



TEXAS GRAND RANCH

SITE & BUILDING REQUIREMENTS

AMENDED 05/25/2018

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I. Texas Grand Ranch Master Plan

Texas Grand Ranch is a master planned acreage community designed for an exceptional living environment with enduring property and building values. The developer, I Texas Grand Ranch LLC., has prepared these Site & Building Requirements to help ensure that property owners' building designs are complimentary to the architecture and environment of the subdivision. These Site & Building Requirements are first and foremost for the protection of each owner at Texas Grand Ranch. They serve as a set of established and detailed requirements that promote the successful build out and maintenance of the community.

These Site & Building Requirements and the Covenants, Conditions, and Restrictions (CCRs) for Texas Grand Ranch establish particular principles and certain standards to be observed by all property owners and users in the subdivision.

The Architectural Review Committee (ARC) has the authority to review, evaluate, approve and/or deny/reject all plans and specifications including finalizing of construction prior to occupancy, for any and all proposed construction and future improvements and alterations within the subdivision. The ARC also has the authority to enforce, at its sole discretion, the Conditions Covenants and Restriction and these Site & Building Requirements for Texas Grand Ranch, as well as levying and collecting the fines and other consequences against those who do not act in accordance with these rules and regulations, including but not limited to retaining conformance /damage deposits for damage done to roads, drainage easements, neighboring properties, etc. These Site & Building Requirements are to be used by the ARC in the review of builder or owner plans.

Creativity and flexibility of architectural and landscape design, tailored for individual use within the framework of the subdivision's intent, are strongly encouraged. The ARC is prepared to cooperate with property owners and their agents by providing information, ideas, and suggested methods for accomplishing mutual development goals. Requirements of construction and landscaping, as well best practices and effective recourse options can be found in each section of these Site & Building Requirements.

These Site & Building Requirements and the CCRs have been carefully formulated to assure an attractive, rewarding environment for all its users and to ensure the best possible safeguards for the continuing appreciation of property values.

II. Site & Building Requirements

1.0 Introduction

These Site & Building Requirements serve as a supplement to the CCRs. They illustrate, define and detail the design objectives for a unified, harmonious style for Texas Grand Ranch. The information in these Site & Building Requirements is presented as a convenient reference to assist property owners, their architects, engineers and designers in the most advantageous adaptation of Texas Grand Ranch CCRs for development and construction.

Location, size, style, color, and types of signs, buildings, walls, vegetation, ornaments, drainage, building materials and other design elements are described in the following pages. Illustrative examples and descriptions are meant to ensure an orderly and a well-maintained sense of community and spaciousness.

In addition to the Site & Building Requirements, a Builder's Packet is available, through the POA, to assist builders in understanding the Texas Grand Ranch construction requirements, as well as the sequence of the requirements. The builders are encouraged to request a copy of the Builder's Packet as a tool to streamline the interaction between the Builder and the ARC/POA.

1.1 Architectural Review Forms, Fees, and Inspections

PRIOR TO ANY LOT WORK there will be a culvert meeting between the Owner/Builder and the authorized representative to determine the location and sizing of the temporary (construction), or permanent culvert which must be installed before any heavy construction machinery may enter upon any home site. ARC may approve vegetation-clearing machinery to enter upon a homesite prior to culvert installation only if it has been authorized in writing and a conformance/damage deposit has been received.

A form survey is required upon the setting of the form boards for any Dwelling on a Lot, and must be approved by the ARC prior to any vertical construction on the Lot.

There are several forms, which are required of the owner/ builder during the process of building in Texas Grand Ranch. These have been included in your closing package, and as a reminder are outlined below:

Texas Grand Ranch Specific Forms:

- Pre-Construction Clearing Form
- Culvert Installation Meeting Form
- Builder Approval Form
- Burn Notice Form (for lot clearing)
- New Home Construction Application and Review Process Form
- Application for Improvement or Modification Form
- Variance Request Form (if applicable)
- Conformance/Damage Deposit Submittal & Return Forms

Other Required Forms:

- Walker County Department of Planning and Development 911 Address Form
- Development Permit Application Form (Walker County & Huntsville)
- City Huntsville Development Permit (where required if in ETJ)
- SWP3 Form (TCEQ)
- Form Survey

Fees:

- Pre-Construction Clearing Fee - \$250 (Applicable to New Home Construction Fee)

- Temporary Culvert (if used) conformance/damage deposit of \$1,000 (see section 2.7)
- New Home Construction Fee - \$1,000
- Conformance/Damage Deposit Fee \$3,500 (Refundable post-final inspection, less damages)
- Variance Request Fee - \$250 (Non-refundable)
- Additional fines and fees may be incurred for damages to property or trees
- Re-Inspection Fee - \$150 (if due to builder error)

Fines:

• PLACEMENT OF ANY CONSTRUCTION ITEMS IN DITCHES, ROW OR EASEMENTS	\$500/DAY
• INSTALLATION OF CULVERT W/O AUTHORIZATION	\$500.00
• MATERIALS DELIVERED TO SITE WITHOUT CULVERT INSTALLED	\$500.00
• DRIVEWAY DONE WITH NON-APPROVED MATERIAL	\$1,500.00
• FENCING DONE WITHOUT ARC APPROVAL	\$500.00
• FENCING DONE NOT IN COMPLIANCE	\$500.00
• CLEANUP BY POA IF NOT DONE BY THE BUILDER	Cost + 10%
• CONSTRUCTION OR CLEARING PRIOR TO CONFORMANCE/DAMAGE DEPOSIT	\$500.00/Day \$5000.00/Max
• HOME NOT BUILT PER PLANS	\$10,000.00
• OCCUPYING HOME PRIOR TO FINAL INSPECTION	\$250.00/Day \$5000.00/Max
• CHIMNEYS NOT DONE IN MASONRY, STONE OR STUCCO	\$2,500.00
• GARAGE DOORS NOT IN ARC COMPLIANCE	\$100/DAY \$5000.00/Max
• ACCESSORY BUILDINGS NOT IN ARC COMPLIANCE	\$2,500.00
• CLEARING WITHIN VEGATATION BUFFER	\$5,000.00
• CLEARING VEGITATION PRIOR TO ARC APPROVAL	\$3,000/PER LOT
• OUTDOOR LIGHTING NOT IN COMPLIANCE	\$300.00
• BURNING DURING BURN BAN	\$2,000.00
• FIRES LEFT UNATTENDED	\$500.00
• TREES DAMAGED FROM BURNING	\$1500/PER TREE
• CLEARING TREE OR VEGITATION ON ADJOINING PROPERTY	\$1500/PER TREE
• ADVERSE EFFECR CAUSED BY IMPROPER DRAINAGE DESIGN	\$1,500.00
• NOT COMPLIANT WITH SWPPP PERMIT	\$500.00
• FAILURE TO MAINTAIN EROSION CONTROL	\$500.00
• CONSTUCTION TAKING PLACE WITHOUT PROPER PERMITS	\$500.00
• WASHING CONCRETE OUTSIDE OF ON SITE WASHOUT	\$500.00

- STARTING CONSTRUCTION PRIOR TO APPROVAL \$250.00/Day
\$5000.00/Max
- NOT REMOVING TRASH DAILY \$20.00/Day
\$500.00/Max

Inspections: There are FOUR REQUIRED inspections that will take place onsite, all of which must be completed prior to any refund of the conformance/damage deposit:

If a permanent culvert is utilized from the beginning of the construction process, there are THREE inspections required prior to and during the construction process. If a temporary or construction culvert is used, there will be an additional inspection, resulting in FOUR total inspections.

- (1) [OPTIONAL] Temporary Culvert Inspection (additional \$800 refundable conformance/damage deposit, and \$200 fee).
- (2) Permanent culvert sizing and placement inspection with engineer.
- (3) Pre-lot clearing inspection, conducted prior to any lot clearing conducted onsite.
- (4) Final Inspection, once the Dwelling is in final stages of construction and is ready to be cleared for occupancy.

No review, release or construction is allowed prior to culvert installation, silt fencing, and associated site requirements.

2.0 Site Layout

At Texas Grand Ranch, preservation of the natural setting is one of the central goals along with the promotion of aesthetically attractive structures and the protection of property values. All of these goals are attained by adherence to the CCRs and these Site & Building Requirements.

