shall be installed only by licensed contractors and all electrical connections must be installed in accordance with applicable governmental health, safety, electrical and building codes.
- 10.4 All-natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for the SEG shall be installed in accordance with applicable governmental health, safety, electrical and building codes.
- 10.5 All liquid petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical and building codes.
- 10.6 All nonintegral standby electric generator fuel tanks for SEG shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- 10.7 The SEG and its electrical and fuel lines shall be maintained in good condition.
- 10.8 If a component of an SEG, including electrical or fuel lines, is deteriorated or unsafe, then that component shall be repairs, replaced or removed as appropriate.
- 10.9 The SEG shall be screened in accordance with plans submitted to and approved by the Association, if it is:
 - a. Visible from the street faced by the dwelling,
 - b. Located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the property owners' association, or
 - c. Located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining

residence or from adjoining property owned by the property owner's association.

- 10.10 The SEG shall be periodically tested in accordance with the manufacturer recommendations.
- 10.11 The SEG shall not be used to generate all or substantially all of the electrical power to the residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence.
- 10.12 The SEG shall be located in a location submitted to and approved by the Association.
- 10.13 The SEG shall not be located on property owned or maintained by the property owner's association or owned in common by the property owner's association.
- 10.14 The location required by the Association for a SEG may not increase the cost of installing the SEG by more than 10% or increase the cost of installing and connecting the electrical and fuel lines for the SEG by more than 20%.
- 10.15 Generator must be shielded from view from the street.
- 10.16 Generator shall not be located on easements or building lines.

MINIMUM ACCEPTABLE STANDARDS

11.0 HOME ADDITIONS

The minimum acceptable standards for home additions are as follows:

LOCATION:

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

SIZE:

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

ADDITIONAL REQUIREMENTS:

11.3 Additions shall be an attached extension of the main body of the house.

11.4 Additions shall be heated and cooled by central A/C.

11.5 Additions shall not be connected by open breezeway or covered porch.

11.6 All submissions require a full set of Architectural plans.

11.7 Additions shall meet all current city and county building codes.

11.8 Additions shall be constructed to be in harmony with the neighborhood.

11.8 Additions shall match the existing exterior style of the house.

11.9 Detached and attached garages shall not be converted or expanded into air-conditioned living space.

MATERIALS:

11.10 All materials used shall match the existing construction of the house.

11.11 Colors shall match the existing colors of the house.

MINIMUM ACCEPTABLE STANDARDS

12.0 LANDSCAPING ENHANCEMENTS AND APPURTENANCES

LANDSCAPING

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

BORDERS

The minimum acceptable standards for landscaping borders are as follows:

- 12.2 Landscape borders shall be natural stone, molded concrete which emulates natural stone, or brick. Brick shall match the dominant brick of the house. No multiple brick colors are allowed.
- 12.3 Landscape borders shall not detract from the visual quality of the planting beds but shall enhance the overall appearance of the planting beds.
- 12.4 Landscape borders of railroad ties, landscape timbers, scalloped concrete, etc. are not permitted.
- 12.5 Painted landscape borders are not permitted. Color impregnated concrete, in harmony with the house, is permitted.
- 12.6 Landscape borders shall not exceed a height of eight (8) inches.

PARK BENCHES, PORCH SWINGS, TREE SWINGS AND OUTDOOR/LAWN FURNITURE

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

Please note: A picture must be submitted with application in order to be reviewed for approval.

- 12.7 Park Benches
 - a. Shall be well maintained.
 - b. Shall be in harmony with the exterior design and color of the house and with the subdivision, and must be approved by the Modifications Committee.
 - c. Acceptable colors are black, brown, forest green, white and bronze as well as a color nearest to the darkest color of the exterior of the home, brick variation included.
- 12.8 Porch Swings
 - a. Shall be well maintained.
 - b. Shall be in harmony with the exterior design and color of the house.
 - c. Shall be located on the porch.

