

LAKEVIEW MANOR RESIDENTIAL CONSTRUCTION REGULATIONS AND SPECIFICATIONS

Written approval by the Board of Directors of Lakeview Manor Property Owners Association (the "Association"), acting as an Architectural Control Committee, (hereinafter "ACC") is required before any work of any kind is commenced in constructing a new residence, or any outside alterations, additions or improvements to an existing residence, upon any lot(s) within the subdivision. The information contained herein should be reviewed by the designer, builder and property owner **prior to** signing legal documents, formulating site plans or taking any substantial steps in furtherance of construction of improvements within the subdivision.

DISCLAIMER: Neither the Board of Directors of the Association, nor the Association, assume any obligation, and are not liable, for their approval of any construction, improvements, additions or modifications pursuant to these Regulations and Specifications from the standpoint of safety, whether structural or otherwise, or for conformance or non-conformance with building codes, or other governmental laws or regulations.

Lot owners, builders and all other interested persons are hereby specifically advised that in addition to compliance with these Regulations and Specifications and the restrictive covenants (the "Restrictions") applicable to the Subdivision, applicable laws, rules, regulations and procedures of various governmental units or agencies including, but not limited to, the Montgomery County Fresh Water Supply District No. 6, the San Jacinto River Authority, Montgomery County, National/State Electrical and Plumbing Codes and the State of Texas, should be consulted and followed with respect to construction within the Subdivision.

Application(s) for Residential Improvements Versus New Home / Major Construction

The Lakeview Manor Property Owner's Association, Inc. (hereinafter "LVMPOA") Application for Residential Improvements is required for Property Improvements (additions/alterations /modifications). Improvements are further described below:

1. Alteration of, or increase in the square footage of an existing home/garage/carport is considered a property improvement unless the subject addition or building modification is 1000 sq. ft. or greater. If it is above this threshold, the New Home / Major Construction Plans & Specifications application process is to be followed.
2. Any structure/improvement permanently affixed to a lot, whether attached to the residence or not attached shall be considered an addition. An example would be the installation of a garden shed or replacing a concrete driveway.
3. There will be no application fees or construction deposits for Residential Improvements. However, specific details are described in the Application that are to be followed and provided to ensure timely approval of the Application by the ACC. No work is to be undertaken prior to receiving Application approval.
4. All proposed slabs for residential improvement projects shall require a meeting with an ACC representative just prior to concrete pour. All property line setbacks must be clearing identified. Property lines must be staked out and maintained throughout construction.

The 'LVMPOA Application for New Home / Major Construction' is required to be completed for all new home and major construction projects. This application along with the New Home /Major

Construction Checklist, fees, deposits and related supporting documents are required for the ACC review process. Further details are discussed in the following New Home /Major Construction section.

New Home / Major Construction Fees, Requirements and Other Considerations

The New Home / Major Construction Checklist Application (termed 'Checklist') will be completed and used by the owner and the ACC representative to ensure compliance with LVMPOA and governmental regulations and specifications. The following paragraphs describe the Checklist articles. By signing the Checklist Application, the Owner and their Builder agree to be contractually in compliance with the guidance and be liable to the LVMPOA to pay all fines and penalties that may be assessed against the owner for infractions.

New Home / Major Construction Building Fees & Deposits

A Building Deposit of \$2000.00 is required with the Application(s) and is fully refundable if no fines occur. The refundable portion may be reduced by the amount as described in the Table of LVMPOA Construction Fines and may include any amounts spent by LVMPOA to remedy deviations from, or non-compliance with, the regulations and specifications outlined herein and/or as stated in the subdivision deed restrictions. If the deposit declines below \$1000 due to fines, the owner is responsible for supplementing the deposit to maintain a balance of \$2000. The deposit will only be returned after receipt of a close out letter stating the construction conforms with the contract documents. Any significant changes/alterations are to be described in the close out letter. The ACC may request an on-site meeting with the property owner to confirm the close out letter.

A Building Fee of \$1000.00 is required with the application and it is nonrefunded. This fee is due with the Application for New Home /Major Construction. The building fee will potentially be used for inspection and control services provided by the LVMPOA and its agents.