It is not the intention of this document to contradict the CCRs that have been filed for record in Walker County. In case of a conflict between the CCRs and these Site & Building Requirements, the more restrictive and specific document shall rule, as determined by the ARC.

Emphasis at Texas Grand Ranch shall be towards the preservation of the natural beauty of the native landscape. Preserving the native flora of the region while, at the same time, providing reasonable flexibility to the property owner to make the desired and necessary improvements to their property, is essential in the development of an estate lot community.

All lots adjoining the Huntsville State Park shall contain an additional provision to provide for a "no clear zone" setback of twenty-five feet (25') from the lot boundary lines adjacent to Huntsville State Park prohibiting the clearing of trees, brush, or of any undergrowth to allow for a privacy buffer for the adjoining property owner. This no clear zone shall be enforceable by the Texas Grand Ranch Property Owners Association and by Texas Parks and Wildlife Department. These lots are identified as; Section 5, Block 23, Lots 1-9, 14-24, and 25-37. Violation of the no clear zone and/ or removal of the vegetative buffer on a lot boundary line adjacent to Huntsville

State Park will result in lot owner being required to plant additional trees to screen the cleared area and may be subject to fines of up to \$5,000.

As per our erosion control measures, there is a twenty foot (20') vegetation buffer, starting behind the utility easement and drainage ditch, at the front of each lot which requires that only non-machinery vegetation clearing (prior to and during construction) i.e. no equipment that has tires that would disturb the native soil, is allowed within the front 20' from the front street of the lot, excluding where the driveway will be located plus an additional two feet (2') on either side of the driveway. Hand held trimmers or cutting blades are permitted to clear vegetation (underbrush) with a maximum trunk diameter of 3" at a height of 5'. After the final approval of the completed construction, upon final inspection, this front 20' buffer area may be cleared in accordance with the regular site clearing limitations set out in Sections 4.1 and 4.3 of these Site & Building Requirements. If vegetation is removed, at final inspection there must be sod or established vegetation in place.

The no-cut vegetation buffer is strongly recommended in order to uphold the best erosion control practices. If an owner agrees, a builder may clear within the 20' buffer, however if this is done there must be careful attention paid to maintaining other appropriate erosion control measures, including but not limited to hay bail barriers, properly maintained silt fencing, or mulch barriers.

PLACEMENT OF BUILDING MATERIALS, TRASH DUMPSTERS, PORT-A-JOHNS, VEHICLES OR ANY OTHER OBSTRUCTION TO THE ROADSIDE DITCHES IS STRICTLY PROHIBITED AND SUBJECT TO A \$500/DAY FINE PER INCIDENT.

2.1 General

The owner/builder is to develop and maintain individual lots in a manner prescribed by the recorded CCRs and by these Site & Building Requirements. Compliance with building setback lines, lot layouts, driveways, garages, etc is required of every owner and builder.

Connections to utilities are the responsibility of the owner/builder.

Notwithstanding the above, it is expected that over time, product preferences of the market will change. At that time where such demand exists, the ARC will reevaluate these Site & Building Requirements to respond to changes in product types.

The owner/builder shall comply with any and all ordinances that may be in effect from Walker County and/or any other governmental agency having applicable jurisdiction.

2.2 Living Area Requirements

The total living area for residences constructed on lots in Texas Grand Ranch and certain lots identified in the CCRs, excluding porches and garages, shall not be less than 2,000 square feet, with no less than 1,600 square feet on the first floor for residences of 2 stories.

2.3 Building Setbacks

Dated 5/25/2018

Unless otherwise approved by the ARC, building setbacks for the primary residence are seventy-five feet (75') from the front of the property line, twenty feet (20') from the rear of the property line, and twenty feet (20') from the side property lines.

Accessory buildings, such as barns, sheds, shops, or detached garages, must be setback no less than two hundred feet (200') from the front of the property line and no less than one hundred feet (100') from the side street. Accessory buildings must be a minimum of thirty feet (30') from the side and rear lines of the lot. No construction of accessory buildings, barns, shops, guesthouses, etc. may begin until ARC approval has been issued for the main Dwelling and the approved slab has been poured and Form Survey submitted to the ARC and approved.

If a detached garage is going to be side facing, the requirement for 200' lot depth is removed and the garage may be placed in line with the building area of the Dwelling.

The ARC may require more or less stringent setbacks. In case of conflict between these Site & Building Requirements and the setbacks called for in the recorded subdivision plat, a variance may be sought and granted by the ARC. Section 1, Block 1 Lots 1 and 2 and Block 6 Lot 2, the main dwelling must be no less than one hundred feet (100') from the front street and seventy-five feet (75') from the side street and these Lots are restricted to only Owners and Builders that will construct and maintain a Model Home. The Dwelling on these Lots must be three thousand sqft (3000sqft) or greater.

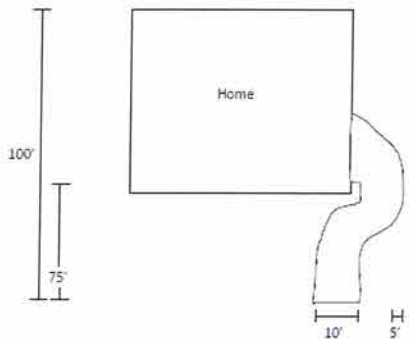
If, in the opinion of the ARC, the relaxation of these standards can protect and enhance an existing natural feature such as a tree, consideration will be given for a variance on a case-by-case basis. This will generally only be granted if no other options exist. To secure such variance, the owner/builder is required to provide evidence in the form of a tree survey or provide photographs that verify the existence and character of the site feature causing the variance request. The variance request fee of \$250 is also required prior to review and is non-refundable regardless of acceptance or denial.

Prior to the placement of any forms, owner and builder should review the recorded final plat and these Site & Building Requirements for the specific lot to verify all setback requirements. Property owners are required to obtain written confirmation from their builder that all setback requirements have been met prior to the start of any construction of the residence, and that the Form Survey has been submitted to the ARC and approved. This procedure is in place in order to avoid unnecessary expenses for the owner/ builder.

2.4 Typical Lot/Site Layout

Because of the large size of estate lots, and due to the long distances between residences, care should be given to site buildings with regard to views and site lines. In so doing, the siting of the building(s) should take into consideration such factors as the views from adjoining roadways, relationship to adjoining lots and structures, preservation of existing woods and specimen trees, and relationship to utility connections. Owners/builders are encouraged to have driveway designs that include curving drives.

Only one single-family residence and related accessory building shall be constructed on each lot. Separate and attached "housekeeper's" quarters or a Guest/Servants house will be permitted subject to the architectural restrictions contained in the CCRs and these Site & Building Requirements.



2.5 Driveways

All driveways must be constructed of concrete or asphalt. The use of stamped and colored concrete, interlocking pavers, brick pavers, and brick borders is permitted. Color, pattern, and design will require the approval of the ARC prior to construction and County approval is also required prior to beginning construction.

All driveways must be constructed with a minimum width of ten feet (10') from the garage to the abutting street and must be a minimum distance of five feet (5') from the side property line. To the extent possible, meandering driveways that make a curvilinear path are to be constructed in place of driveways that make a straight, direct path to the home-site. Whenever possible, driveways are to be de-emphasized, highlighting instead the building and landscape environment. Turnaround or circular drives are allowed with ARC approval. Under no circumstances may an entire front yard be paved as a driveway.

A hard surfaced construction apron or stabilized temporary approach must be constructed and used as the entrance to the property for construction of the residence and all lot clearing. **No vehicles shall drive through the roadside ditches to enter lot.** Any damage to roadside ditches or sod shall be repaired by homeowner or homeowner's builder **immediately** or I Texas Grand Ranch POA shall deduct the actual cost of repairs plus 10 percent (10%) from the owner/builder's deposit submitted with the construction plans.

PLACEMENT OF BUILDING MATERIALS, TRASH DUMPSTERS, PORT-A-JOHNS, VEHICLES OR ANY OTHER OBSTRUCTION OR DELIVERY OF CONSTRUCTION MATERIALS TO THE ROADSIDE DITCHES, ROAD ROW, AND/OR UTILITY, NATURE

TRAIL EASEMENT IS STRICTLY PROHIBITED AND SUBJECT TO A \$500/DAY FINE PER INCIDENT.

