

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
HIGHLANDS AT MAYFIELD RANCH MASTER COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the authorized representative of Highlands at Mayfield Ranch Master Community, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Highlands at Mayfield Ranch Master Community, Inc." and "Supplemental Notice of Dedicatory Instruments for Highlands at Mayfield Ranch Master Community, Inc." recorded under Clerk's File Nos. 2022014758 and 2023015754 of the Official Public Records of Real Property of Williamson County, Texas (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Highlands at Mayfield Ranch Architectural Rules and Regulations.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Williamson County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that I am the duly elected, qualified and acting President of the Association and that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original, and was approved by a majority vote of the Board of Directors and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Williamson County, Texas.

Executed on this 25th day of May, 2023.

HIGHLANDS AT MAYFIELD RANCH MASTER
COMMUNITY, INC.

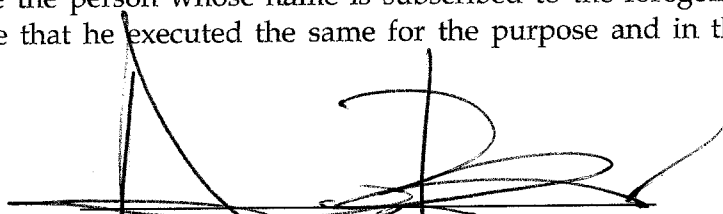
By: Antonia Shaw

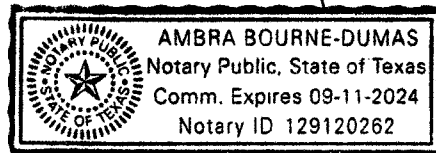
Printed: Antonia Shaw

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Willamson §

BEFORE ME, the undersigned notary public, on this 25th day of May, 2023 personally appeared Antonia Shaw, President of Highlands at Mayfield Ranch Master Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public and for the State of Texas





**HIGHLANDS
AT
MAYFIELD RANCH**

**ARCHITECTURAL RULES
AND REGULATIONS**

ADOPTED APRIL 11, 2023

HIGHLANDS AT MAYFIELD RANCH ARCHITECTURAL RULES AND REGULATIONS

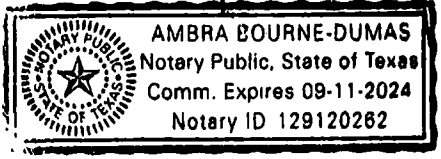
ADOPTED BY HIGHLANDS AT MAYFIELD RANCH BOARD OF DIRECTORS:

By: *Antonia Shaw*
President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on April 11, 2023, by Antonia Shaw, President of Highlands at Mayfield Ranch Master Community, Inc. a Texas non-profit Corporation.

[SEAL] *[Signature]*
Notary Public Signature



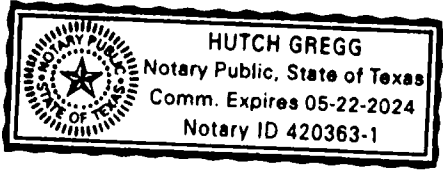
ADOPTED BY HIGHLANDS AT MAYFIELD RANCH ARCHITECTURAL CONTROL COMMITTEE:

By: *[Signature]*
Chairperson

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on April 11, 2023, by Steven Rosner, Chairperson of Highlands at Mayfield Ranch Architectural Control Committee.

[SEAL] *[Signature]*
Notary Public Signature



HIGHLANDS AT MAYFIELD RANCH
ARCHITECTURAL RULES AND REGULATIONS

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HIGHLANDS AT MAYFIELD RANCH

These Highlands at Mayfield Ranch Architectural Rules and Regulations (the “Architectural Rules”) are hereby adopted by the HIGHLANDS AT MAYFIELD RANCH MASTER COMMUNITY, INC. BOARD OF DIRECTORS and the HIGHLANDS AT MAYFIELD RANCH ARCHITECTURAL CONTROL COMMITTEE, and are as follows:

I. INTRODUCTION

Any notice or information required to be submitted to the Highlands at Mayfield Ranch Architectural Control Committee (the “ACC”) under these Architectural Rules will be submitted through the Association’s management company as provided on the Association’s website.

A. Background

Highlands at Mayfield Ranch is a master planned community located in Williamson County, Texas. The community is subject to the terms and provisions of the Highlands at Mayfield Ranch First Amended and Restated Master Covenant, recorded in the Official Public Records of Williamson County, Texas, as amended from time to time (the “Covenant”), a Development Area Declaration for each particular Development Area (whether one or more, the “Development Area Declaration”), pursuant to the Recording of one or more Notices of Applicability in accordance with *Section 9.5* of the Covenant and the Highlands at Mayfield Ranch First Amended and Restated Design Guidelines (the “Design Guidelines”). The Covenant and each Development Area Declaration include provisions governing the construction of Improvements and standards of maintenance, use and conduct for the preservation of the Highlands at Mayfield Ranch community.

B. Highlands at Mayfield Ranch Architectural Control Committee and Review Authority

Article 6 of the Covenant includes procedures and criteria for the construction of Improvements within the Highlands at Mayfield Ranch community. Section 3.1 of the Development Area Declaration provides that any and all Improvements must be erected, placed, constructed, painted, altered, modified or remodeled in strict compliance with the requirements of the Design Guidelines, and Section 6.3 of the Covenant and Section 3.1 of the Development Area Declaration provide that no Improvements may be constructed without the prior written approval of the Highlands at Mayfield Ranch Reviewer or ACC.