Any Change In Plans will require an ACC **Change in Plans Review**. Any changes in the Property Plans & Specification (described below) shall require an additional plan review by the ACC and shall result in an additional non-refundable fee of **\$100.00** for each such review. Note: Plan changes may impact multiple plan elements (e.g., a drainage plan change may change other plan elements such as the septic plan or site plan).

New Home /Major Construction - Property Plans & Specifications

Permits shall be provided to the ACC including a copy of the Building Permit issued by Montgomery County and/or San Jacinto River Authority with the application and posted on site per regulations.

A professional survey of the property, showing a Licensed Surveyor's seal, shall be provided to the ACC. Required building setbacks are clearly denoted on the survey. Property lines stakes to be installed and maintained throughout the construction to allow the Owner, General Contractor and Architectural Control Committee (ACC) to confirm component location(s). Builder has shown, by appropriate measures, the location of the proposed residence, garage (if detached), porte cohere, driveway or any other lot improvement proposed to be permanently attached to the real estate.

Pre-pour Meeting: Prior to concrete pouring, a meeting of the General Contractor or Owner and the designated LVMPOA ACC representative shall be held to ensure foundation frames are within building setback requirements. The ACC reserves right to hire a 3rd party reviewer (at LVMPOA cost) to attend the pre-pour meeting and verify setbacks. Property lines must be staked out and maintained throughout construction.

A Site Plan showing dimensions of all improvements, easements, streets, and building lines shall be provided to the ACC.

A Complete Set of Structural Drawings must be provided to the ACC. These drawings must display the seal of a Licensed Professional Architect or Professional Building Designer. A foundation plan stamped and signed by a Professional Engineer is required. This shall include design and details of the foundation and beams, slab, driveway, sidewalks and all framing details. **Exterior elevations**, with complete dimensions (including overall height of structure above finished grade). The elevation drawings must also indicate the type of materials to be used on all of the exterior surfaces of the home. Additionally, a **detailed floor plan** shall show complete dimensions. Floor plan must indicate finishes to be used. These floor plan drawings must indicate the square footage of all living areas on each floor, as well as square footage of all garages, porches, and patios.

Septic Systems Plans shall be provided and indicate all major components. Plan is required to be designed and stamped by a licensed Professional Sanitation Engineer. All septic systems installed must have a letter signed by the design engineer confirming the septic system has been installed per the contract documents.

Lot Clearing and Tree Removal - No lot clearing (dirt work), brush cutting or tree removal may be performed on any lot until the application has been approved in writing by the ACC and the lot has been staked to reflect the boundaries per the Professional Land Surveyor. Additionally, Builder has marked trees to be removed, or alternatively, to be retained.

Property Drainage & Culvert Plan - Full drainage and culvert plan to be submitted with Application. The plan is required to have a licensed Professional Civil Engineer stamp and approve such plans, improvements and modifications. Any requirement for the submission of drainage plans shall clearly indicate that the only duty on the part of the Association is to ensure that an engineer stamps and approves drainage plan, before construction begins. Culverts, if required, must meet Montgomery County specifications and be installed and covered with sufficient soil to stabilize the culvert. Sediment control measures will be required during constructions to prevent sediment runoff from leaving the construction area and installed in accordance with industry best practices. Failure to prevent sediment runoff will cause the owner/contractor to immediately cease ALL work deemed a violation. The lot owner must take appropriate measures in accordance with the approved stamped plan to ensure that the natural flow of surface water is not altered or impeded so as to divert such natural surface water flow onto neighboring lot owner's property.

Exterior Finishes - Indicate all materials (including manufacturer and model number) used for any construction, additions, remodeling, repairs, including paint colors, siding, roofing and stone. Reference the respective sections in the LVM Residential Construction Regulations and Specifications document. This information must be submitted with the application for approval.

Minimum Standards - Where not otherwise specified, minimum construction standards as set forth in the current edition of the International Building Code, Southern Building Code and National Electrical Code shall be met.

Other New Home /Major Construction Checklist Components

A water meter must be installed by the Montgomery County Fresh Water Supply District No. 6 prior to construction and be maintained until a permanent connection to the residence is made.