Until the Maintenance Period with the County has expired, the culverts are the responsibility of the lot owner and a sizing chart for every lot is available.

The County requires the concrete driveway be 2 feet from the edge of the chip seal. This 2' area is to be filled with chip seal or cold patch asphalt. Final approval cannot be granted for any deviation from this requirement.



Curvilinear, meandering driveway

2.6 Garages and Garage Placement

The placement and design of garages must have the greatest effect on the overall street scene. To the extent possible, garages are to be de-emphasized, highlighting the home and landscape environment. A street scene with emphasis on residences instead of garage doors is the design intent. Garages should be either a side-loading type or a rear-loading type so as not to face the street at the front property line. **No garage doors shall be fewer than 90 degrees (perpendicular) to the front street**

If further than two hundred feet (200') from the front of the lot, front facing detached garages may be requested via variance, and must be appropriately screened from view of the street if possible.

If a detached garage is going to be side facing, the requirement for 200' lot depth is removed and the garage may be placed in line with the building area of the Dwelling.

Garages must be enclosed and at a minimum be able to accommodate the storage of two (2), but not more than five (5) full size automobiles at the same time.

2.7 Culverts

DRIVEWAY CULVERTS MUST BE A MINIMUM OF TWENTY (20) FEET AND INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY ON THE LOT

The use of a permanent culvert prior to and during construction is strongly suggested when possible, as it will reduce the overall cost of the building process. Use of properly sized construction/temporary culverts (per the culver sizing chart as approved by Walker County), is permitted prior to and during the construction or improvement process. Temporary culverts, if used, must be installed prior to any heavy vehicles or construction machinery entering onto the Lot. If a temporary culvert is used, it must be replaced by a permanent culvert according to the definition herein, prior to driveway construction. There is an additional \$1,000 conformance/damage deposit required prior to installation of a temporary culvert, \$800 of which is refundable once the culvert has been properly removed. The additional \$200 will be used to pay for the additional engineers inspection required prior to installation of the temporary culvert. If the temporary culvert is not located where the permanent culvert is to be placed, vegetation and grade of the drainage ditch must be restored to a level acceptable to the I Texas Grand Ranch POA.

There is a **REQUIRED** preliminary site visit with an approved representative of Texas Grand Ranch POA (contact info available upon request), during which you will set the location of your culvert and be given the size and depth required for your culvert. There will be a stake set with the depth line to help avoid costly mistakes. Any culverts that are installed prior to the site visit with an authorized representative will be required to be removed and subject to a \$500 fine to the owner or builder. Any materials delivered to the site prior to the installation of the culvert will result in a \$500 fine to the owner or builder. Damages done to the drainage and established vegetation will be repaired and charged to the owner/builder. This includes the delivery of portable toilets, which may not be located in the road Right of Way or in the utility easement.

The driveway or entrance to each Lot from the pavement of the street shall be paved with concrete or asphalt and shall include concrete headwalls and Walker County approved culverts installed to cross any roadside drainage ditch. Headwalls are required to be covered with concrete or like materials used in construction of the home i.e. brick, stone, stucco. Design flow-lines of the drainage ditches must be maintained.

The culverts for each home site **must be composed of concrete or other materials approved by Walker County or any other presiding governing body**, without exception. Any finished driveways using culvert materials other than these materials will result in a \$1,500 fine to the owner/builder payable to the I Texas Grand Ranch POA by the owner/builder before final inspection will be completed. **SEE EXHIBITS "A-1" and "A-2" on the following pages for detail:**

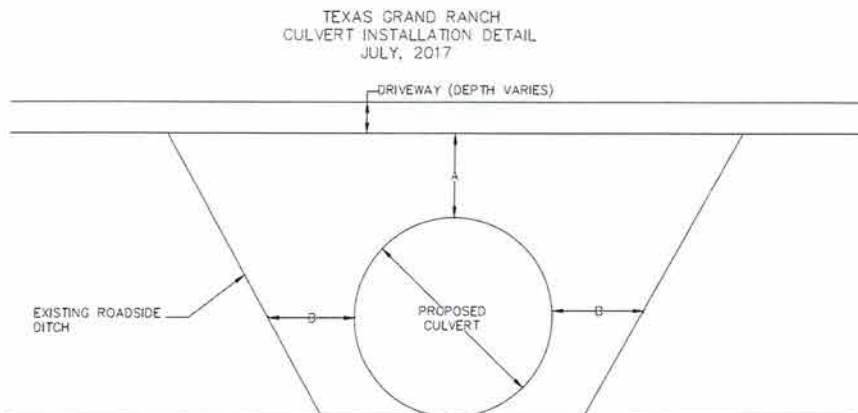
CULVERT SIZING CHART AVAILABLE UPON REQUEST.



Culvert with headwall

All culverts must be constructed in accordance with the detail drawings below, specific measurements will be discussed at the on-site meeting with an authorized representative of Texas Grand Ranch POA .

EXHIBIT "A-1"

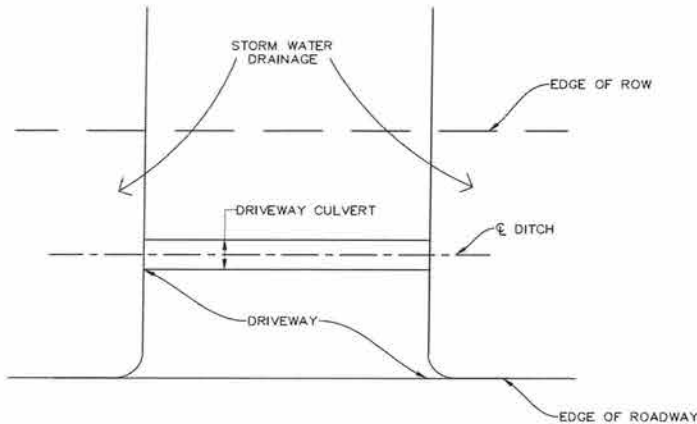


CULVERT TYPE	TYPE OF BACKFILL	DIMENSIONS (MIN)	
		A	B
RCP	NATIVE	6"	6"
CGMP	NATIVE	6"	6"
HDPE	CEMENT STABILIZED SAND	1'	6"

NOTE: MULTI-BARREL CULVERTS SHALL HAVE A SEPARATION DISTANCE AS PER MANUFACTURER

EXHIBIT "A-2"

TEXAS GRAND RANCH
DRIVEWAY DRAINAGE DETAIL
JULY, 2017



- NOTE
1. STORM WATER RUN OFF MUST ENTER ROADSIDE DITCH AND NOT FLOW ONTO THE ROADWAY.
 2. ANY DAMAGE TO FACILITIES IN EXISTING RIGHT OF WAY, ADJACENT TO THE LOT, CAUSED BY THE INSTALLATION OF THE CULVERT AND/OR DRIVEWAY, (INCLUDING VEGETATION AND ROADWAY) SHALL BE REPAIRED AT THE EXPENSE OF THE BUILDER AND/OR THE LOT OWNER, TO THE SATISFACTION OF THE P.O.A.

2.8 Pools, Spas, and Decks

Portable or permanent above ground swimming pools are prohibited. Smaller prefabricated, installed above the ground spas and hot tubs are acceptable. Above ground spas and hot tubs must be skirted, decked, screened, and landscaped to hide all plumbing, heaters, pumps, and filters. All pool designs must either be submitted along with the initial New Home Construction Application, or with subsequent New Home Construction Applications or a Request for Modification or Improvement Form, and cannot under any circumstances be constructed without prior approval of the ARC.

If a pond is desired to be constructed, submittal to the ARC is required, a Civil Engineer must be hired to create plans and prove that the overall topographic drainage will not be negatively impacted. The completed pond must be built to the specs laid out by the engineer. The engineered plans must be submitted along with the other building plans and be approved by the ARC. If the pond is being constructed prior to or after the construction of the Dwelling, an additional plan review fee of \$200 and additional conformance/damage deposit of \$3,500 must be submitted prior to construction of the pond.