The ACC consists of members who have been appointed by Board as provided in Article 6.2 of the Covenant.

II. GOVERNMENTAL REQUIRMENTS

All Lots within Highlands at Mayfield Ranch are subject to Applicable Law. It is the responsibility of each Owner to obtain all necessary permits and inspections. Compliance with these

Architectural Rules is not a substitute for compliance with Applicable Law. Please be advised that these Architectural Rules do not list or describe each requirement which may be applicable to a Lot within Highlands at Mayfield Ranch. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the ACC for approval. Furthermore, approval by the ACC should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot.

III. INTERPRETATION

In the event of any conflict between these Architectural Rules, the Covenant, the Development Area Declaration, or the Design Guidelines, the Covenant, the Development Area Declaration and the Design Guidelines (in that order) shall control. Terms used but not defined in these Architectural Rules shall have the meaning ascribed to such terms in the Covenant, the Development Area Declaration and the Design Guidelines.

IV. AMENDMENTS

The ACC with the approval of a majority of the Board may amend these Design Guidelines. All amendments shall become effective upon Recordation in the Official Public Records of Williamson County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress unless agreed to in writing by Owner and ACC. It is the responsibility of each Owner to ensure that they have the most current edition of the Architectural Rules and every amendment thereto.

V. ARCHITECTURAL REVIEW PROCESS

A. Objective

The objective of the review process is to promote aesthetic harmony in the Highlands at Mayfield Ranch community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

B. Submittals

Approval by the ACC is required prior to starting any project that modifies the existing look of the residence, fence, or the land. Any element that is added to or changed on the exterior of the residence or the Lot including, but not limited to, solar energy devices, room additions, patio enclosures or covers, play equipment, storage sheds, pergolas/gazebos, pools, spas, hot tubs, fire pits, landscaping, gutters, driveway or sidewalk modifications, exterior paint colors, external generators must be approved.

Additional information and restrictions can be found in the relevant sections of the First Amended and Restated Development Area Declaration and First Amended and Restated Design Guidelines for the Highlands at Mayfield Ranch Master Community. An Architectural Review

Application (“Application”) can only be submitted by an Owner. The Owner is responsible for adherence to the Documents.

C. Timing

The ACC will attempt to review all complete applications and submittals within thirty (30) days of receipt by the ACC.

D. Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Architectural Rules and all requirements imposed by the ACC as a condition of approval.

E. Inspection

Upon completion of all approved work, the Owner must notify the ACC which may, but shall in no event be obligated, to inspect the work at any time to verify conformance with the approved submittals.

VI. ARCHITECTURAL AND AESTHETIC STANDARDS

A. Rentals

No portion of the Development Area may be used as an apartment house, flat, lodging house, hotel, bed and breakfast lodge, or any similar purpose, but the primary residence constructed on a Lot may be leased for residential purposes for a lease term of no less than twelve (12) months. All leases shall be in writing. The Owner must provide to its lessee copies of the Documents. Notice of any lease, together with such additional information as may be required by the Board, must be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease. All leases must be for the entire residence.

B. Mobile Homes, Manufactured Homes, Travel Trailers and Recreational Vehicles

No mobile home (with or without wheels, temporarily or permanently affixed), manufactured home, travel trailer, or recreational vehicle may be parked or placed on any Lot and used as a residence, either temporary or permanent, at any time. In the event of any dispute regarding the effect or application of this Section, the interpretation of the ACC will be final.

C. Temporary/Accessory Structures

Owners will generally be permitted to erect one (1) accessory structure on their Lot providing the accessory structure such as a pool cabana, garden building, storage building, or home office is approved in advance by the ACC and otherwise complies with the Development Area Declaration. In no event will the total square footage of any approved accessory structure be interpreted to reduce the minimum square footage requirements of the principal residential

structure set forth in the Development Area Declaration, applicable Notice of Applicability or Design Guidelines.

Unless otherwise approved in advance and in writing by the ACC, an accessory structure: (i) may be no greater than 10' by 12' (120 square feet) as measured by the dimensions of the foundation of the accessory structure and from the finished grade of the Lot to the highest portion of the accessory structure; (ii) the exterior of the outbuilding must be constructed of wood or masonry; (iii) may not be constructed of metal or plastic; (iv) must utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (v) have a pitched roof of the same pitch as the principal residential structure constructed on the Lot; (vi) the siding must be of at least the same quality/color as that used on the principal residential structure constructed on the Lot; (vii) the paint must match the color of the trim of the principal residential structure constructed on the Lot; (viii) the shingles must be either the same as those on the principal residential structure-constructed on the Lot or wood shake shingles; and (ix) no accessory structure may be located nearer than five (5) feet to an interior Lot line.

No permitted accessory building may exceed eight feet (8') in height as measured from the finished grade of the Lot to the highest portion of the permitted accessory building, or may be larger than one hundred twenty (120) square feet as measured by the dimensions of the foundation of the permitted accessory building.

Sheds or outbuildings on Lots adjacent to Greenbelt/Open Space Lots will be considered on a case-by-case basis by the ACC. No sheds or outbuildings shall be permitted on Lots adjacent to any roadway or on Lots that back up to a greenbelt and have wrought iron fencing.