A temporary electric pole shall be installed by the builder prior to construction and maintained until the permanent connection to the residence is made. The use of portable generators will not be allowed.

Liability Insurance Policy - The contractor or owner must provide proof of General Liability Insurance (\$1,000,000.00 minimum) with the application. This shall be in the form of a certificate showing; LVM POA, Willis, Texas 77318 as the certificate holder.

Dumpster will be on site for the full Construction Period (Lot Clearing through Final Septic System Installation/Approval for use). A copy of the Service COMPANY contract (X-out any pricing details) shall be included in the ACC application and will include the service maintenance schedule, contract details and company contacts. Trash includes food containers, metal, wrappers, paper, left-over construction materials (not to be used later), etc. are to be disposed in the on-site dumpster. Dumpster to be removed (and replaced) when full and maintained on site through project substantial completion of all work.

Sanitary Facility (PortaPotty) shall be on site for the full Construction Period (Lot clearing through final septic system(s) installation/approval for use). A copy of the service company contract (X-out any pricing details) shall be included in the ACC application and will include the service maintenance schedule, contract details and company contacts. Sanitary facilities to be maintained on site until project substantial completion of all work.

Accessible Plans, Specification and Permits - Along with providing a full set to the ACC, the subject plans and specification documents are to be maintained on site for ready reference. Permits are to be posted, if required by Montgomery County.

New Home / Major Construction Miscellaneous Guidance

No Commencement of Construction or Clearing before ACC application approval.

The Burning of Trash or Debris in LVM is Strictly Prohibited. No trash or waste material of any kind may be burned at any time. A trash receptacle must be located on the construction site.

Concrete trucks are not allowed to “wash out” in the street, along the right of way, in storm drains or any other common areas of LVM. Any “wash out” will be done within the lot setback lines on the lot where construction is taking place, or at a location outside of LVM.

Construction can only be performed within the hours of 7AM -7PM. Additionally, no construction work from 7 PM Saturday to 7AM Monday.

No parking, construction material storage or staging on adjacent lots without respective lot owner approval in writing. Material storage is prohibited on any public street.

Ensure daily mud & construction materials/debris are cleared from LVM streets.

Accessible Plans, Specification and Permits - Along with providing a full set to the ACC, the subject plans and specification documents are to be maintained on site for ready reference. Permits are to be posted, if required by Montgomery County.

Communication. To ensure site safety and adherence to regulations and specifications, whenever any workmen are present on site, the builder is required to have present a representative who can read and communicate orally in English. If an English-speaking person is not present on site, an emergency phone number must be posted for immediate contact 24 hours a day.

Sign Regulations. No sign shall be placed on any construction site prior to Board approval of the construction plans and the beginning of construction. Signs shall be no larger than five square feet.

New Home /Major Construction Fines Schedule

The following infractions will result in a \$100/ day of violation fine:

Commencement of construction before ACC application approval - Required to immediate stop work. If work continues prior to ACC application approval, subject fine will be assessed on a daily basis.

Failure to clear construction site of trash on daily basis - If trash and debris not addressed, dumpster removed prematurely or the dumpster is overfilled, subject fines will be assessed on a daily basis.

Failure to clean daily mud & construction materials/debris from LVM streets and within 24 hrs. after any rain - If not addressed, subject fine will be assessed on a daily basis.

Failure to provide sanitary facilities at job site - Sanitary facilities to be maintained at site from prior to clearing until construction is completed. Subject fine will be assessed on a daily basis.

Variance from the approved plans, specifications and building checklist articles – Owner/contractor will immediately cease ALL work deemed a violation. Contractor expected to cure this default immediately. If a change of plan to be submitted, it will be submitted within 7 days. Work will stop on subject area until ACC approves the change request. If work continues, subject fine will be assessed on a daily basis.

Sediment Runoff - Owner/contractor will immediately cease ALL work deemed a violation (in accordance with the approved, stamped Drainage and Culvert plan). Contractor expected to cure this default immediately. If a change of plan to be submitted, it will be submitted within 7 days. Work will stop on subject area until a licensed Professional Civil Engineer stamp and approve such plan improvements and modifications. If work continues, subject fine will be assessed on a daily basis.