2.9 Fences

All fencing must be approved by the ARC prior to construction. Minimum acceptable fencing materials include iron, wood, masonry or synthetic materials in harmony with the guidelines established by the ARC. Fencing color must be consistent with the overall color theme of the

home. Any fencing constructed prior to ARC approval shall result in a minimum of \$500 fine and may require the fencing to be removed or rebuilt.

No barbed wire, hurricane, chain link or white picket fencing is permitted. Other fencing materials may be considered by the ARC on a case-by-case basis prior to construction.

Brick and masonry columns in connection with iron or metal fencing are permitted and encouraged. Four-foot tall non-privacy fencing may run from the driveway entry back to the privacy fencing on the lot (detailed below).

Fencing not visible from public view and designed to shield the line of sight between non-publicly viewed spaces on the homeowner's lot and the exterior of the lot shall be considered "privacy fencing." Such privacy fences shall not be constructed on park fronts, reserves, corner lots or any closer to the front of the lot than 50% of the depth of the Dwelling. Privacy fencing shall not exceed 6' in height. If these conditions are not met, a minimum fine of \$500 will be imposed and the fencing will need to be made to match these Site & Building Requirements.

Privacy fencing should generally be constructed of wood although other materials may be considered by the ARC on a case-by-case basis.

3.0 Architecture

3.1 General

The intent of this section is to establish basic design criteria for the construction of the residences and other structures within Texas Grand Ranch. Emphasis is on the quality of material, design, and construction in order to promote well-crafted residences. The house footprint and the roof form should work together to provide variety and interest when viewed from the street and public areas. These Site & Building Requirements allow for diversity in design and should produce a climate of individuality while ensuring the architectural integrity of the community as a whole.

The acreage development setting provides the maximum freedom of choice for variety in architectural styles.

The homebuilder shall be responsible for individual site development and maintenance of the area within the street right-of-way. The homebuilder on corner lots will be responsible for the right-of-way of both streets.

Each homebuilder shall also be responsible for street cleaning and trash pickup of litter that might fall or blow onto adjoining lots. The owner or builder will deposit a \$3,500 conformance/damage deposit, with the Association prior to construction to ensure timely repairs to the community infrastructure. It is understood that the builder will complete all repairs and cleanup immediately, or the Association shall have the repairs and cleanup performed at a deduction of cost plus 10% (ten percent) of the cost of time and material, from the conformance/damage deposit. Any construction or clearing (beyond the preliminary site

clearing of three inch (3") diameter vegetation) conducted prior to the conformance/damage deposit will result in a \$500 a day fine up to \$5,000 maximum to the owner or builder every day until the work has ceased and the ARC has been notified, or until the conformance/damage deposit has been submitted. This is designed to protect the property owner and property values at Texas Grand Ranch.

Builder shall provide and name I Texas Grand Ranch Property Owners Association as additional insured for Property, Liability Insurance during the construction of the primary residence. This coverage shall include all improvements within the I Texas Grand Ranch Property Owners Association to include but not limited to streets, landscaping, hardscaping, sod and irrigation systems, or other property of the Community Association.

It is the responsibility of the builder to complete the construction according to the plans and elevations that are submitted and approved by the ARC. If for any reason the plans are not followed, a **minimum** fine to the builder of \$10,000 will be due by the builder prior to final inspection approval and the home being cleared for occupancy.

No home shall be occupied prior to final inspection and written approval by the ARC. Violations of this provision will be subject to a fine of \$250 a day up to \$5,000 maximum in addition to the loss of the conformance/damage deposit.

3.2 Exterior Elevations

Exterior elevations should emphasize articulation avoiding a "shoebox" appearance. All single-story homes are recommended to include some variation of the ridgeline.

Priority should be given to those sides of the house, which are visible from the streets. The most articulated elevations should be those in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of materials and details on all elevations.

In order to promote the unique character of Texas Grand Ranch, the same Dwelling design elevation cannot be used on two adjacent lots. In the event that two identical or nearly identical home plans are submitted for approval on adjacent lots, the earlier submittal shall be granted the right to build that home plan. We define "nearly identical" as having seventy-five percent (75%) or greater shared characteristics, as to be determined by the ARC.

3.3 Width of Homes

The minimum width of a home shall be seventy feet (70'). On a case-by-case basis, variances may be granted to owners/builders who require a more narrow Dwelling.

3.4 Exterior Materials

The CCRs require that the exterior of all homes, garages and carports be at least 65% glass, brick, stone or stucco. High quality materials should be chosen for the remaining 35%.

3.5 Roof Materials

The roofing materials may be composite shingles, copper, tile, slate, or standing seam metal. Tesla “Solar Roof” tiles are also permitted and highly suggested. No reflective materials may be used in flashing involved in roof construction and all metallic roof penetrations shall be painted in a complementary color to the roofing materials.

The homebuilder shall provide a minimum 12”x12” or single tile sample of roof material (whichever is larger) to the ARC for approval purposes prior to the construction of any home or outbuilding.

3.6 Entrances, Walkways, Windows, Roofs, Addresses

Care should be given to the size, type, and organization of all windows. They should never appear like surface “holes” cut into the side of a box. They should be architectural features and, whenever possible, grouped into recessed areas or bordered by projections which provide a shadow pattern. Scattered windows tend to create awkward, face-like shapes and should be avoided.

Changes in roofs; a minimum slope on all roofs should be 8 on 12 pitch. Porches and overhangs may have a minimum slope of 5 on 12 pitch. A combination of roof pitch may be used if they are integrated to the design of the house. As different styles of homes may call for shallower roof pitches than are allowed in this document, requests for roof pitches less than 8 on 12 will not require a variance if ARC approval is granted.

ARC approved permanent address signage shall be included at entrance to driveway or made otherwise visible from the front street for EMS and delivery purposes. An example of this would be on the headwalls of the culverts.

Walkways shall be constructed of materials appropriate to the home and driveway. Stylized, meandering, walkways complementary to the design and color scheme of the drive, of a width between 4’ and 6’ are preferred.

3.7 Chimneys

Chimneys can be used to establish an ornamental or thematic direction. They must be of masonry construction. The minimum plan dimensions for an exposed mass is 24” x 24” or larger.

In the event of gas fireplaces, direct vents in place of chimneys are allowed, provided the vents are located along the rear slope or rear half of the roof and painted to match the shingles or other approved roofing materials.

The height of the chimney should be in proportion to the roofline and adhere to fire codes. Broad, massive chimneys will be encouraged and small, spindly shapes will not be approved. Chimneys which barely peak above, or squat on the roof, are not visually bold enough, and are therefore unacceptable. They may be used only when clad with material complementary to the house, such as masonry. Chimneys must be constructed of masonry, stone or stucco, or shall result in a \$2,500 fine to the builder/owner and may need to be reconstructed at the owner/builders expense. Cement Fiberboard chimneys are allowed if they are made of solid cement board in either smooth finish, stucco finish or textured finish with trim boards on corners. Lap siding will not be allowed.

Top treatments, soldier courses in brick and other interesting variations to the upper portions of chimneys are encouraged.

3.8 Rooftops Elements

All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In instances where metal roofing is employed, following ARC approval, roof accessories may be made of the same metal. All exposed metal roof accessories; stack vents, roof flashing, attic ventilators, etc. shall match the color of the roofing material color.

The location and design of all skylights and solar collectors require approval by the ARC. No solar collectors shall be allowed on any roof slope visible from a public street aside from the approved Tesla "Solar Roof" tiles, which are suggested.

Satellite dishes must not exceed 30" in diameter and be inconspicuously mounted to the rear of dwelling and cannot be visible from the street or adjoining property. All satellite dishes must be placed on the rear facing roof pitch of the Dwelling whenever possible, and secondarily may be placed on a side facing exterior wall or roof pitch if required for adequate signal. Any satellite dishes which are not placed on a rear facing roof pitch will require written verification from the dish or installation company that such placement was a signal requirement.