Temporary storage structures also known as "pods" are allowed with the prior written approval of the Association Management office provided that:

- The structure is located in the driveway of the Lot; and
- The structure is not placed on any Lot for more than seven (7) days

The ACC shall be entitled to determine, in its sole and absolute discretion, whether a structure or shed on any Lot complies with the foregoing requirements relating to size, height, fence enclosure and construction materials. No accessory structure will be approved unless a principal residential structure has been constructed on the Lot or the accessory structure is being constructed at the same time as the principal residential structure. The ACC may adopt additional requirements for any accessory structure on a case-by-case basis as a condition to approval.

D. Garages

Each garage shall have garage doors that are wired so as to be operated by electric door openers. All garage doors shall remain closed at all times, save and except for the temporary opening of same in connection with the ingress and egress of vehicles and the loading or placement and unloading or removal of other items customarily kept or stored therein, when a person is in the

garage or engaged in yard work, or there is another activity occurring on the Lot which is reasonably facilitated by an open garage door. The parking of vehicles in the yard of any Lot is not permitted.

E. Room Additions

Any room additions must be approved in writing by the ACC. Additions to homes may be considered if they meet the following criteria:

- No garage can be permanently enclosed for habitation unless approved in advance by the ACC.
- All materials must match those of the home, including siding, brick, windows, paint color, shingles, etc.
- Sunrooms will be considered.
- Screened porches will be considered on a case-by-case basis and must meet the following minimum acceptable standards:
 - The porch and related improvements must be compatible with the architectural elements of the existing house. Paint colors and materials must match those of the principal residential structure.
 - Design should reflect consideration for any adverse impact on neighboring properties.
 - Screened porches shall be located in the back yard only. The screened porch shall not encroach on any easement or building line.
 - Screened porch shall be attached to the principal residential structure. Free-standing screened porches are not permitted.
 - Supplemental landscaping may be required as part of the ACC review.
 - Roof of screened porch shall be solid decking shingled to match the principal residential structure.

F. Roof Materials

Roofing materials shall be limited to thirty (30) year dimensional fiberglass shingles in a "weathered wood" color or Energy Efficient Roofing (as defined in the Development Area Declaration, Section 3.14) and shall be expressly approved by the ACC. Replacement of an existing roof with the same style and color shingles shall not require ACC approval.

G. Arbors/Pergola/Patio Covers

All arbors, pergolas and patios covers shall be approved in advance of construction by the ACC and must meet the following:

- Shall not exceed 10' in height.

- Be of cedar that is stained with an approved color or other wood that is painted to match the principal residential structure constructed on the Lot. (All other materials will be reviewed by the ACC on a case by case basis.)
- If the roof is a solid cover, the shingles must match the principal residential structure constructed on the Lot.
- Lattice on the arbor will be considered on a case-by-case basis.

H. Decks

All decks shall be approved in advance of construction by the ACC.

Backyard deck additions shall be cedar or a wood that is painted or stained to match the principal residential structure constructed on the Lot. (All other materials will be reviewed by the ACC on a case-by-case basis.)

I. Fencing

All fence construction must be approved by the ACC. Solid walls enclosing an entire site are not permitted.

Perimeter Fencing – Rear and Side Yards.

- All Lots shall have fencing of six feet (6') in height unless otherwise expressly stated in the Documents. Fences shall be constructed of either: (a) Rightwood pre-finished wood fencing, finished in an approved stain and color; or (b) black powder-coated wrought iron or decorative metal.
- Fences must be located at least ten feet (10') from the front of the residence and no farther from the front of the residence than the midpoint of the residence. In the event of any dispute or disagreement as to the location of a fence on a Lot, the decision of the ACC, in its sole and absolute discretion, will be final.
- Fences facing an existing street or other right-of-way must have the slats facing the street or public right-of-way and be capped. All other fencing must be "good neighbor fencing".
- Fences along the side yard of corner Lots shall not be placed closer to the public right-of-way than eight feet (8') from such right-of-way or eighteen feet (18') from the back of the curb.
- All wood fences shall be constructed with 1" x 6" slats.

Notwithstanding the foregoing, fence construction and materials must comply with the applicable Notice of Applicability. In the event of a conflict between this section and the Notice of Applicability, the Notice of Applicability will control.

J. Security Measures

Before any security measure contemplated by Section 202.023(a) of the Texas Property Code (“Code”) is constructed or otherwise erected on a Lot, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- Type of security measure;
- Location of proposed security measure;
- General purpose of proposed security measure; and Proposed construction plans and/or site plan. Owners are encouraged to be aware of the following issues when seeking approval for and installing a security measure:
 - The location of property lines for the Lot. Each Owner should consider obtaining a survey before installing a security measure;
 - Easements in the area in which the security measure is to be installed;
 - Underground utilities in the area in which the security measure is to be installed.

The Association is not obligated to and will not review an Owner’s ACC security measure application for the above-referenced issues. Owners should be aware that a security measure may have to be removed if a person or entity with superior rights to the location of a security measure objects to the placement of the security measure.

