

ARCHITECTURAL CONTROL GUIDELINES AND REGULATIONS



OF

TRI LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

WHEREAS, the property affected by these Architectural Control Guidelines and Regulations is subject to certain dedications, covenants, and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas, as follows:

- Clerk's File No. ; and
- Clerk's File No. ; and
- Clerk's File No. (fill in the blanks here);

WHEREAS, pursuant to the authority vested in Tri Lake Estates Property Owners' Association (the "POA") in the Declaration and as required by the **Texas Property Code**, the Board of Directors of the POA (the "Board") has determined that, in order to provide clear and definitive guidance for maintaining the aesthetics and architectural harmony of the community, it is appropriate to adopt guidelines toward that end. Therefore, the Board hereby promulgates the following Architectural Control Guidelines and Regulations.

NOW, THEREFORE, BE IT RESOLVED that the following conditions and requirements are hereby established for Association Architectural Control Guidelines and Regulations:

GUIDELINES AND REGULATIONS

The following are guidelines adopted by the Board of Directors (the "Board") to specify their standards, requirements, and thought process used in evaluating various exterior improvements. These guidelines may be amended from time-to-time as circumstances, conditions, or opinions of the Board dictate. The Board has the right to deny approval for a similar improvement based on the proximity of a property to a main boulevard or the visual relativity of the site to the overall development. As an example, a home located on the perimeter of the development may be permitted to have a certain styled storage building, whereas on a main entry boulevard and depending on the configuration of the lot, this same item may not be approved. The intent being to maintain overall integrity within areas of higher visual impact.

It should be noted that Board and/or Committee approval is required prior to the installation or construction of the improvement or change. If an improvement is made without Board and/or Committee approval, the Board of Directors has the legal right to enforce its removal.

The following guidelines shall be applicable to all properties under the jurisdiction of the Tri Lake Estates Property Owners' Association (the "POA").

These guidelines supersede and take place of any previous architectural control guidelines for the POA.

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.
 - d. any flag not listed must be approved by the POA
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 Board 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 fence 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 manufacturers' 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 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 toward 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 Board 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
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the Board.
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 with the following restrictions:
 - a. the barrel must not exceed 55 (fifty-five) 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, Board approved ponds may be used for water storage.
7. Harvested water must be used and now 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 anything 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 in total size.
3. The items may only be displayed or attached to the entry door or frame and may not extend beyond the outside edges 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 Board 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 POA 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 POA. 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 dark brown or dark gray tones. Light brown, light gray, blue, green, red, and white colors are not allowed. Roof overlays are not allowed.
4. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
5. Ridge vents are encouraged, to improve ventilation, reduce attic temperature, and reduce cooling costs, but they 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 Board, 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 POA; and
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures with the POA; 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 POA 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 publically 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 POA 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.

RESOLUTION REGARDING ARCHITECTURAL CONTROL GUIDELINES

WHEREAS, Chapters 204 Section 204.010 of the Texas Property code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair replacement modification, and appearance of the subdivision: and

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOT THEREFORE< BE IT RESOLVED TJAT: the following Exterior Maintenance Guidelines are hereby adopted:

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no excessively faded, bare, or peeling paint.
2. All rotted and damaged wood, bricks, stucco, and mortar must be promptly repaired or replaced.
3. Rain gutters must be kept clean, in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or damaged shingles.
5. All glass surfaces must be whole.
6. Garage doors must be in good repair.
7. Fences and gates must be kept in good repair.
8. Walkways and driveway must be in good repair and must be kept free of weeds and grass.
9. Lawns must be kept mowed and edged, flowerbeds must be kept free of weeds and grass, and shrubs and trees must be kept trimmed. Dead trees and stumps must be promptly removed.
10. There shall be no storage of clutter and debris in public view. Barbeque pits, smokers, portable pools, patio furniture and other items deemed offensive by the Architectural Control Committee must be out of public view.
11. Mailboxes must be maintained in good repair.

These guidelines are effective upon recordation in the Public Records of Montgomery County, Texas, and supersede any guidelines which may have previously been in effect. Except as affected by the **Texas Property Code** and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the POA shall remain in full force and effect. This is to certify that the foregoing Architectural Guidelines and Regulations was adopted by the Board of Directors by unanimous consent, effect as of February 3, 2012, until such date as it may be modified, rescinded, or revoked. The Board of Directors hereby approves and authorizes the above Schedule.

IN TESTIMONY OF WHICH, the undersigned joined by a majority of property owners of Tri-Lake Estates, have caused these presents to be executed this 19th day of APRIL 2013.

TRI-LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. ✓

Linda K. Twomey
Linda K. Twomey, President

P.O. Box 613
MONTGOMERY, TX 7736

Attest:

By Carol W. Aufderhar
Carol W. Aufderhar, Secretary

STATE OF TEXAS
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on April 19, 2013 by Linda K. Twomey, President and Carol W. Aufderhar, Secretary of Tri-Lake Estates Property Owners Association, Inc. a Texas corporation on behalf of said corporation.



Shanna Hayes Moore

Shanna Hayes Moore / Notary
Printed Name & Title

My commission expires Nov. 22, 2013

FILED FOR RECORD

04/23/2013 10:10AM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

04/23/2013



Mark Turnbull

County Clerk
Montgomery County, Texas