3.9 Garages

Each single-family residence must have an attached or detached garage that will accommodate a minimum of two (2) and a maximum of five (5) automobiles. Garages must be either a side-loading type or a rear-loading type so that garage doors are not facing the street at the front of the lot. No garage doors may be fewer than ninety degrees (90) perpendicular to the front street of the lot. No carport shall be erected on any lot unless expressly approved by the ARC. Detached garages may be connected to the main dwelling by a common roofline or a covered walkway. If a detached garage is going to be side facing, the requirement for 200' lot depth is removed and the garage may be place in line with the building area of the Dwelling.

If attached construction is used, a setback of five feet (5') minimum from major front elevation of house to the face of the garage is encouraged. The face of a porch qualifies as the major front elevation, if the porch is substantial enough to be the major focus of the façade.

All garage doors should be of metal, fiberglass, or wood design and of a color that complements the adjacent wall or trim paint treatment. Treatment of details on garage doors should be consistent with the overall character of the house. This may be accomplished with one or two well placed windows along the top of the garage door and by breaking up the mass with the paneled construction. Garage doors that do not meet these requirements may result in a fine of \$100 per day with a \$5,000 maximum until they have been replaced with doors that do meet the requirements.

When attached two-car garages are built, two single doors divided by a column are encouraged. This breaks up the expanse of the door into appropriately scaled architectural elements.

3.10 Accessory Buildings

No construction of accessory buildings, barns, shops, guesthouses, etc. may begin until ARC approval has been issued for the main Dwelling and the approved slab has been poured.

All structures must maintain an overall architectural continuity with the main Dwelling and the Subdivision. Roof materials and coloring (non-reflective) should be the same as the roof materials of the main Dwelling. In all cases, the plans for construction shall be reviewed and approved on a case-by-case basis. No prefabricated aluminum, light duty metal, or "pole and tin" structures are permitted. All accessory buildings shall be of substantial and new construction. Prefab metal barns are allowed provided they are sided with at the lesser of four feet (4') height or fifty (50%) percent of the exterior of the building as stone, stucco or brick (matching the Dwelling), and the remaining metal be of colors in harmony with the Dwelling and natural surroundings (earth tones) or glass for windows. No accessory buildings may be larger than the main Dwelling.

Metal accessory buildings such as workshops or storage sheds are allowed provided they are constructed with high-quality, non-reflective, sturdy metal, **sized 26 gauge or thicker**, sided with at the lesser of four feet (4') height or fifty (50%) percent of the exterior of the building as stone, stucco or brick (matching the Dwelling), and the remaining metal be of colors in harmony with the Dwelling and natural surroundings (earth tones) or glass for windows. The roofs of these metal outbuildings must be colored to match the main dwelling. No accessory buildings may be larger than the main Dwelling. The minimum size for any such metal outbuildings is to be ten feet by ten feet (10' x 10') or one hundred square feet (100sqft). If any such building should be large enough that it requires a building permit from any governing bodies, it must comply with the appropriate rules and regulations. Metal buildings may be no closer than two hundred feet (200') from the front street of the property and no closer than thirty feet 30' from the side or rear lot lines of a property.

Any accessory buildings not meeting these requirements will result in a **minimum** of \$1,500 fine to the owner or builder, and will be required to be re-built or altered to the specifications laid out in these Site & Building Requirements.

4.0 Landscape

4.1 General

Vegetation removal and lot underbrushing may be conducted on a Lot without the use of a temporary or permanent culvert, and all efforts to avoid damaging the drainage ditch and vegetation should be exercised. ARC approval and a \$1,000 conformance/damage deposit is required prior to beginning any underbrushing, and is fully refundable once the work is completed, assuming the drainage ditch and vegetation is undamaged.

Lots may be underbrushed, after receiving POA approval, any period prior to building. If a property is underbrushed prior to building, the vegetation removal must be maintained so that underbrushed properties do not grow over with brush in a way that compromises the aesthetic appeal of the community. The minimum requirement for maintenance of an underbrushed lot is every six months. Failure to accommodate this minimum requirement may result in a fine sufficient for the POA to hire for and commence the underbrushing.

All lots adjoining the Huntsville State Park shall contain an additional provision to provide for a "no clear zone" setback of twenty-five feet (25') from the lot boundary lines adjacent to Huntsville State Park prohibiting the clearing of trees, brush, or of any undergrowth to allow for a privacy buffer for the adjoining property owner. This no clear zone shall be enforceable by the Texas Grand Ranch Property Owners Association and by Texas Parks and Wildlife Department. These lots are identified as; Section 5, Block 23, Lots 1-9, 14-24, and 25-37. Violation of the no clear zone and/ or removal of the vegetative buffer on a lot boundary line adjacent to Huntsville State Park will result in lot owner being required to plant additional trees to screen the cleared area and may be subject to fines of up to \$5,000.

There is a twenty foot (20') vegetation buffer at the front of each lot, starting behind the utility easement and drainage ditch, which requires that only non-machinery vegetation clearing (prior to and during construction) i.e. no equipment that has tires that would disturb the native soil, is allowed within the front 20' from the front street of the lot, excluding where the driveway will be located plus an additional two feet (2') on either side of the driveway. Hand held trimmers or cutting blades are permitted to clear vegetation (underbrush) with a maximum trunk diameter of 3" at a height of 5'. After the final approval of the completed construction, upon final inspection, this front 20' buffer area may be cleared in accordance with the regular site clearing limitations set out here in Sections 4.1 and also in 4.3 of these Site & Building Requirements.

The no-cut vegetation buffer is strongly recommended in order to uphold the best erosion control practices. If an owner agrees, a builder may clear within the 20' buffer, however if this is done there must be careful attention paid to maintaining other appropriate erosion control measures, including but not limited to hay bale barriers, properly maintained silt fencing, or mulch barriers

Substantial natural vegetation exists on most lots in Texas Grand Ranch. Mid-growth and canopy vegetation is to be protected during construction and is to be integrated into the final landscape design to the extent practical.

For the purposes of preliminary lot clearing, or “under brushing”, only the vegetation which is three inches (3”) in diameter or smaller may be cleared without prior approval from the ARC.

No more than **30% of trees in excess of six (6”) inches** (at five feet (5’) of height) may be cleared. This 30% of mature vegetation excludes the trees taken for the pad of the main dwell and accessory buildings.

FOLLOWING INSTALLATION OF APPROVED CULVERT, Any clearing on any lot, aside from the preliminary clearing explained above, requires prior ARC written approval and an onsite inspection. All clearing ten feet (10’) beyond the building pad or two feet (2’) beyond the driveway requires also requires the written approval of the ARC, however will not be considered to be part of the thirty (30%) percent of the mature trees which can be cleared on any lot. Notwithstanding the restriction on clearing, the owner may remove rhus radicans (poison ivy) vines at their discretion.

In contrast to higher density suburban developments, acreage lot developments are intended to maintain large areas of natural green space without the imposition of costly and high maintenance landscaping.

Location of home and drive must be clearly ribboned off and corners staked prior to Pre-Construction submittal in order to determine areas for under brushing. If Survey Pins are removed or cannot be found by the owner/ builder, it is the responsibility of the owner/ builder to contract the surveyor to come and replace said Pin(s) at owner’s/ builder expense. Recommended service providers may be requested of the POA.

Low shrubbery and bedding should be limited to the areas around the perimeter of the buildings to soften the visual appearance and provide a transition along the driveways and at entry points to the residence.

Vegetation Buffer. A no-cut, natural vegetation buffer must be maintained on the rear twenty-five (25') feet of Lots fronting on the common area and those lots as detailed in the CC&Rs. Owners of the Vegetation Buffer Lots are prohibited from cutting or thinning any trees, bushes, grasses, or other vegetation or clearing any underbrush or landscaping of any kind on the rear twenty five (25') feet of such Vegetation Buffer Lots without the prior written consent of the ARC. It is the intent that the rear twenty (25') feet of the Vegetation Buffer Lots be left in its natural state as a screen for the Subdivision. Any clearing within any Vegetation Buffer will result in a minimum fine of \$5,000 to the owner/ builder, and may require re-planting of appropriate trees or vegetation.

4.2 Lighting

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. No floodlighting will be permitted unless it is solely a

timer based motion detector that is programmed to operate after 11:00 p.m. and not programmed to stay lit for periods of time greater than 20 minutes from a single motion detection. Lighting that does not meet these requirements may result in a \$300 per day fine until they have been corrected.