Type of Fencing. The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

a. Security measure fencing generally:

- Security measure fencing cannot contain decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
- Unless otherwise provided by the Association’s dedicatory instruments, chain link, brick, concrete, barbed wire, electrified, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the ACC.
- No vines or vegetation shall be allowed to grow on security measure fencing.
- Security measure fencing must be located on the perimeter of a Lot, however, it is prohibited for security measure fencing to: (i) be located across sidewalks; and/or; (ii) to enclose sidewalks. If a sidewalk is located within the perimeter of a Lot, the security measure fencing must be located on the residence side of the sidewalk. Fencing that is not located on the perimeter of a Lot is not security measure fencing and must comply with the Declaration and all other applicable Association Documents.

b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:

- All security measure fencing forward of the residential structure must be constructed of a stone base with stone pillars and black powder-coated wrought iron with a total height of six feet (6').
- Stone to be used will match the stone used in construction of walls along Mayfield Ranch Blvd., cream limestone with 20% nicotine/rust and 5-10% cave. The joints will be Texas tan mortar.
- Stone base will be eighteen inches (18") high and eighteen inches (18") wide.
- Stone pillars will be eighteen inches (18") square and will be placed at all end caps and turns along the fence perimeter, except where it meets resident's or existing back or side yard fence. Stone pillars are to be built on both sides of any entry gate.
- Stone pillars are to have a color matching flat cap stone two feet square by two inches high (2' x 2' x 2").
- Flat top black powder-coated wrought iron fencing (design consistent throughout community) four feet six inches high (4' 6") will be installed on top of the stone base.
- Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ACC.
- When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a stone pillar adjacent to the wood post/wood fencing.
- Chain link, brick, concrete, barbed wire, electrified, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the ACC.

c. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.

d. Placement of fencing and/or security measures of any type must comply with Texas and Williamson County Regulations and Ordinances, if any.

e. The ACC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.

f. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the ACC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the ACC application to the ACC. In the event that the Affected Lot Owner(s) refuse to sign the ACC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

Burglar Bars, Security Screens, Front Door Entryway Enclosures. All burglar bars, security screens, and front door entryway enclosure shall be black or any color approved by the ACC. Notwithstanding the foregoing, the ACC shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the ACC (subject to an appeal to the Board of Directors in the event of an ACC denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

Location. A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access such as a sidewalk.

Disputes; Disclaimer; Indemnity. Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO

THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE ACC PURSUANT TO THIS POLICY.

OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE ACC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

K. Flags and Flagpoles

Approval Requirements:

An Owner is permitted to display the flag of the United States of America, the flag of the State of Texas, an official or replica flag of any branch of the United States Military, or one (1) flag with official insignia of a college or university ("**Permitted Flag**") and permitted to install a flagpole no more than five feet (5') in length affixed to the front of a residence near the principal entry or affixed to the rear of a residence ("**Permitted Flagpole**"). Only two (2) permitted Flagpoles are allowed per residence. A Permitted Flag or Permitted Flagpole need not be approved in advance by the ACC. Approval by the ACC is required prior to installing vertical freestanding flagpoles installed in the front or back yard area of any Lot ("**Freestanding Flagpole**").

Installation and Display:

Unless otherwise approved in advance and in writing by the ACC, Permitted Flags, Permitted Flagpoles and Freestanding Flagpoles, installed in accordance with the Flagpole Application, must comply with the following:

- No more than one (1) Freestanding Flagpole OR no more than two (2) Permitted Flagpoles are permitted per Lot, on which only Permitted Flags may be displayed.
- Any Permitted Flagpole must be no longer than five feet (5') in length and any Freestanding Flagpole must be no more than twenty feet (20') in height.
- Any Permitted Flag displayed on any flagpole may not be more than three feet in height by five feet in width (3'x5').
- With the exception of flags displayed on Common Area or Special Common Area, the flag of the United States of America must be displayed in accordance with 4 U.S.C. Sections 5-10 and the flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- The display of a flag, or the location and construction of the flagpole must comply with Applicable Law, easements and setbacks of record.
- Any flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
- A flag or a flagpole must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.
- Any flag may be illuminated by no more than one (1) halogen landscaping light of low beam intensity which shall not be aimed towards or directly affect any neighboring property.
- Any external halyard of a flagpole must be secured so as to reduce or eliminate noise from flapping against the metal of the flagpole.

L. Signs.

No sign of any kind may be displayed to the public view on any Lot without the prior written approval of the ACC, except for:

- Signs erected by the Declarant or erected with the advance written consent of the Declarant.
- Signs erected by or approved to be erected by the Board to advertise community events.
- One small security service sign per Lot, provided that the sign has a maximum face area of two (2) square feet and is located no more than five (5) feet from the front elevation of the principal residence constructed upon the Lot.
- Permits as may be required by Applicable Law.