12.9 Tree Swings

- a. Shall be well maintained.
- b. Are limited to one small tree swing on a limb that does not encroach the sidewalk.
- c. Webbed round weather durable tree swing is acceptable.
- d. Tire swings are not permitted.
- e. Submit a picture for approval.

12.10 Outdoor Furniture

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

PLANTERS, CLAY POTS, WHISKEY BARRELS, ETC.

Minimum acceptable standards for planters, clay pots, whiskey barrels, etc. as follows:

12.11 Planters, clay pots, whiskey barrels, etc. are allowed in Greatwood, provided the plants are well maintained and thriving. Planters that do not contain flowers are not allowed.

12.12 Planters, clay pots, whiskey barrels, etc. shall be well maintained.

STATUARY AND DECORATIVE OBJECTS

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

12.13 Statuary

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

12.14 Decorative Objects

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

- e. Decorative objects shall be of an appropriate design and size and shall be approved by the ACC.

12.15 Religious Items

Section 202.018 of the Texas Property Code provides for the regulation of display of certain religious items by a Property Owners' Association

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

- a. An owner or resident may display a religious item by affixing it to the entry of the owner's or resident's dwelling which is motivated by the owner's or resident's sincere religious belief.
- b. The owner or resident shall not display or affix a religious item on the entry to the owner's or resident's dwelling that:
 - (1) threatens the public health or safety;
 - (2) violates a law;
 - (3) contains language, graphics, or any display that is patently offensive to a passerby;
 - (4) is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
 - (5) individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than twenty (25) square inches.
- c. The policy does not authorize an owner or resident to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame without written approval from the Association.
- d. The Association may remove an item displayed in violation of a restrictive covenant permitted by this policy.
- e. The Architectural Review Committee shall determine if the religious item is in violation of either sections "b(1)" through "b(5)" above or section "d" above.

MINIMUM ACCEPTABLE STANDARDS

13.0 LIGHTING

LAMPPOST

The minimum acceptable standards for lampposts are as follows:

- 13.1 A maximum of two freestanding lampposts are allowed in the front yard or side yard. They shall not be placed in the street right-of-way.
- 13.2 Lampposts shall not exceed seven (7) feet in height, including the globe and any decorative components.
- 13.3 Lampposts may have the following types of fixtures:
 - a. Incandescent, not exceeding 100 watts.
 - b. LED, not exceeding the equivalent amount of light produced by a 100-watt incandescent fixture, and must have a color rating of 2700K or less.
 - b. Gas, not exceeding the equivalent amount of light produced by a 100 watt incandescent fixture.
 - c. Mercury vapor or sodium vapor are not acceptable.
- 13.4 The fixture shall be Underwriter Laboratories (UL) approved.
- 13.5 The lamppost shall be constructed of metal.
- 13.6 The lamppost shall be one of the following colors: black, brass, neutral or earth tones.
- 13.7 The lamppost shall be well maintained and in harmony with the neighborhood.

SECURITY LIGHTS

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

- 13.8 Mercury vapor or sodium is not acceptable.
- 13.9 Flood lights are acceptable up to 100 watts.
- 13.10 Solar lights are acceptable.
- 13.11 LED lights are acceptable (not exceeding the equivalent amount of light produced by a 100-watt incandescent fixture and must have a color rating of 2700K or less).
- 13.11 Security lights shall be attached to house and/or garage.

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

MINIMUM ACCEPTABLE STANDARDS

14.0 OUTBUILDINGS

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

The minimum acceptable standards for outbuildings are as follows:

Location:

- 14.1 Outbuildings shall be located in the rear yard.
- 14.2 Outbuildings shall not encroach on any easements and or building lines.
- 14.3. Outbuildings are NOT allowed on lots with wrought iron fencing.