Permitting construction noise during quiet hours (7PM-7AM) - Owner/contractor will be expected to cure default immediately. If not addressed, immediately work will cease on site until meeting is held between POA representee and contractor.

Parking on adjacent lots - Subject fine will be assessed on a daily basis.

Construction materials or trash on adjacent lots - Subject fine will be assessed on a daily basis.

The following specific guidelines and regulations shall apply at all times:

A. DISPLAY OF FLAGS:

1. These Guidelines apply to the display of ("Permitted Flags"):
 - a. the flag of the United States; and
 - b. the flag of the State of Texas; and
 - c. the official flag of any branch of the United States armed forces.
2. 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.

3. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the ACC is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
5. 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 MM or stapled to a garage door.
6. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
7. 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. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.
14. 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.
15. 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.

B. RAINWATER RECOVERY SYSTEMS:

1. Rainwater Recovery Systems may be installed with advance written approval of the ACC subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the ACC.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. the barrel must not exceed 55 gallons; and
 - b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.

5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, ACC approved ponds may be used for water storage.
7. Harvested water must be used and not allowed to become stagnant or a threat to health.
8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

C. DISPLAY OF RELIGIOUS ITEMS:

1. A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include any thing related to any faith that is motivated by the resident's sincere religious belief or tradition.
2. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
3. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
4. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. contain language, graphics or any display that is patently offensive to a passerby.
5. Approval from the ACC is not required for displaying religious items in compliance with these guidelines.
6. As provided by Section 202.018 of the TEXAS PROPERTY CODE, the Association may remove any items displayed in violation of these guidelines.

D. ROOFING MATERIALS:

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Roof shingles must be approved by the ACC.

4. 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.
5. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
7. Subject to Section 8 below and with advance written approval from the ACC, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
8. Once installed, any such Alternative Shingles must:
 - a. resemble the shingles used or authorized to be used on other structures within the Association; and
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of properties surrounding the owner's property.

E. SOLAR ENERGY DEVICES:

1. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may only be installed with advance written approval of the ACC subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. have no portion of the Device higher than the roof section to which it is attached; and

- b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and
 - d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publicly available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
 7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
 8. Installed Devices may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
 9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

F. STORAGE SHEDS & GREENHOUSES:

1. The following guidance relates to smaller buildings that may not exceed 120 square (sq.) feet (ft.) nor 8 feet in total height.
2. Subject building must be placed or installed on a concrete foundation (not brick) and must be approved by the ACC prior to the installation.
3. The commercially purchased, hand-built or permanently erected building is to be behind a privacy fence or is in the back of the home so as it is difficult to be seen from the street.

4. If attached to the home or garage, the building must be compatible with the appearance (design, color, construction materials (e.g., Hardie board)) of the home and be in harmony with the neighborhood.
5. Out buildings are to be located on the same lot as the residence or a contiguous (connecting) lot.

G. OUT BUILDINGS:

1. The use of out buildings is to be for storage of personal vehicles and/or equipment such as a single motorhome, travel trailer or pleasure boat. The out buildings cannot be used as part of a commercial business. Out buildings shall not be used as residential accommodations either temporary or permanent.
2. Out buildings include:
 - Storage sheds & greenhouses (> 120 sq. ft. in total area &/or > 8 ft. in total height).
 - Garage unattached to home
 - Carport
 - Boat Storage
 - Recreational vehicle storage
 - Gazebos
 - Personal workshop
3. All outbuildings must be in harmony with the construction of the house. They are to be designed with typical residential construction materials. Brick, James Hardie board, stone or wood siding are acceptable. Siding and trim color are to be consistent with that used on residence. Metal siding is not in harmony with the subdivision and is not acceptable.
4. All out buildings must be placed or installed on a concrete foundation and must be approved by the ACC prior to installation.
5. Out building maximum height is not to exceed the height of the existing home.
6. The roofing materials will be of a color consistent with the existing residence. Roofing may be metal.
7. Out buildings larger than 250 square feet are to have concrete or asphalt driveways. Driveways must extend to the street or must tie into an existing concrete driveway serving the residence. Gravel driveways are not acceptable.
8. Driveways to be installed at the same time as the structure and be included with the ACC application.