- One (1) temporary “For Sale” or “For Lease” sign per Lot, provided that the sign will be limited to: (a) a maximum face area of five (5) square feet on each visible side and, if free standing, is mounted on a single or frame post; (b) an overall height of the sign from finished grade at the spot where the sign is located may not exceed four (4) feet; and (c) the sign must be removed within two (2) business days following the sale or lease of the Lot.
- Candidate or measure signs may be erected provided the sign:
 - is erected no earlier than the 90th day before the date of the election to which the sign relates;
 - is removed no later than the 10th day after the date of the election to which the sign relates;
 - is ground-mounted. Only one sign may be erected for each candidate or measure.
 - signs which include any of the components or characteristics described in Section 202.009(c) of the Texas Property Code are prohibited.
- A “no soliciting” sign near or on the front door to the principal residence constructed upon the Lot, provided, that the sign may not exceed twenty-five (25) square inches.
- One temporary congratulatory sign or banner, such as those celebrating a birth or adoption, birthday, graduation, is permitted for a period not to exceed seven (7) days. Any additional signs may require Board approval.
- Except for signs which are erected by the Declarant or erected with the advance written consent of the Declarant, no sign may be displayed in the window of any Improvement located on a Lot.

M. Swimming Pools, Spas and Hot Tubs

The plans and specifications for each swimming pool, spa, and hot tub to be constructed on a Lot must be approved in writing by the ACC prior to the commencement of construction. All applications submitted to the ACC for the approval of plans and specifications for swimming pools, hot tubs, or spas must be accompanied by the applicable governmental permits for the construction of same. Any applications submitted to the ACC, which do not include applicable construction permits from the County or City shall constitute an automatic rejection of the application.

Each swimming pool constructed on a Lot must be entirely enclosed with a fence or similar structure which, at a minimum, satisfies all applicable governmental requirements. The location, color, style and materials of the fence or enclosure must be approved in writing and in advance of construction by the ACC. ACC may require that a swimming pool, spa and hot tub constructed on a Lot and associated Improvements be enclosed with a fence or similar structure irrespective of governmental requirements.

Approval of a swimming pool, spa and hot tub and/or associated Improvements by the ACC will not constitute a determination by the ACC that the swimming pool, spa or hot tub and/or

associated Improvements are safe for use. The ACC may require an Owner to install additional screening as a pre-condition to the approval and construction of any swimming pool, spa, or hot tub.

No swimming pool, spa or hot tub shall be located in the front or side yard on any Lot.

Unless otherwise approved in writing by the ACC, if the foundation or other vertical surface of the swimming pool will extend more than twenty-four inches (24") above the final grade of the Lot, the exposed foundation or vertical surface extending twenty-four inches (24") above the final grade will be finished in a manner that matches the exterior masonry of the residence.

Application of the terms "front yard", "side yard", "foundation or other vertical surface", and/or "final grade" as to a specific Lot will be determined by the ACC in its sole and absolute discretion.

The ACC may adopt additional requirements for any swimming pool, spa and hot tub and/or associated Improvements on a case by case basis as a condition to approval.

- In Ground. Swimming pools shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. All exposed concrete on "Infinity Edge" swimming pools must be properly screened through the use of landscaping and no more than three (3) feet of exposed concrete may be visible. Unless otherwise approved in writing by the ACC, associated swimming pool, spa, and hot tub improvements, such as rock waterfalls and slides, shall not be over six feet (6') in height. No pool or deck may be closer than five feet (5') from any property line. Unless otherwise approved in writing by the ACC, all maintenance equipment, including chemicals, plumbing fixtures, heaters, pumps, etc., associated with a swimming pool, spa, or hot tub may not be visible from any adjacent street or Lot. The drains serving the swimming pool, spa or hot tub must be connected to street drainage systems. No swimming pool, spa or hot tub shall be drained onto property other than the Lot on which the swimming pool, spa or hot tub is constructed.
- Above-ground or temporary swimming pools are prohibited.
- Above-ground spas and hot tubs visible from public view or from an adjacent street or Lot shall be skirted, decked, screened or landscaped in a manner which shields pumps, plumbing, heaters, filters, etc. from view. No swimming pool, spa or hot tub will be approved unless a principal residential structure has been constructed on the Lot or the swimming pool, spa or hot tub is being constructed at the same time as the principal residential structure.

N. Solar Energy Device

A solar energy device or apparatus (a “**Solar Energy Device**”) may be installed with the advance written approval of the ACC. The ACC will approve a Solar Energy Device **UNLESS** the ACC makes a written determination that placement of the Solar Energy Device will create a condition that substantially interferes with the use and enjoyment of property within the Development by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The ACC’s right to make a written determination in accordance with the foregoing sentence is negated if all Owners of Lots immediately adjacent to the Owner/applicant provide written approval of the proposed placement.

- Unless otherwise approved in advance and in writing by the ACC, each Solar Energy Device to be installed in accordance therewith must comply with the following: The Solar Energy Device must be located on the roof of the residence located on the Owner’s Lot, entirely within a fenced area of the Owner’s Lot, or entirely within a fenced patio located on the Owner’s Lot. If the Solar Energy Device will be located on the roof of the residence, the ACC may designate the location for placement unless the location proposed by the Owner increases the estimated annual energy production of the Solar Energy Device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Solar Energy Device if installed in the location designated by the ACC. If the Owner desires to contest the alternate location proposed by the ACC, the Owner should submit information to the ACC which demonstrates that the Owner’s proposed location meets the foregoing criteria.
- If the Solar Energy Device will be located in the fenced area of the Owner’s Lot or patio, no portion of the Solar Energy Device may extend above the fence line. If the Solar Energy Device is mounted on the roof of the principal residence located on the Owner’s Lot, then:
 - (A) the Solar Energy Device may not extend higher than or beyond the roofline; (B) the Solar Energy Device must conform to the slope of the roof and the top edge of the Solar Device must be parallel to the roofline; (C) the frame, support brackets, or visible piping or wiring associated with the Solar Energy Device must be silver, bronze or black.