Size:

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

Additional Requirements:

- 14.6 Outbuildings shall not be used as storage buildings.
- 14.7 Outbuildings shall be in harmony with the home and section.
- 14.8 Outbuildings shall meet all current city and county building codes.
- 14.9 Outbuildings shall not have any enclosed rooms.
 - a. Exception: Enclosed rest rooms are permitted.
 - b. Exception: Greenhouse enclosures shall be a majority of transparent glass.

Material:

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

MINIMUM ACCEPTABLE STANDARDS

15.0 PAINT COLORS

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

- 15.1 All colors must be approved, item-by-item, on a case-by-case basis, and only if they meet these guidelines.
- 15.2 In addition to the predominant color of the house, a maximum of two trim colors and one accent color are allowed (natural wood stained doors are exempt and not considered).
- 15.3 Items considered to be trim: metal trim, gutters, fascia boards, and door/window trims.
- 15.4 Items that can receive accent colors: shutters, front/back doors, and cupolas.
- 15.5 All trim and accent colors: shall be in harmony with the primary color of the house in hue and muted or dull in value. No vibrant colors are allowed. The Modifications Committee will determine what is considered vibrant.
- 15.6 Metal garage doors shall be painted the same color as the house's predominant/primary paint color or trim color.
- 15.7 Colored stains are not allowed. Naturally stained front doors and wood garage overhead doors are allowed. (Reference: Architectural Control Guidelines Section 4.0: Garage)

Landing Sections 1 and 2 & Lakecrest only:

- 15.8 Homes to be repainted shall match the existing color of the house and must be in harmony with the existing colors of the other houses in the neighborhood including garage door, shutters and trim color.

MINIMUM ACCEPTABLE STANDARDS

16.0 COVERED PATIOS

The minimum acceptable standards for covered patios are as follows:

LOCATION

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

SIZE

16.2 Maximum height of free-standing cover (including pergolas and gazebos) shall be twelve (12) feet above natural ground.

16.3 The maximum size footprint shall not exceed 50% of the available area within the defined building lines and easements established by a registered survey plat.

16.4 Covers attached to the house shall be in harmony with the existing structure of the house.

MATERIALS

16.5 Materials used shall be or emulate treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.

16.6 Solid decked covers shall be shingled to match the house.

MISCELLANEOUS

16.7 Covered patio must be landscaped if not screened from view by a fenced yard.

16.8 No high intensity spotlights/vapor lights shall be attached to the structure.

16.9 Patio shall be maintained in good condition.

16.10 Freestanding covered patios shall not be enclosed by any walls.

MINIMUM ACCEPTABLE STANDARDS

17.0 PLAYGROUND EQUIPMENT

Playground equipment is defined as play forts, trampolines, swing sets, etc.

The minimum acceptable standards for playground equipment and swing sets are as follows:

PLAYGROUND EQUIPMENT

17.1 Playground equipment shall be well maintained.

17.2 Location:

- a. Playground equipment shall not be located in the front yard of any lot or visible side yard of any lot.
- b. Any playground equipment over seven (7) feet in height shall be located no closer than eight (8) feet from the rear or side property lines.

17.3 Height:

- a. The maximum allowable height for playground equipment is twelve (12) feet.
- b. Standing platforms shall not exceed five (5) feet above natural ground.

17.4 Any canvas exposed to public view shall be one of the following colors: brown, beige, burgundy, dark green, blue or rainbow-tri color only. No day glow or fluorescent colors are allowed.

17.5 Materials used shall be metal, treated wood, cedar, redwood or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.

SWING SETS

17.6 Swing sets shall not be located in the front yard or visible side yard of any lot.

17.7 The maximum allowable height for swing sets is eleven (11) feet.

17.8 Frame shall be metal or treated wood. Creosoted wood or untreated, painted wood is not acceptable.

17.9 Swing sets permanently affixed to the ground shall not be located in the ground utility easement or in building lines.