Any illumination necessary for evening activities must be directed downward and no brighter than what is necessary to provide for the traverse of steps and paths. Subtle lighting of architectural elements and trees is encouraged. Exposed lighting sources are discouraged in favor of softer down lighting that reduces glare and lights the surfaces of driveways and walks, etc. Any exterior light can be on a photocell.

Exterior light fixtures adjacent to doorways for the purpose of illuminating such entryways are permitted under the following conditions: The number of fixtures shall be held to a minimum. "Soffit" lights (where the fixture is not visible) are in general preferred over "Coach Lights". Where "Coach Lights" or similar fixtures are proposed, and such fixtures are visible or potentially visible from the street or other properties, the actual lamp of the fixture shall be screened, either through the use of an opaque shield or obscured glass. "Canister" type fixtures, with lighting directed downward, are permitted. Upward illumination or fixtures are generally not permitted.

Floodlighting of a residential structure, either temporary or permanent, is not permitted unless the fixture is placed on a motion detector and timer (with a timer of 20 minutes or less). The motion detected light source should only be operational between the hours of 11:00 p.m. and 6:00 a.m. "Cut sheets" (product description, specifications and illustration) may be requested by the ARC.

The owner/builder is to install and maintain lighting on individual lots in a manner that does not cause distraction, nuisance, or unsightliness. Light sources should not conflict with the sight lines of pedestrians or motorists, or be installed in a manner which endangers their safety and welfare. Light sources must not spill over into neighboring yards.

Exterior residential lighting can convey a warm, inviting atmosphere. Care is to be taken in placing fixtures and selection of fixtures and types of light sources. Exterior illumination of architectural features such as columns, entries, chimneys, and landscape features are encouraged.

Lighting for outdoor tennis courts or personal athletic courts will be reviewed by the ARC on a case by case basis. In no circumstances shall such outdoor lighting be permitted which causes a nuisance or is allowed to "bleed over" onto adjoining lots.

Ground lighting or decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence.

Freestanding decorative fixtures and lampposts are acceptable but must be approved by the ARC.

Mercury vapor lights, when used for special landscaping effect, are permissible with ARC approval.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

All wiring for exterior lighting must be underground unless otherwise approved by the ARC. Pathway lighting and landscape lighting is encouraged. Such lighting must be inconspicuous.

Holiday lights and decorations, and other holiday decorations must be removed from the exterior of all buildings by thirty (30) days after the holiday.

4.3 Tree Protection

All lots adjoining the Huntsville State Park shall contain an additional provision to provide for a "no clear zone" setback of twenty-five feet (25') from the lot boundary lines adjacent to Huntsville State Park prohibiting the clearing of trees, brush, or of any undergrowth to allow for a privacy buffer for the adjoining property owner. This no clear zone shall be enforceable by the Texas Grand Ranch Property Owners Association and by Texas Parks and Wildlife Department. These lots are identified as; Section 5, Block 23, Lots 1-9, 14-24, and 25-37. Violation of the no clear zone and/ or removal of the vegetative buffer on a lot boundary line adjacent to Huntsville State Park will result in lot owner being required to plant additional trees to screen the cleared area and may be subject to fines of up to \$5,000.

There is a twenty foot (20') vegetation buffer at the front of each lot, starting behind the utility easement and drainage ditch, which requires that only non-machinery vegetation clearing (prior to and during construction) i.e. no equipment that has tires that would disturb the native soil, is allowed within the front 20' from the front street of the lot, excluding where the driveway will be located plus an additional two feet (2') on either side of the driveway. Hand held trimmers or cutting blades are permitted to clear vegetation (underbrush) with a maximum trunk diameter of 3" at a height of 5'. After the final approval of the completed construction, upon final inspection, this front 20' buffer area may be cleared in accordance with the regular site clearing limitations set out in Section 4.1 and also here in 4.3 of these Site & Building Requirements.

The no-cut vegetation buffer is strongly recommended in order to uphold the best erosion control practices. If an owner agrees, a builder may clear within the 20' buffer, however if this is done there must be careful attention paid to maintaining other appropriate erosion control measures, including but not limited to hay bail barriers, properly maintained silt fencing, or mulch barriers.

The following procedures are recommended to ensure the survival and good health of trees existing within Texas Grand Ranch. The owner/builder should use the following guidelines to preserve and protect trees on the construction site. An onsite Pre-Construction Clearing Inspection is required prior to lot clearing beyond the preliminary clearing of vegetation three inches (3") or smaller in diameter at five feet (5') of height, and a Pre-Construction Clearing Inspection Form must be submitted.

No more than thirty (30%) percent of trees in excess of six (6") inches of diameter (at five feet (5') height) may be cleared from a lot unless specifically approved by a Variance from the ARC. The thirty (30%) percent does not include trees cleared for the Dwelling pad.

Tree protection fencing should be placed around drip line of trees to prevent storing of machinery or equipment, which can cause soil compaction and mechanical damage.

Soil should not be excavated, spread, spoiled, or otherwise disposed of within drip line of trees. Trash or open fires shall not be permitted on any lot.

If any removal of vegetation greater than three inches (3") diameter at five feet (5') height takes place prior to ARC approval, the owner of the lot or their builder will be required to pay a minimum fee of \$3,000 per lot cleared. Required planting of new trees may also be required as determined by the ARC.

The burning of underbrush vegetation and excess trees is permitted on an owner's property, considering that the owner, builder or other professional is conducting the burn and that the burn piles remain small enough to be easily contained. **The owner/ contractor must submit a BURN NOTICE FORM no fewer than five (5) days prior to burning.** Please take extreme care when planning and executing such burns, as Texas Grand Ranch is heavily wooded and any damage to neighboring properties or homes will result in costly legal action taken against the owner/ builder. **Any burning conducted during a Walker County Burn Ban shall result in a \$2,000 fine to the owner/ builder, per violation.**

At no time shall a fire be left unattended and no accelerants are to be used. Any fires left unattended will result in an automatic \$500 fine. If damage is caused by fire, or the fire department is called, additional fines may be levied.

Should the owner/builder choose to burn the trees and brush removed for construction of the home, care should be taken not to destroy the trees being kept on the property. Care should also be taken not to destroy any trees on neighboring lots. Keep in mind that the smoke created from the fire will kill trees. Small burn piles are a requirement of burning vegetation for clearing purposes. If trees are destroyed in this way, the owner/ builder will be fined \$1,500 per tree that is affected, whether on their lot or an adjoining lot. This does not prevent the owner of an adjoining lot from pursuing additional compensation or other legal remedy for lost trees.

4.4 Tree Preservation

BULLDOZERS AND EXCAVATORS HARM TREE ROOT SYSTEMS. RUBBER TIRE AND RUBBER TRACK MACHINES ARE NECESSARY TO MAINTAIN ROOT SYSTEMS WHEN CLEARING AND UNDERBRUSHING LOTS IN TEXAS GRAND RANCH.

All lots adjoining the Huntsville State Park shall contain an additional provision to provide for a "no clear zone" setback of twenty-five feet (25') from the lot boundary lines adjacent to Huntsville State Park prohibiting the clearing of trees, brush, or of any undergrowth to allow for a privacy buffer for the adjoining property owner. This no clear zone shall be enforceable by the Texas Grand Ranch Property Owners Association and by Texas Parks and Wildlife Department.

These lots are identified as; Section 5, Block 23, Lots 1-9, 14-24, and 25-37. Violation of the no clear zone and/ or removal of the vegetative buffer on a lot boundary line adjacent to Huntsville State Park will result in lot owner being required to plant additional trees to screen the cleared area and may be subject to fines of up to \$5,000.

There is a twenty foot (20') vegetation buffer at the front of each lot, starting behind the utility easement and drainage ditch, which requires that only non-machinery vegetation clearing (prior to and during construction) i.e. no equipment that has tires that would disturb the native soil, is allowed within the front 20' from the front street of the lot, excluding where the driveway will be located plus an additional two feet (2') on either side of the driveway. Hand held trimmers or cutting blades are permitted to clear vegetation (underbrush) with a maximum trunk diameter of 3" at a height of 5'. After the final approval of the completed construction, upon final inspection, this front 20' buffer area may be cleared in accordance with the regular site clearing limitations set out in Sections 4.1 and also in 4.3 of these Site & Building Requirements.

The no-cut vegetation buffer is strongly recommended in order to uphold the best erosion control practices. If an owner agrees, a builder may clear within the 20' buffer, however if this is done there must be careful attention paid to maintaining other appropriate erosion control measures, including but not limited to hay bail barriers, properly maintained silt fencing, or mulch barriers.

Where tree clusters are preserved, owner/builder is encouraged to also preserve understory if possible. This helps maintain conditions around existing root systems. Under no circumstances are owners to remove more than thirty (30%) percent of the mature (6" diameter) trees without prior approval from ARC, for the purposes of replanting different mature trees in their place.

If any owners or builders clear vegetation on adjoining properties, the ARC may choose to fine that owner/builder up to \$1,500 per tree wrongfully removed. This does not preclude the owner(s) of the adjoining properties from seeking additional compensation or legal remedies for such activities. Please see the prior section on Vegetation Buffers for specific information on how they are to be maintained.

It is suggested that lot owners maintain natural vegetation along the sidelines and rear of their property, for increased privacy. This is not required, except for those lots as specified in the CC&R's, but it is recommended to maintain individual lot privacy. With the density of growth in Texas Grand Ranch, ten feet (10') to fifteen feet (15') will generally be sufficient for most purposes.

Please review the CCR's as there are some lots that border private properties that are prohibited from clearing or under brushing the rear of the lot to protect the private property owners. There are fines associated with the violation of this no cut buffer.

Placement of utilities within the drip line is detrimental to chances of survival of trees. If routing utilities outside the drip line is not possible, keep trench area to a minimum and adhere to tree protection methods described in previous section.

In case of specimen trees, consider boring under the tree root system. Prune trees using horticultural accepted methods to compensate for any loss of root system

Dated 5/25/2018

4.5 Required Planting

Planting beds containing the appropriate number of shrubs and bushes, as detailed in the New Construction Application Process Form, are required for all homes.

4.6 Plant Materials

Lists of plant materials that are appropriate for bed shrubs and suitable to the environment of Texas Grand Ranch may be requested from the POA at any time, and serve as a guide but not an exhaustive list. Other plant material may be used but preference should be given to plants from this palette.

4.7 Landscape Maintenance

All landscaping is required to be maintained in a healthy and attractive appearance. Owner or occupant of all Lots shall keep all weeds and grass thereon (outside of natural vegetation areas) cut and shall in no event use any Lot for storage of materials or equipment except for normal residential requirements. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility, so as to conceal them from view of neighboring Lots, streets or other property.

Such maintenance includes, but is not limited to the following:

- a. Prompt removal of all litter, trash, refuse, and wastes,
- b. Lawn mowing (outside of the natural vegetation areas), to include roadside ditches to the hard surface of the street.
- c. Tree and shrub pruning (outside of the natural vegetation areas).
- d. Keeping exterior lighting and mechanical facilities in working order.
- e. Keeping lawn and garden areas alive, free of weeds, and attractive.

Proper maintenance includes adequate irrigation, appropriate fertilization, insect, pest and disease control, seasonal mulching of planting beds, erosion control and replacement of diseased or dead plant materials.

Each lot shall be maintained in a neat, clean, and orderly condition by the owner/builder.

If deemed necessary by the POA, the POA will maintain a lot according to the criteria listed above and charge the home owner for these operations. See CC&Rs Section 3.24 for detail.

4.8 Drainage

Each Owner of a Lot must not, in any way interfere with the established drainage pattern over his Lot from adjoining or other Lots in the Subdivision. In the event it is the Owners wish to change any established drainage on or over his Lot, they must submit drainage plan revisions stamped by

a licensed civil engineer and have such plans approved by Walker County engineer, prior to submittal to the ARC. For the purposes hereof, "established drainage" is defined as the drainage which existed at the time that the overall grading of the Subdivision, including landscaping of any Lot in the Subdivision, was completed by Developer.

Each Owner (including Builders), unless otherwise approved by the ARC, must finish the grade of the Lot so as to establish good drainage from the rear of the Lot to the front street or from the building site to the front and rear of the Lot as dictated by existing drainage ditches, topography, and swales constructed by Developer or utility districts for drainage purposes. No pockets or low areas may be left on the Lot (whether dirt or concrete) where water will stand following a rain or during watering. With the approval of the ARC, and following the submittal and approval of a licensed civil engineer's drainage plans, as approved by the Walker County engineer, an Owner may establish an alternate drainage plan for low areas by installing underground pipe and area inlets or by installing an open concrete trough with area inlets, however, the drainage plan for such alternate drainage must be properly engineered, and submitted to and approved by the Committee prior to the construction thereof. The ARC's sole function in reviewing drainage plans is to see if the drainage pattern has been or will be altered by the proposed construction and to make a determination if the Builder/Owner has evaluated the effects of their construction to other properties and of the effect of potential flowing and rising water that may affect the submitted improvements. Any adverse effects caused by improper drainage design, to neighboring properties or the community, may be met with minimum fines to the owner or builder of \$1,500.

The Subdivision has been designed and constructed utilizing surface drainage in the form of ditches and swales and, to the extent these drainage ditches and swales are located in front, side or rear Lot easements, the Owners shall not re-grade or construct any improvements or other obstruction on the Lot which adversely affects the designed drainage flow. The Owner shall be responsible for returning any drainage swale disturbed during construction or thereafter to its original line and grade, and the Owner shall be responsible for maintaining the drainage ditches or swales appurtenant to said Owner's Lot in their original condition during the term of his ownership.

Prior to ANY SITE CONSTRUCTION, the site must have adequate erosion controls and measures in place and approved in writing by the ARC. Adequate erosion controls options include the following:

- **Seeding or Planting applied with soil stabilizers or binders (tackifier)**
- **Seeding and placing fiber rolls / logs on bare slopes and in ditch**
- **Sodding ditch and ditch slopes**

[NOTE] – Erosions controls must not be allowed to contribute to Sediment issues.

Appropriate erosion controls must be maintained by owners/ builders for properties that include private drainage easements or flood plain areas. Owners indemnify and hold harmless the Developer and I Texas Grand Ranch POA and ARC for any damages caused by erosion within the owner's lot or to neighboring properties. If excessive clearing is determined to be the cause of accelerated erosion, fines may be imposed upon the owner/ builder according to the amount of damages caused.

Dated 5/25/2018

All builders are required to have an individual SWP3 (Storm Water Pollution Prevention Plan) Permit posted, as required by TCEQ.

All Owners and/or Builders shall comply with the National Pollutant Discharge Elimination Rules and Regulations applicable to their respective Lot(s) as required by EPA under the Water Quality Act of 1987 amending the Clean Water Act, as said laws, rules and regulations may be amended from time to time. Any owner/ builder found to not be in compliance with these Rules and Regulations will face minimum fines of \$500.

It will be the responsibility of each owner/builder to provide adequate drainage for each home. Caution should be used in establishing the foundation elevation so that adequate drainage from the back yard around to the front and the reverse is not impaired by driveways or slabs.

PLACEMENT OF BUILDING MATERIALS, TRASH DUMPSTERS, PORT-A-JOHNS, VEHICLES OR ANY OTHER OBSTRUCTION OR DELIVERY OF CONSTRUCTION MATERIALS TO THE ROADSIDE DITCHES, ROAD ROW, AND/OR UTILITY, NATURE TRAIL EASEMENT IS STRICTLY PROHIBITED AND SUBJECT TO A \$500/DAY FINE PER INCIDENT.

4.9 Sediment Control

Sediment Control measures must be carried out in addition to the erosion control measures for ditches and drainage swales.

There is a twenty foot (20') vegetation buffer at the front of each lot, starting behind the utility easement and drainage ditch, which requires that only non-machinery vegetation clearing (prior to and during construction) i.e. no equipment that has tires that would disturb the native soil, is allowed within the front 20' from the front street of the lot, excluding where the driveway will be located plus an additional two feet (2') on either side of the driveway. Hand held trimmers or cutting blades are permitted to clear vegetation (underbrush) with a maximum trunk diameter of 3" at a height of 5'. After the final approval of the completed construction, upon final inspection, this front 20' buffer area may be cleared in accordance with the regular site clearing limitations set out here in Sections 4.1 and also in 4.3 of these Site & Building Requirements.

The no-cut vegetation buffer is strongly recommended in order to uphold the best erosion control practices. If an owner agrees, a builder may clear within the 20' buffer, however if this is done there must be careful attention paid to maintaining other appropriate erosion control measures, including but not limited to hay bail barriers, properly maintained silt fencing, or mulch barriers.

Prior to ANY SITE CONSTRUCTION, the site must have adequate erosion controls and measures in place and approved in writing by the ARC.

At final inspection, if owner/builder has not repaired any damage to the ARC's satisfaction, and re-grading or re-vegetation required, an estimate will be given for repairs

which will be carried out according to ARC discretion. This cost will be withheld from the conformance/damage deposit.

In order to maintain clean streets and prevent siltation into drainage channels, all projects in Texas Grand Ranch are required to practice sediment control during construction. As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all storm water runoff from the tract into the street. The sediment control system shall remain in place and in good repair until construction is complete, landscaping is installed, and lawns are established.

Following installation of the approved culvert, PRIOR TO ANY SITE WORK, including but not limited to lot clearing, pushing of undergrowth, or any disturbance of the established vegetation, erosion control measures must be in place on the site. This is not subjective or subject to interpretation. Any site work that occurs before the installation of adequate erosion control measures which include but are not limited to staked hay bales with erosion barrier material, staked rolled erosion control devices, etc. is subject to a \$500/ per day fine to the owner/builder, for each day there is site disturbance without adequate erosion control in place. Adequate erosion control shall be defined as structures that do not allow the sedimentation or siltation of existing drainage ditches and culverts.

Erosion control structures require regular cleanout. Failure to maintain the erosion control until establishment of permanent vegetation may result in a \$500 fine to the owner/builder if there is sedimentation from the site entering the established drainages.

All Owner and Builders shall conform to all regulatory agencies' rules, regulating standards, and criteria governing sediment control to include, but not limited to, the EPANPDES. Builders shall be responsible for filing and securing all necessary permits, including, but not limited to TCEQ SWP3 permits and proof will be required prior to ARC approval. Any construction taking place without these required permits may result in a minimum fine to the builder of \$500 and a "Stop-Work" order. Please contact the ARC at TGRARC@gmail.com if such an order has been received.

4.10 Foundations

Minimum finished slab elevation for all Dwellings shall be twelve (12") inches above 100 year flood plain, or such other levels as may be established by the Walker County Commissioner's Court or Walker County Engineer. The minimum slab elevation must also be a minimum of eight (8") inches above the finished grade of the Lot. All foundation plans must be signed and sealed by a Professional Engineer registered in the State of Texas.

The site plan will clearly show an on-site Concrete washout area, which is to be used by all contractors and owners for rinse out of concrete trucks. There will be a \$500 fine to the builder for any contractor washing concrete outside of their required, approved washout area.

4.11 Septic Systems

Builders are required to furnish all permits required by all ruling jurisdictions, including Walker County, for the installation of wastewater treatment system on each lot in Texas Grand Ranch, prior to construction.

Prior to occupancy, all dwellings constructed in Texas Grand Ranch must have a septic or sewage disposal system installed by the Owner to comply with the requirements of the appropriate governing agency or agencies, and must pass the onsite final inspection. Any owner found to be occupying a Dwelling prior to receiving these permissions may be fined \$250 per day of occupancy up to a maximum of \$5,000, prior to approval of the onsite inspection.

A system shall not produce odors; shall be serviceable through a surface-level access opening; and must be capable of producing clean effluent that shall be disposed of using drip or surface irrigation or other accepted methods.

5.0 Residential Review Process and Submittal Form

Prior to plan submittal, please contact the authorized agent at the at the POA management company to submit plans properly.

The plan submittal process requires that all forms listed on page 3 & 4 of this document are to be completed and sent to the address listed in the forms. This process will insure adherence to the Texas Grand Ranch Covenants, Conditions and Restrictions and the Site & Building Requirements, facilitate the construction of an attractive home appropriate to the Texas Grand Ranch environment, and help to increase the overall value of property at Texas Grand Ranch.

Owners or Builders are required to submit a check in the amount of \$500 at the time of the plan submittal, for lots closing before October 31, 2015. Lots closing after October 31, 2015 will require the owner/builder to submit \$1,000. This fee covers the plan submittal, inspections and builder compliance program costs. Owners/Builders are also required to submit a \$3,500 conformance/damage deposit, which is refundable subject to reduction for fines, property damage, etc.

No construction of any sort may begin on a lot prior to plan submittal and subsequent approval by the ARC. Any owner/builder that begins to construct on a lot prior to approval shall be fined \$250 per day with a \$5,000 maximum, until they have submitted the appropriate approval form(s) and payment required for review of construction plans.

In addition, builders are required to submit a certificate of insurance, demonstrating that they hold Commercial General Liability insurance. This certificate must be in the amount of \$1 Million, with \$2 Million Aggregate.

5.1 Site Operations

Builders are expected to conduct construction activities solely between the hours of 7:00 am and 8:00 pm. Exceptions for activities such as large concrete pours requiring earlier arrival of trucks may be requested in advance of that activity; approval from the ARC is required.

Builders must locate a dumpster or other type of roll-off container on site for the collections of site trash. The site should be cleared daily of all debris that may be blown to other lots during any type of storm activity or other high winds. The dumpster should bear only professional signage and no graffiti or other non-business graphical insignia.

Contractor is required to pick up and remove trash from the build site daily. Failure to do so may result in a fine to the builder of \$20 per day up to \$500.

Site Signage: Builders will be required to post a professionally made address sign, no larger than 36" x36". (must be approved by ARC), at each building site to accommodate deliveries of contractor locations of the site. The sign must contain the following information:

- Builder Name
- Builder Contact
- Builder 24-hr. Contact Phone Number
- Site 911 Address
- Site Block and Lot Number.
- Builder Email Address.

The following rules should guide the operation of the jobsite:

The builder shall supply and maintain a portable toilet.

The use and/or possession of drugs and/or alcohol on jobsites is prohibited.

Vehicles shall not obstruct access to mailboxes, occupied homes, or the normal course of work.

Maximum Speed in the community is 30 miles per hour, or as stated by Speed Limit Signs.

No loud music will be tolerated on jobsites. Music that can be heard 40 feet from its source will be considered excessive.

5.2 Indemnify:

Each Owner who submits a request for approval of an improvement or alteration of any structure shall indemnify, defend and hold harmless the Association, the Board, the Committee, their officers, directors, Members and shareholders for, from, and against any and all costs, claims or charges arising from the submission of the request, any action taken on the request, and from the construction of the improvements or the implementation of an alteration to any existing structure

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date set forth below.

Renee Howes

5/25/18

Renee Howes, Director

Date

STATE OF Texas)
) ss.
COUNTY OF Walker)

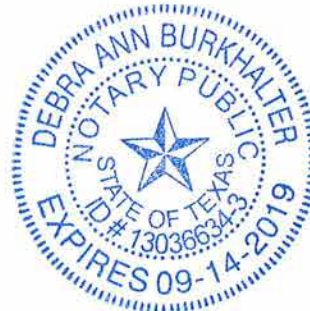
This instrument was acknowledged before me on the 25 day of May, 2018 by Renee Howes as Director of I Texas Grand Ranch Property Owners Association, a Texas Non-Profit Company.

Debra Ann Burkhalter

Notary Public

My Commission expires: *9/14/19*

When Recorded return to:
1 Texas Grand Ranch Property Owners Association
P O Box 39
New Waverly, TX 77358



Bk Vol Ps
00038340 GR 1327 456

Filed for Record in:
Walker County

On: May 25, 2018 at 02:24P

As a
Record/ies

Document Number: 00038340

Amount: 150.00

Recs. # Number = 127272

By
Loni Riley

STATE OF TEXAS COUNTY OF WALKER

I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the index records of
Walker County
as stated herein by me.

May 25, 2018

Loni Riley, Walker County Clerk
Walker County