O. Stand-By Generator Installation

A standby-generator (“**Generator**”) may be installed with the advance written approval of the ACC. Unless otherwise approved in advance and in writing by the ACC, all Generators to be installed must comply with the following:

- The Generator must be installed and maintained in accordance with the manufacturer’s specifications and meet all applicable governmental health, safety, electrical, and building codes.

- The Owner must use a licensed contractor(s) to install all electrical, plumbing, and fuel line connections and all electrical connections must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.
- All natural gas, diesel fuel, biodiesel fuel, and/or hydrogen fuel line connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes.
- All liquefied petroleum gas fuel line connections must be installed in accordance with the rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes.
- All non-integral standby Generator fuel tanks must be installed in compliance with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- The Generator and its electrical lines and fuel lines must be maintained in good condition. The Owner is responsible to repair, replace, or remove any deteriorated or unsafe component of a Generator, including electrical and fuel lines.
- The Generator must be screened if it is visible from the street, from an adjoining residence or from adjoining property owned by the Association, and/or is 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 Association.
- The Owner may only perform periodic testing of the Generator consistent with the manufacturer's recommendations between the hours of 9 a.m. to 5 p.m., Monday through Friday.
- No Owner shall use the Generator to generate all or substantially all of the electric power to the Owner's residence unless the 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.
- A Generator shall not be installed in the front yard of a residence or in the side yard of a residence facing a street.)
- No Owner shall locate a Generator on property owned by the Association or on any property owned in common by members of the Association.

P. Antennas

Types of Permitted Antennas:

Other than the three types of antennas listed below (the "**Permitted Antennas**"), no exterior radio or television antennas or aerial or satellite dish or disc, may be erected, maintained or placed on a Lot without the prior written approval of the ACC:

- an antenna designed to receive direct broadcast services, including direct-to-home satellite services, that is one meter or less in diameter.
- an antenna designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement.
- an antenna that is designed to receive television broadcast signals.

The Permitted Antennas will be permitted subject to reasonable requirements as to location and screening as may be set forth in rules adopted by the ACC, consistent with Applicable Law, in order to minimize obtrusiveness as viewed from streets and adjacent property. Declarant and/or the Association will have the right, but not the obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or any portion of the Development.

Location of Permitted Antennas:

A Permitted Antenna may be installed solely on the Owner's Lot and may not encroach upon any street, Common Area, Special Common Area, or any other portion of the Development Area. A Permitted Antenna may be installed in a location on the Lot from which an acceptable quality signal can be obtained and where least visible from the street and the Development Area, other than the Lot. In order of preference, the locations of a Permitted Antenna which will be considered least visible by the ACC are as follows:

- attached to the back of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street unless screening would reduce the efficiency of the antenna.
- attached to the side of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street unless screening would reduce the efficiency of the antenna.
- attached behind and below the side six (6) foot wood fence of home and screened from view of adjacent Lots and the street unless screening would reduce the efficiency of the antenna.

The ACC may, from time to time, modify, amend, or supplement the rules regarding installation and placement of Permitted Antennas.

Q. Exterior Lighting

Exterior lighting will be kept to a minimum, but consistent with good security practices. All exterior lighting must be approved in advance by the ACC.

No exterior light whose direct sources is visible from a street or neighboring property, or which produces excessive glare to pedestrian or vehicular traffic will be allowed. When possible, security lighting should be motion-sensitive to reduce interference to neighboring properties.

Use of other than white or color-corrected high intensity lamps and exterior lights will not be allowed. Sodium, mercury vapor, or bare HID yard lights are not allowed.

Decorative exterior lighting, including low-voltage or solar landscape lighting and string lighting installed along the perimeter of a back yard must be installed below fence height so as not to interfere with neighboring properties. If the decorative lighting is to be installed at least five feet (5') in from the perimeter of the back yard, it may be erected on poles not to exceed eight feet (8') in height. String lighting will not be permitted in side or front yards.

R. Exterior Holiday Decorations

Lights or decorations may be erected on the exterior of the principal residential structure in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the principal residential structure without prior written approval of the ACC and shall be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15.

S. Basketball Goals

Permanent basketball goals are permitted on a Lot provided the basketball goal location and all materials are approved in advance and in writing by the ACC. The basketball goal backboard must be constructed of a clear material, must be perpendicular to, and set back twenty-five feet (25') from, the street, and mounted on a metal pole permanently installed in the ground.

Subject to the prior written approval of the ACC, portable basketball goals may be permitted if they are placed to the side of the driveway at least twenty-five (25') back from the curb. Portable basketball goals may not be rolled into the street or any other public right-of-way and must be stored out of sight when not in use. All basketball goals must be properly maintained and painted, with the net in good repair.

T. Playscapes and Sport Courts

Sport Courts and tennis courts are specifically prohibited on any Lot.

Playscapes or any similar recreational facilities may not be constructed on any Lot without the advance written approval of the ACC. The ACC may prohibit the installation of Playscapes or similar recreational facilities on any Lot.