9. Out buildings are to be located on the same lot as the residence or a contiguous (connecting) lot.
10. Landscaping to be consistent with the existing residence.
11. Note: If the subject out building is greater than 1000 sq. ft., the New Home / Major Construction Plans & Specifications application process is to be utilized.

H. **FENCES:**

1. **Chain Link:**

Note: Must have Board of Director approval.

- a. Chain link fences shall not to exceed four feet (4') in height unless authorized by the Board of Directors and the ACC.
- b. All chain link fences must be set back six feet (6') from the front of the house.
- c. Chain link fences may not encircle the house.

2. **Privacy, Wood and Masonry:**

Note: Must have Board of Director approval.

- a. Privacy, Wood and Masonry fences shall not exceed six feet (6') in height unless authorized by the Board of Directors.
- b. All fences must be set back six feet (6') from the front of the house.
- c. Privacy Fences cannot encircle the house.

3. **Rail and Decorative:**

- a. Rail and Decorative fences fall into a category of landscaping and must be approved by the ACC prior to installation.

I. **CARPORTS AND DRIVEWAYS:**

1. All carports and driveways must be approved by the ACC prior to installation.
 - a. Carports must be in harmony with the construction of the house.
 - b. The roof must match the house, or if different from the existing structure, must be approved by the ACC prior to construction.
 - c. All carports will be subject to the Lakeview Manor subdivision deed restrictions.

- d. All types of roofs will be considered.
- e. All new driveways must be constructed of concrete or asphalt.
- f. Driveways to be installed at the same time as the structure and be included in the ACC application.

J. WOODEN DECKS, PATIOS AND POOLS:

- 1. All wood decks, patios and pools, including the location of same, must be approved by the ACC prior to construction or installation.
 - a. The decks, patios and/or pools must be in harmony with the existing structures.
 - b. Decks are not required to be on concrete foundations.
 - c. All county, state and/or city laws regarding constructing and maintaining a pool must be followed.

K. SATELLITE DISHES:

- 1. Any satellite dish larger than eighteen inches (18") in diameter must be approved by the ACC prior to installation. Satellite dishes with a diameter of eighteen inches (18") or smaller do not require approval by the ACC.
 - a. The location of a satellite dish larger than eighteen inches (18") in diameter will be carefully considered by the ACC before approval is given.
 - b. Landscaping must be installed and maintained around satellite dishes larger than eighteen inches (18") in diameter.

L. VACANT LOTS:

- 1. All lots must be kept mowed as required by the deed restrictions and covenants.
 - a. Lots must be mowed in May, July, and September, in accordance with the restrictions.
 - b. Failure to mow by the 15th day of the months mentioned above will result in the Association's mowing the lots and billing the lot owner for such mowing.

M. PAINTING:

- 1. Colors considered for house painting must stay in harmony with the surrounding structures and homes. All paint colors must be approved by ACC.

The following general conditions shall apply at all times:

1. Construction shall not commence until Application approval by the ACC, and must be completed within nine (9) months from the date of approval.
2. No permanent or temporary structures, including, but not limited to, garages, car ports, storage buildings and swimming pools, shall be constructed prior to the construction of a permanent residence on the lot.
3. Inhabiting a trailer home, travel trailer, motor home or other like type motorized vehicle, shall not be permitted or allowed on either a permanent or temporary _____ basis on any lot in the subdivision.
4. All construction within the subdivision shall blend with the quality and harmony of existing structures on the lot itself and, more generally, with structures throughout the subdivision.

For the protection of all Lakeview Manor property owners, the Board intends to actively enforce these regulations and the deed restriction which apply to this subdivision. In the event a lot owner does not comply with the deed restrictions and these regulations and specifications, the Board will seek those legal and equitable remedies available to it, including, but not limited to, damages according to Section 202.005 of the Texas Property Code, which states, in pertinent part, "a court may assess civil damages for the violation of any restrictive covenant in an amount not to exceed Two Hundred (\$200) Dollars for each day of the violation."