17.10 Swing sets shall be well maintained.

MINIMUM ACCEPTABLE STANDARDS

18.0 PORCHES

SCREENED

The minimum acceptable standards for screened porches are as follows:

- 18.1 Screened porches shall be located in back yard only. The screened porch shall not encroach on any easement or building line.
- 18.2 Screened porch shall be attached to the main body of the house as shall be in architectural harmony with the house.
- 18.3 Free standing screened porches are not permitted.

MATERIALS

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

MINIMUM ACCEPTABLE STANDARDS

19.0 ROOFING MATERIAL

The minimum acceptable standards for roofing materials are as follows:

Section 202.011 of the Texas Property Code provides for the regulation of certain roofing materials by a property owners' association;

- 19.1 Subject to written approval from the Architectural Review Committee, an owner may install shingles on the roof of the owner's property that:
- a. are designed primarily to:
 - i. be wind and hail resistant;
 - ii. provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - iii. provide solar generation capabilities; and
 - b. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Review Committee. Wood shingles are specifically prohibited for safety reasons.
 - c. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles should have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
 - d. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
 - e. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
 - f. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
 - g. All roof protrusions, such as vents and roof jacks must be painted to match the shingles.
 - h. Once installed:
 - iv. resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - v. are more durable than and are of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - vi. match the aesthetics of the property surrounding the owner's property.

MINIMUM ACCEPTABLE STANDARDS

20.0 SHEDS & STORAGE BUILDINGS

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

LOCATION:

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

SIZE:

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

MATERIALS:

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

MINIMUM ACCEPTABLE STANDARDS

21.0 SHUTTERS

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

- 21.1 Shutter type shall be louver or paneled.
- 21.2 Shutters shall be solid colors only and comply with the Minimum Acceptable Standards for Paint Colors.
- 21.3 Shutters shall be well maintained.
- 21.4 Shutters shall be in harmony with the neighborhood.

MINIMUM ACCEPTABLE STANDARDS

22.0 SIGNAGE

The minimum acceptable standards for signage are as follows:

CONTRACTOR

22.1 Contractors may advertise on residential lots only while they are working. Once work has completed all signage must be removed.

POLITICAL

Texas Property Code Section 202.009 provides as follows:

22.2 Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a political candidate or ballot item for an election:

- (1) on or after the 90th day before the date of the election to which the sign relates; or
- (2) before the 10th day after that election date.
- (a) This section does not prohibit the enforcement or adoption of a covenant that:
 - (1) requires a sign to be ground-mounted; or
 - (2) limits a property owner to displaying only one sign for each candidate or ballot item.
- (c) This section does not prohibit the enforcement or adoption of a covenant that prohibits a sign that:
 - (1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (2) 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;
 - (3) includes the painting of architectural surfaces;
 - (4) threatens the public health or safety;
 - (5) is larger than four feet by six feet;
 - (6) violates a law;
 - (7) contains language, graphics, or any display that would be offensive to the ordinary person; or
 - (8) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.
- (d) A property owners' association may remove a sign displayed in violation of a restrictive covenant permitted by this section.

REAL ESTATE

- 22.3 One "For Sale" sign allowed per lot in front yard.
- 22.4 One "Open House" sign allowed in yard on the day of said open house.
- 22.5 No "Open House" signs are permitted on the Community Common Areas.

SECURITY SIGNS

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

MINIMUM ACCEPTABLE STANDARDS

23.0 SOLAR ENERGY DEVICES/CERTAIN ROOFING MATERIALS

Section 202.010 of the Texas Property Code provides for the regulation of solar collectors or solar energy devices by a property owners' association

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

- 23.1 All solar energy systems require ACC (Architectural Control Committee) approval. The following documents must be included along with the required application or request form:
- a. Plans showing visibility of the system from areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas);
 - b. A rendering or drawing (with dimensions) showing the proposed location of the system and how the equipment will be mounted, as well as a description of any visible auxiliary equipment (including inverter boxes, meters, disconnects, conduits, and other appurtenances);
 - c. Photographs, manufacturer literature, or descriptions for all proposed system components including specifications, color, materials, etc.
 - d. Written support of all adjoining property owners, consisting of name(s) of owner(s), address, and short statement indicating that they have reviewed the preliminary design and feel it will not cause them loss of enjoyment of their property based on the information provided. Any subsequent design changes must also receive the same approval statement from adjoining lot owner(s).
- 23.2 Any solar energy system is to be entirely contained on the land or structures owned by the property owner and will not encroach on neighboring property or common areas.
- 23.3 To the maximum extent possible, a roof-mounted solar energy system shall be installed so as to minimize its exposure when viewed from areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas).
- 23.4 The Committee reserves the right to designate a new location for a proposed system, unless the new location would decrease energy production of the system by more than 10%. The difference in energy production by location shall be determined through the publicly available modeling tool provided by the National Renewable Energy Laboratory (www.nrel.gov) and it shall be the homeowner's responsibility to calculate this number.
- 23.5 For solar energy systems located in a fenced yard, no portion may extend above the fence. The Committee may consider installation of solar energy systems on properties without a fenced yard if there is adequate screening from public view from any street or common area.
- 23.6 Roof mounted solar panels:

- a. May not extend higher than or beyond the roofline
 - b. Must have a top edge that is parallel to the roofline.
 - c. If solar panels are located on the front-facing or side-facing roof surfaces, visible from areas open to common or public areas, they must conform to the slope of the roof minimizing stand-off distance from the roof surface.
- 23.7 Efforts must be made to make the solar energy system a harmonious part of the architectural design of the residence. Reasonable efforts should be taken to minimize the visibility of any plumbing, wiring, or auxiliary equipment.
- 23.8 All system components that are not involved in the production of energy, such as a frame, support bracket, or visible piping or wiring, must be either:
- a. a silver, bronze, or black tone commonly available in the marketplace or a color that blends with the roof coloring.
 - b. Submit roof shingle color samples for approval by the ACC.

MINIMUM ACCEPTABLE STANDARDS

24.0 SWIMMING POOLS

The minimum acceptable standards for swimming are as follows:

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

MINIMUM ACCEPTABLE STANDARDS

25.0 TREE REMOVAL & REPLACEMENT

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

The minimum acceptable standards for tree removal are as follows:

- 25.1 No trees shall be removed without prior approval of the ACC.
- 25.2 When considering applications for tree removal for trees which are not dead or diseased, the ACC shall give deference to the overall scheme and aesthetics of Greatwood.
- 25.3 Approved Trees are as follows:
 - a. Live Oak
 - b. Burr Oak
 - c. Monterrey Oak (Mexican White Oak) *
 - d. Magnolia
 - e. Pecan*
 - f. Cedar Elm
 - g. Lacebark Elm*
 - h. American Elm
 - i. Red Oak
 - j. White Oak
 - k. Water Oak
 - l. Red Maple

*recommended when planting near sidewalks or driveways

MINIMUM ACCEPTABLE STANDARDS

26.0 WEATHERVANES/STATIONS

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

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

MINIMUM ACCEPTABLE STANDARDS

27.0 WINDOWS

The minimum acceptable standards for installation and replacement of windows are as follows:

- 27.1 Window replacement shall be in harmony with the home and section
- 27.2 Window trim shall be neutral in color
- 27.3 Homeowners have the option to use grids or no grids in the windows.

MINIMUM ACCEPTABLE STANDARDS

28.0 WINDOW AIR CONDITIONING UNITS

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

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

- 28.1 Window air conditioning units shall not be used to air condition any portion of the living area of the house.
- 28.2 Window air conditioning units are allowed in garages or storage buildings but may NOT be visible from the street.
- 28.3 Window air conditioning units are not allowed on wrought iron fenced lots.

MINIMUM ACCEPTABLE STANDARDS

29.0 XERISCAPING

The minimum acceptable standards for xeriscaping are as follows:

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