Playscapes or any similar recreational facilities shall comply with all the following requirements:

- Must be located where the equipment will have minimum impact on adjacent Lots and must be screened from public streets and adjoining Lots whenever possible.
- All Playscapes or any similar recreational facilities equipment must be of earth tones colors, i.e., medium to dark greens, browns, tans or other colors approved by the ACC.
- Bright primary colors will not be permitted.
- To respect neighbors' privacy, Playscapes and other similar recreational facilities shall not exceed twelve feet (12') in height. If the highest floor level is at five feet (5') or higher, approval must be received from all adjacent Lots unless the Playscape will be screened from all adjacent Lots.
- Playscapes or any other similar recreational facilities shall not be placed any closer to the property line than the established building setbacks.
- Trampolines, whether portable or non-portable, must be placed no closer than five feet (5') to any property line.
- Playscapes, playground equipment and trampolines are prohibited in the front yard.

If approved, portable playscapes, including but not limited to, non-permanent and/or inflatable slides, moon bounces, water parks and above ground inflatable pools or kiddie pools (collectively "**Portable Playscapes**") must be stored in the rear of the Lot or inside the garage when not in use. In no event shall any Portable Playscapes be in the front of any Owner's Lot for any period of time exceeding twenty-four (24) consecutive hours.

U. Trash Containers and Recycling Bins

Trash containers and recycling bins must be stored in one of the following locations:

- inside the garage of the residence constructed.
- behind or on the side of a residence in such a manner that the trash container and recycling bin is not visible from any street or adjacent residence, e.g. behind a privacy fence or other appropriate screening.

The ACC shall have the right to specify additional locations in which trash containers or recycling bins must be stored.

Trash containers and recycling bins should not be placed at the curb earlier than 12:00 noon of the day before collection and must be taken in before 12:00 noon of the day following collection.

V. Barbeque Grills

Freestanding barbecue grills are permitted only if they are stored and used in the rear yard space of the Lot that is not visible from the street.

W. Animals – Household Pets

No animals, including pigs, hogs, swine, poultry, fowl, wild animals, horses, cattle, sheep, goats, or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on the Development Area (as used in this paragraph, the term “domestic household pet” shall not mean or include non-traditional pets such pot-bellied pigs, miniature horses, exotic snakes or lizards, ferrets, monkeys or other exotic animals). The Board may conclusively determine, in its sole discretion, whether a particular pet is a domestic household pet within the ordinary meaning and interpretation of such words. No Owner or Occupant may keep on a Lot more than four (4) cats and dogs, in the aggregate. No animal will be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on the Development Area other than within the residence, or the fenced yard space associated therewith, unless confined to a leash. The Association may restrict pets to certain areas on the Development Area. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Development Area, and no kennels or breeding operation will be allowed. No animal may be allowed to run at large, and all animals must be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects, and waste at all times. No pet may be left unattended in yards, porches or other outside area. All pet waste will be removed and appropriately disposed of by the owner of the pet. All pets must be registered, licensed and inoculated as required by Applicable Law. All pets not confined to a residence must wear collars with appropriate identification tags and all outdoor cats are required to have a bell on their collar. If, in the opinion of the Board, any pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the Owner or Occupant, upon written notice, may be required to remove the pet from the Development Area.

X. Display of Religious Items

Owners and residents are generally permitted to display or affix one or more religious items on the owner’s or resident’s property or dwelling, the display of which is motivated by the owner’s or resident’s sincere religious belief.

ACC Application Required. Before a religious display contemplated by Section 202.018 of the Texas Property Code is displayed or affixed on an owner’s or resident’s property, an Architectural Control Committee (“ACC”) application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- Type and description of religious display;
- Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner’s or resident’s property.

- Notwithstanding the foregoing, the following displays shall not require ACC approval. All other religious displays shall require ACC approval as set forth above.

One or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require ACC approval.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

- The item threatens the public health or safety;
- The item violates a law other than a law prohibiting the display of religious speech;
- The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
- The item is installed on property:
 - o owned or maintained by the Association; or
 - o owned in common by members of the Association.
- The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's Documents; or
- The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

Any installation not in compliance with this section will be considered a violation of the dedicatory instruments governing the community.

VII. LANDSCAPE GUIDELINES

General landscaping guidelines for each Lot are set forth below. Notwithstanding the subsequent provisions, the installation of drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping ("Xeriscaping"), will be permitted upon written approval by the ACC in accordance with the Xeriscaping provisions set forth below. All landscapes and landscaping must be approved in writing prior by the ACC prior to installation.

A. Materials

All introduced vegetation shall be trees, shrubs, vines, ground covers, seasonal flowers or sodded grasses which are commonly used in South Central Texas for landscaping purposes. After installation, landscaping (including temporary landscaping) shall be properly maintained at all times.

B. Minimum Landscape Requirements

Landscaping must conform to the following minimum requirements:

- Full sodded front and side yards (in front of fences), with backyards to be fully sodded by the Owner within thirty (30) days after acquiring occupancy of the Lot for residential purposes.
- With the prior written approval of the ACC, artificial turf with multi-colored pile and a minimum pile height of one inch (1") may be installed in back yards and behind fencing in side yards. To ensure proper drainage, professional installation is required.
- On all Lots other than corner Lots, two (2) hardwood shade trees, measured three inches (3") in caliper. On all corner Lots, four (4) hardwood shade trees (with two (2) in the front portion of the Lot and two (2) on the side of the Lot adjacent to the street) measured three inches (3") in caliper.
- Ten (10) shrubs sized five-gallon or larger.
- Owners are required to landscape front and side yards and adjacent to resident foundations.
- Trees, shrubs, ground covers, seasonal color and sodded grass shall be used in these areas to achieve the landscaping intent according to the approved landscaping plans.
- All retaining wall plans over four feet (4') tall or within any right-of-way must be submitted to the ACC for consideration and must be constructed in accordance with stamped engineered plans by a licensed engineer or by the Homebuilder.
- Ground cover is defined as a planting of low plants (such as ivy) that covers the ground in place of turf. (Rock or stone are not acceptable for use as a ground cover other than in flowerbed or walkway areas, unless approved in advance and in writing by the ACC in accordance with the Xeriscaping guidelines set forth in the Development Area Declaration).
- Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties. Screening plants must be trimmed in accordance with utility company requirements.
- St. Augustine grass should be maintained at a height of two and one-half (2 ½) inches. Bermuda, Buffalo and Zoysia grass should be maintained at the height of two to two and one-half (2 – 2 ½) inches. Mowing heights may need to be altered to prevent scalping in the event of uneven grade.
- Grass must be trimmed away from sidewalks, buildings, planted areas and other obstacles. It is suggested that line trimmers, mechanical edger and chemicals are employed to keep a neat, tidy appearance.
- All trees and shrubs should be pruned to avoid blocking clear view of signs, address markers, illumination by light fixtures, the flow of air vents and air conditioner compressors as well as pedestrian and vehicular traffic.
- In the event of tree disease that can be transmitted to surrounding hardwood trees, the ACC may require the Owner to treat the affected tree or trees or, if not treatable, remove and replace the affected trees.

C. Drainage

There shall be no interference with the established drainage patterns over any of the Development Area, including the Lots, except by Declarant, unless adequate provision is made for proper drainage and such provision has been certified by a professional engineer and approved in advance by the ACC. Specifically, and not by way of limitation, no Improvement, including landscaping, may be installed which impedes the proper drainage of water between Lots.

D. Xeriscaping

As part of the installation and maintenance of landscaping on an Owner's Lot, an Owner may submit plans for and install drought tolerant landscaping ("Xeriscaping") upon written approval by the ACC. All Xeriscaping to be installed in accordance therewith must comply with the following:

- The Xeriscaping must be aesthetically compatible with other landscaping in the community as reasonably determined by the ACC. Aesthetically compatible shall mean overall and long-term aesthetic compatibility within the community. For example, an Owner's Lot plan may be denied if the ACC determines that:
 - the proposed Xeriscaping would not be harmonious with already established turf and landscaping in the overall community; and/or
- the use of specific turf or plant materials would result in damage to or cause deterioration of the turf or landscaping of an adjacent property owner, resulting in a reduction of aesthetic appeal of the adjacent property Owner's Lot.
- No Owner shall install gravel, rocks or cacti that in the aggregate encompass over twenty percent (20%) of such Owner's front yard or twenty percent (20%) of such Owner's back yard.
- The Xeriscaping must not attract diseases and insects that are harmful to the existing landscaping on neighboring Lots, as reasonably determined by the ACC.

E. Rainwater Harvesting Systems

Rain barrels or rainwater harvesting systems (a "Rainwater Harvesting System") may be installed with the advance written approval of the ACC. Unless otherwise approved in advance and in writing by the ACC, each Rainwater Harvesting System to be installed in accordance therewith must comply with the following:

- The Rainwater Harvesting System must be consistent with the color scheme of the residence constructed on the Owner's Lot, as reasonably determined by the ACC.
- The Rainwater Harvesting System does not include any language or other content that is not typically displayed on such a device.
- The Rainwater Harvesting System is in no event located between the front of the residence constructed on the Owner's Lot and any adjoining or adjacent street.
- There is sufficient area on the Owner's Lot to install the Rainwater Harvesting System, as reasonably determined by the ACC.

If the Rainwater Harvesting System will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, the Common Area, Special Common Area, or another Owner's Lot, the ACC may regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System. Accordingly, the application should describe methods proposed by the Owner to shield the Rainwater Harvesting System from the view of any street, common area, or another Owner's Lot. When reviewing a Rain System Application for a Rainwater Harvesting System that will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, the Common Area, Special Common Area, or another Owner's Lot, any additional requirements imposed by the ACC to regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System, may not prohibit the economic installation of the Rainwater Harvesting System, as reasonably determined by the ACC.

F. Lawn Furniture, Decorations, and Garden Maintenance Equipment

Lawn furniture, including swings/chairs/benches in good repair are allowed on front porches, but must be incorporated into a landscape theme if visible from other Lots. Swings and or benches are not allowed on driveways/front lawns etc. unless specifically approved for placement by the ACC.

A birdbath of a standard size is acceptable without prior written approval from the ACC.

Notwithstanding exterior holiday decorations, lawn decorations and artificial plants are not acceptable in the front yard of the Lot including pink flamingos, animals, or other designs/statues.

Lawn mowers, edgers, wheelbarrows, etc. may not be left out in view of other Lots except when in use. Bulk/bag material (mulch, topsoil, etc.) may not be left out in view for longer than ten (10) days.

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas