



RIVERSTONE

CERTIFICATION RIVERSTONE HOMEOWNERS ASSOCIATION, INC.

Architectural and Modification Guidelines

I, the undersigned, pursuant to Texas Property Code §202.006, certify:

That I am the President of Riverstone Homeowners Association, Inc., a Texas nonprofit corporation (the "Association");

That the attached document is a document that applies to the operation and utilization of residential property within Riverstone, a development in Fort Bend County, Texas;

That the property affected by the attached document is the property restricted by that certain First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Riverstone Single Family Residential Areas, recorded under Clerk's File No. 2024054325 in the Official Public Records of Fort Bend County, Texas, as same has been or may be amended from time to time (the "Declaration"), and any other property which has been or may be annexed thereto and made subject to the authority of the Association;

That the document which affects the use and operation of the above-referenced property is attached as Exhibit A; and

That the document attached as Exhibit A was adopted by Declarant (as defined in the Declaration) pursuant to the authority contained in Article VI of the Declaration.

SIGNED this the 14th day of November, 2024.

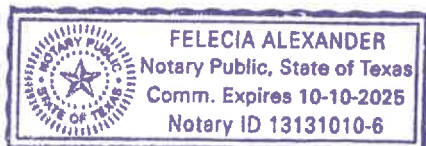
**RIVERSTONE HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation**

By: [Signature]
Print Name: F.W. Reichert III
Title: President

STATE OF TEXAS §
COUNTY OF Fort Bend §

BEFORE ME, the undersigned authority, on this day personally appeared F.W. Reichert, the President of Riverstone Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal of office this the 14th day of Nov, 2024.



[Signature]
Notary Public – State of Texas

EXHIBIT A

(Architectural and Modification Guidelines follow)





RIVERSTONE

ARCHITECTURAL AND MODIFICATION

GUIDELINES

2024



RECORDER'S MEMORANDUM

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Riverstone Homeowners Association, Inc.

Architectural and Modification Guidelines

CONTACT INFORMATION

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Association Office Hours

9 am – 5 pm

Monday – Friday

*Holiday hours may vary

27.	Play Structures	32
28.	Porte Cochere	33
29.	Rainwater Harvesting Systems	33
30.	Religious Displays	33
31.	Roof Replacement	33
32.	Room Additions, Sunrooms, and Pool Houses	34
33.	Screened Patios	36
34.	Security Measures for Property	36
35.	Shutters	36
36.	Sidewalks	37
37.	Sky Lights and Solar Tubes	37
38.	Solar Panels, Solar Screens, and Solar Film	37
39.	Sprinkler Systems and Irrigation	38
40.	Storm Windows and Storm or Screen Doors	38
41.	Sport Courts	38
42.	Sun or Pool Shades	39
43.	Swimming Pools and Spas	39
44.	Swimming Pool Enclosures	40
45.	Trampolines	40
46.	Vegetable Gardens and Landscape Gardens	40
47.	Window and Split Air Conditioner Units	41
48.	Window Shades, Awnings, and Screens	41

***All pictures in these guidelines are for illustration and example purposes only.**

TABLE OF CONTENTS

INTRODUCTION..... 1

APPLICATION REVIEW PROCESS AND PROCEDURE 2

APPEAL PROCESS 4

RUSH AND DEPOSIT INFORMATION 4

ADDITIONAL INFORMATION..... 5

LIST OF CUSTOM AND SEMI-CUSTOM SECTIONS IN RIVERSTONE 6

SITE PLAN AND SURVEY EXAMPLE 8

GUIDELINES 8

1. **Address Plaque**..... 8

2. **Antennas** 8

3. **Basketball Goals**..... 9

4. **Bird Houses**..... 9

5. **Docks and Lake and Boat Decks** 9

6. **Decorations** 10

7. **Decorative Concrete**.....11

8. **Driveway Extensions, Walkways, and Patio Extensions**11

9. **Driveway Gates** 13

10. **Exterior Lighting** 14

11. **Exterior Painting**..... 15

12. **Fence and Fence Extensions**..... 16

13. **Flagpoles and Flags**..... 21

14. **Garage Conversions, Carports, and Detached Garages**..... 21

15. **Gazebos, Freestanding Shade Structures, and Pergolas** 21

16. **Generators** 22

17. **Greenhouses**..... 22

18. **Gutters** 22

19. **Grading, Drainage, and Berms**..... 23

20. **Landscaping**..... 23

21. **Landscape Guidelines**..... 25

22. **Minimum Landscape Requirements** 28

23. **Outbuildings and Storage Sheds** 29

24. **Outdoor Carpeting and Artificial Turf** 30

25. **Outdoor Kitchens and Fireplaces**..... 30

26. **Patio Covers**..... 30

INTRODUCTION

These Riverstone Architectural and Modification Guidelines (these “*Guidelines*”) are intended to serve as general guidelines for modifications and improvements made on Lots and to Single Family Residences within the Riverstone residential development (“*Riverstone*” or the “*Properties*”) and have been adopted for the general purpose of establishing design guidelines and improvement criteria for making changes to the exterior of a Lot and the Single Family Residence situated on the Lot.

These Guidelines are supplemental to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Riverstone Single Family Residential Areas, recorded under Clerk’s File No. 2024054325 in the Official Public Records of Fort Bend County, Texas, as same has been and may be amended and supplemented from time to time (the “*Declaration*”), and encumber all Lots made subject to the Declaration. Owners must refer to these Guidelines and to the Declaration before commencing any activity on or in connection with a Lot or Single Family Residence within the Properties. In addition, the prior written approval of the Riverstone Residential Architectural Review Committee (the “*Residential ARC*”), a committee of the Board of Directors (the “*Board*”) of Riverstone Homeowners Association, Inc. (the “*Association*”), or the Riverstone Modifications Sub-Committee, a sub-committee of the Residential ARC (the “*MSC*”), as set forth in the Declaration, of any construction plan, including the site plan, design development plan, and exterior plan, must be obtained prior to commencement of any work on a Lot within the Properties. As more fully set forth in the Declaration, the Residential ARC has jurisdiction over all original construction on the Lots and over modifications, additions, and alterations made on or to the Single Family Residences and other improvements on the Lots. Provided, however, that the MSC was created to assist with the review of plans and specifications relating to the modification of existing improvements on Lots within the Properties.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in these Guidelines, the capitalized terms used in these Guidelines are defined as set forth in the Declaration, which definitions are incorporated in these Guidelines by this reference. References to “Owner” in these Guidelines include the more narrowly defined term of “Builder”, as set forth in the Declaration. Where appropriate, the narrower term “Builder” is used in these Guidelines instead of “Owner”. References to “Public View” in these Guidelines mean a condition, structure, item, or improvement located on a Lot that is openly visible from or by an individual standing at ground level of (i) at least one neighboring Lot (such neighboring Lot need not be adjoining the Lot with any such condition, structure, item, or improvement), (ii) a Common Area, or (iii) a Street.

These Guidelines aim to help prevent unsightly or out-of-place structures or modifications on Lots within the Properties. In addition, the architectural control contemplated by these Guidelines aims to foster a sense of a general plan and scheme throughout the Properties, creating a cohesive visual identity. The establishment of consistent standards for design and improvement, as well as policies and procedures to implement such standards, is one of the most effective methods of establishing and maintaining the environment within the Properties. To accomplish these goals, the Residential ARC or the MSC, as applicable, reviews applications and design documents for all modifications, improvements, and additions on or to a Lot, including landscaping. Each application is evaluated on its own merit, with reasonable flexibility for design

functionality and creativity. It is the responsibility of each Owner and Occupant to act in accordance with these Guidelines and to maintain the Owner's or Occupant's Lots in accordance with same. These Guidelines are presented as a minimum set of architectural guidelines and standards for and provide a framework to illustrate and define design objectives for a harmonious setting within Riverstone.

Sugar Land Ranch Development, L.L.C., a Texas limited liability company ("***Sugar Land Ranch***"), Hillsboro Estates, L.L.C., a Texas limited liability company ("***Hillsboro Estates***"), Herrin Ranch Development II Inc., a Texas corporation ("***Herrin Ranch***" and, collectively with Sugar Land Ranch and Hillsboro Estates, "***Declarant***"), the Association, the Board, the Residential ARC, the MSC, and the respective officers, directors, employees, agents, managers, partners, members (of a for-profit entity), representatives, successors, and assigns of the aforementioned parties (the "***Riverstone Entities***") are not liable in damages or otherwise to any party who submits matters for approval to any of the Riverstone Entities, or to any Owner affected by these Guidelines by reason or mistake of judgment, negligence, or nonfeasance arising out of or in connection with the approval, disapproval, or failure to approve or disapprove of any matters requiring approval. Each party who submits plans for a proposed improvement and each party who may be affected by the approval or disapproval of plans for a proposed improvement agrees, by the submission of plans for a proposed improvement, that such party will not claim or file suit against the Riverstone Entities as a result of the approval or disapproval of the plans or the failure to approve or disapprove of the plans. Owners acknowledge that approval by the Residential ARC or MSC, as applicable, of any plans submitted pursuant to the Declaration or these Guidelines does not cover or include approval for any other purpose and is not intended as any kind of representation, warranty, or guarantee as to compliance with state or local law or as to integrity or workability of the plans or the contractors used. Furthermore, Owners acknowledge that, under the Declaration, the Association, the Residential ARC, and the MSC do not represent or warrant that the development of Lots in compliance with these Guidelines will result in the development of Lots in compliance with the Declaration or any plans that have been or will be approved by the Residential ARC or MSC, as applicable. Owners acknowledge that they must obtain the Residential ARC's or MSC's, as applicable, prior approval of the development plan for the Lots and otherwise follow the requirements set forth in the Declaration, the applicable plat, and state and local law.

If a conflict between these Guidelines, the Declaration, the applicable plat, and state or local law arises, the more restrictive requirement controls.

APPLICATION REVIEW PROCESS AND PROCEDURE

1. Owners and Occupants must obtain and refer to the most current copy of these Guidelines prior to the design or contemplation of any modification to a Lot or Single Family Residence. Copies of the current Guidelines are available on the Association's website at www.riverstone.com/residents
2. Prior to commencing any activity on a Lot or Single Family Residence, an Owner or Occupant must obtain a current copy of the current "Residential ARC

Modification Application” form (the “*Modification Application*”) from the Association. A copy of the Modification Application is also available on the Resident Portal of the Association’s website, www.riverstone.com/residents. The Residential ARC will not respond to any verbal requests for approval of any modification. ALL MODIFICATION APPLICATIONS MUST BE SUBMITTED IN WRITING.

3. Prior to commencing any exterior modification on a Lot or Single Family Residence, the Owner or Occupant must complete the Modification Application in its entirety and submit the Modification Application for review by the ARC. The Modification Application may be completed and (i) mailed to the Residential ARC at the address indicated at the top of the Modification Application, (ii) emailed to the Residential ARC at the email address set forth in these Guidelines, or (iii) delivered to the Association’s office. If the proposed modification or repair involves an exterior modification other than paint, stain, or roof replacement, 2 copies of the Lot survey, a drawing of the Lot depicting the location of the proposed modification or structure, the specific details of all modifications (including all materials, dimensions, colors, and proposed finish detail), and any other information relevant to the proposed modification or repair are necessary to adequately review the application and must be submitted to the Residential ARC. If the Residential ARC does not have enough detail to adequately review a Modification Application, the Modification Application will be denied pending further information. (See each section for specific details regarding information that must be included with the Modification Application).
4. In addition to the Modification Application, prior to commencing any exterior modification on a Lot or Single Family Residence, the Owner must pay to the Association a “*Review Fee*” to compensate for time spent and costs incurred by the Residential ARC in the review of the Owner’s Modification Application. The amount of the Review Fee will be set by the Board from time to time via a Board resolution. The Board may, via Board resolution, increase or decrease the Review Fee at any time it deems necessary, in its sole discretion. Payment of the Review Fee may be made by check payable to “Riverstone Homeowners Association, Inc.” or by money order. No cash or credit or debit card payments will be accepted. All applicable fees will be charged for returned checks.
5. **Pre-Approved Modifications:** The following modifications are considered “pre-approved” by the Residential ARC and do not require the submission of a Modification Application; provided such modifications result in the modified improvement consisting of the same materials and maintaining the same appearance as originally constructed or installed: repairs to the driveway, paint, stain, or roof repair. The placement of political signs is additionally considered “pre-approved” and does not necessitate the submission of a Modification Application, but such placement must follow state law, as more fully set forth in the Declaration.
6. Upon receipt of a Modification Application, the Residential ARC will verify that the Modification Application is complete. If the Modification Application is not

complete, it will be returned to the Owner alongside a request for the additional information needed. In addition, the Residential ARC or MSC may request additional information during their review.

7. The Residential ARC or MSC, as applicable, will endeavor to respond to a submission of a Modification Applications within 45 days of such submission. This 45 day review period will not commence until the Modification Application is complete and the Review Fee has been paid.
8. The MSC, if created, will meet a minimum of once a month. If the quantity of Modification Applications for MSC review so warrants, a special meeting may be called so Owners do not have to wait for the next regularly scheduled meeting. The chairman of the MSC has discretion to determine whether to call a special meeting of the MSC. The majority vote of the members of the MSC at a meeting at which a quorum is present will be required to render any decision.
9. **Save and except the pre-approved modifications set forth in these Guidelines, Owners and Occupants may not proceed with commencing any exterior modification on their Lot or Single Family Residence without the prior written approval of the Residential ARC.**

APPEAL PROCESS

In the event that a Modification Application is denied, the Owner or Occupant who submitted the Modification Application may be entitled to the right to appeal the denial to the Residential ARC or the Board, as more fully set forth in the Declaration and in the Bylaws.

RUSH AND DEPOSIT INFORMATION

1. Rush Information – For Owners who would like their Modification Application reviewed within 5 business days, a complete Modification Application must be submitted, the Review Fee must be paid, and a non-refundable Modification Application Rush Fee (the “*Rush Fee*”) must be paid. The amount of the Rush Fee will be set by the Board from time to time via a Board resolution. The Board may, via Board resolution, increase or decrease the Rush Fee at any time it deems necessary, in its sole discretion. Payment of the Rush Fee must be made in the same manner as payment of the Review Fee. Regardless of whether a Rush Fee has been paid by the Owner or Occupant, Residential ARC review time will not begin to run until all required information has been received for the Modification Application and the Review Fee has been paid. The payment of a Rush Fee does not guarantee approval of the Modification Application; it only expedites the review of the Modification Application before the next monthly Residential ARC meeting. The Residential ARC may be unable to review certain Modification Applications in a rush. Such Modification Applications will instead be reviewed at the next Residential ARC meeting.
2. Residential ARC Deposit Information - A refundable deposit will be required for any major modification (as determined in the discretion of the Residential ARC) or

pool construction project in the Properties. Upon completion of a major modification or pool construction project, a written notification of completion must be submitted to the Residential ARC for a final inspection of the construction areas visible from Public View. The deposit will be returned to the Owner after the inspection provided that all areas impacted by construction have been returned to their original condition and the submitted improvement was built per the approved Modification Application.

3. Owners must call the appropriate parties before digging into the ground to ensure that no utility lines will be damaged in connection with the construction or installation of any improvement on their Lot. For more information, please call 811.
4. Owners must have written LID approval prior to submitting a Modification Application to the Residential ARC for modifications located in the LID easement area. LID easement areas may be referenced at www.riverstonelids.com

The following are guidelines adopted by Declarant to specify the standards, requirements, and thought processes used in evaluating each Modification Application submitted pursuant to these Guidelines. These Guidelines may be amended from time to time as set forth in the Declaration. It should be noted that each Modification Application is considered on its own merit. It should also be noted that Residential ARC approval is required prior to the installation, construction, or alteration of any improvement on a Lot within the Properties, except for such installation, construction, or alteration that is specifically deemed “pre-approved” as set forth in these Guidelines. The Board may grant a variance from these Guidelines or from the architectural restrictions contained in the Dedicatory Instruments.

ADDITIONAL INFORMATION



1. It is incumbent upon each Owner to ensure compliance with all local building codes and to obtain any necessary local building permits prior to the commencement of construction of any improvement on a Lot.

2. Because these Guidelines may change from time to time, it is highly recommended that Owners

check the Resident Portal at www.riverstone.com/residents for the most current Guidelines.

3. These Guidelines are in no way intended to cover all architectural aspects for the Properties or all required submissions. Each submission will be judged (i) on the specific conditions applicable to the submission and (ii) to determine whether the

submission fits within the spirit and intent of these Guidelines or within the level of quality that the Residential ARC deems necessary for the submission.

4. Architectural requirements not addressed in these Guidelines still require approval from the Residential ARC and will be evaluated to determine if they meet the architectural goals for the Properties.
5. The Residential ARC or MSC may disapprove plans and specifications for any reason which is consistent with the objects and purposes of the Dedicatory Instruments, as determined by the Residential ARC or MSC from time to time, including purely aesthetic considerations, so long as such grounds are not arbitrary or capricious.
6. In the event of a dispute between Owners or Occupants regarding certain modifications, the Association has no obligation to participate in the resolution of the dispute. The dispute must be resolved solely by and between the Owners and Occupants.
7. A construction timeline or schedule for room additions or major construction projects must be submitted to the Residential ARC with the Modification Application.
8. From Monday to Friday, construction activity may not begin before 6:30 am. On Saturdays, Sundays, and holidays, construction activity may not begin before 7:30 am. All construction activity must end on the earlier of (i) 30 minutes after sunset, and (ii) 8:00 pm, Monday – Saturday. Construction activity on Sundays must end no later than 2:00 pm. The construction hours set forth in this Section also apply to deliveries, concrete, sand, lumber, dump trucks, and the like. Exceptions to the foregoing timeframes may be granted on a day to day basis with written approval from the Board at least 48 hours prior to the construction activity date.
9. Trash Control – All blowable trash (including food and containers) must be confined within the jobsite (the Lot) in an appropriate container.
 - a. Wire and fence baskets (for trash)
 - b. Construction fencing- if needed
 - c. Street should be kept free of debris every day
 - d. Street should be cleaned of dirt or concrete materials on a weekly basis
10. Any music during construction must be kept to a minimum so as not to disturb Occupants of surrounding Lots.

LIST OF CUSTOM AND SEMI-CUSTOM SECTIONS IN RIVERSTONE

For ease of reference, the following is a list of custom and semi-custom sections in Riverstone:

RECORDER'S MEMORANDUM
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1. Crescent View Estates
2. Enclave
3. Hartford Landing
4. The Island
5. Ivy Bend
6. Silver Grove
7. Olive Hill
8. Pecan Ridge
9. The Reserve
10. Avalon Section 7 and 17
11. Waters Cove
12. Waterside
13. Majestic Pointe



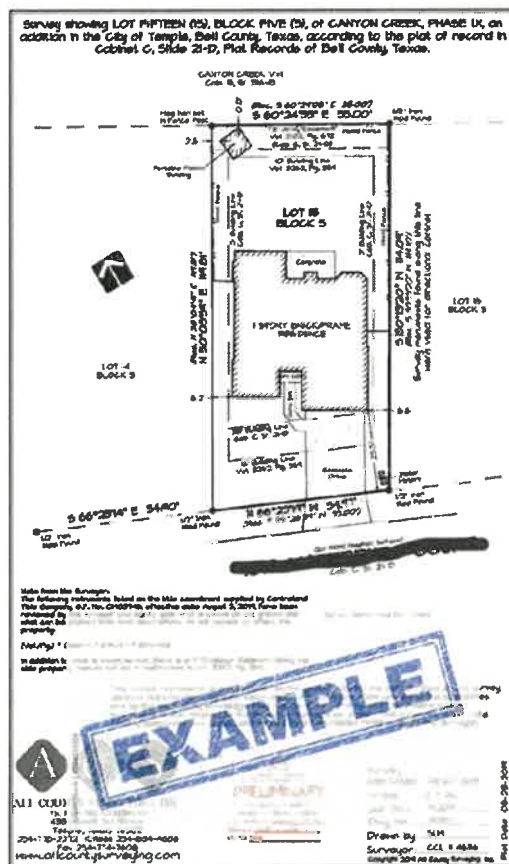
**COPIES OF THE FOLLOWING DOCUMENTS
ARE AVAILABLE ON THE RIVERSTONE
WEBSITE:**

- Modification Application
- Riverstone Architectural Modification Guidelines
- First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Riverstone Single Family Residential Areas



www.riverstone.com/residents

SITE PLAN AND SURVEY EXAMPLE



GUIDELINES

1. Address Plaque

Must be maintained at all times and visible from the Street and not obstructed from view. The typical design is a white background paint color and address numbers in black paint.



2. Antennas

Antennas and satellite dishes are addressed in detail in the Declaration. Reference should be made to the Declaration for additional information relating to such antennas and satellite dishes.

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3. Basketball Goals

- 3.1. Portable basketball goals are only allowed in the back yards of Lots with back yards that are not within Public View. Portable basketball goals are NOT permitted on Lakefront Lots or on Lots adjacent to a creek, trail, or similar Common Area or high visibility area.
- 3.2. The basketball goal backboard and net must be maintained in excellent condition at all times.
- 3.3. Any side pole netting must be closed when the basketball goal is not in use.
- 3.4. The backboard must be regulation size.
- 3.5. If the backboard is mounted onto the roof of the Single Family Residence, the mounting structure must be painted to match the roof shingles.
- 3.6. If the backboard is mounted on a pole, the pole may be no larger than 6 inches in diameter and must be regulation height. The pole must be in a concrete base. In the case of detached garages, the pole must be located behind the front building set back line of the Lot and on the exterior side of the driveway. In the case of front-loading garages, goals may be located no farther away from the face of the garage than 10 feet, on the exterior side of the driveway.
- 3.7. Rubber padding on basketball poles must be black.
- 3.8. No lights are allowed for a basketball goal. This includes, but is not limited to, pole mounted lights and lights on the goal.

All backboards must be either clear or white fiberglass.

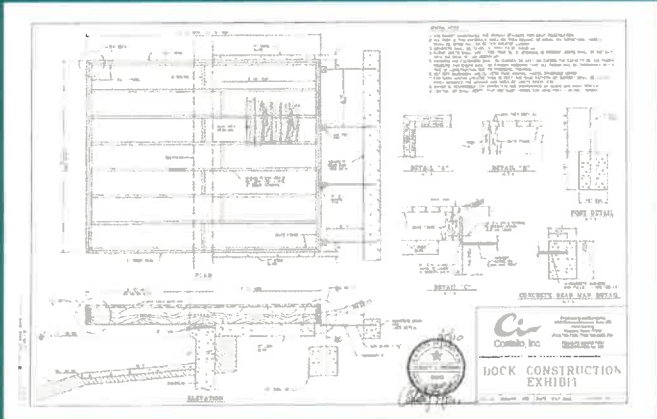
4. Bird Houses

- 4.1. Bird houses may have a maximum height of 12 feet measured from the finished grade of the Lot to the highest point of the bird house. Only 1 bird house is allowed per Lot. The Owner must submit details to the Residential ARC for approval on size, shape and color.
- 4.2. Bird houses must be mounted on 2 inch diameter metal pipe painted black.
- 4.3. Bird houses must be placed toward the middle of the backyard on a Lot.

5. Docks and Lake/Boat Docks

- 5.1. Decks and Lake/boat docks may not encroach into any easement on or adjacent to a Lot unless the entities involved have granted their written consent to such encroachment.

- 5.2. Decks and Lake/boat docks may not be situated on the Lot so that they pose a problem to the effective drainage of the Lot or on a neighboring Lot.
- 5.3. Decks may not have a height greater than 18 inches.
- 5.4. If painted, decks must match the trim color of the Single Family Residence constructed on the Lot.
- 5.5. Only exterior grade materials may be used for decks and Lake /boat docks.
- 5.6. Detailed specifications on what may and may not be done for decks and Lake or boat docks adjacent to a Lake. Please see the Resident Portal at www.riverstone.com/residents for additional requirements.
- 5.7. Owners must have written LID approval prior to submitting a Modification Application to the Residential ARC for a dock or lake or boat dock.



LAKE DOCK - PLAN

**MUST HAVE WRITTEN
RESIDENTIAL ARC AND
LID APPROVAL PRIOR TO
INSTALLATION**

6. Decorations

- 6.1. Decorative embellishments are addressed in detail in the Declaration. Reference should be made to the Declaration for additional details regarding such decorative embellishments.
- 6.2. Applications for the installation of benches and gates on a Lot may be approved by the Residential ARC on a case-by-case basis.
- 6.3. Decorative items may not be installed on the sidewalks or roadways located on or adjacent to a Lot.



RECORDER'S MEMORANDUM
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7. Decorative Concrete

- 7.1. Decorative driveway concrete is permitted with Residential ARC Approval prior to installation.
- 7.2. Standard concrete driveways and walkways may not be painted, stained or overlaid with any type of stone, decorative design, or color treatment unless approved in writing by the Residential ARC.
- 7.3. No modifications may be made to the sidewalks located on or adjacent to a Lot.



8. Driveway Extensions, Walkways, and Patio Extensions

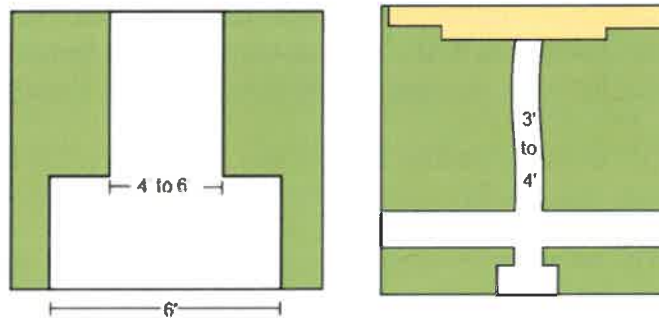
- 8.1. Driveway extensions may be approved by the Residential ARC on a case-by-case basis.
- 8.2. Driveway extensions may not extend 3 feet beyond the garage, unless otherwise approved by the Residential ARC.
- 8.3. Driveway extensions continued after the edge of the Single Family Residence may not extend more than 3 feet, unless otherwise determined by the Residential ARC. In some cases, as determined by the Residential ARC, the driveway may not extend past the Single Family Residence.
- 8.4. Driveway extensions may extend no nearer to the side property line than 3 feet, unless otherwise approved by the Residential ARC.
- 8.5. Any requests or modifications using pavers or stamped concrete may be approved by the Residential ARC on a case-by-case basis.
- 8.6. Driveway extensions must be constructed with proper driveway concrete and rebar and must match the existing driveway on the Lot.
- 8.7. Walkways in the side yard of a Lot may be no greater than 36 inches wide and must be centered between the Single Family Residence and the side property line on the Lot. The Residential ARC has the discretion to determine whether a proposed location for a walkway is approvable. A width of 30 inches is recommended for the standard 5 foot side yard. Walkways may not be constructed so as to impact drainage or to cause drainage onto neighboring Lots.

8.8. Walkways

- 8.6.1 Walkway materials other than concrete must receive prior Residential ARC approval.
- 8.6.2 Save and except Lots that are 65 feet wide or greater, front walkways must be 3 feet minimum to 4 feet maximum in length and must be constructed from the front door of the Single Family Residence to the driveway constructed on the Lot. A landscape strip must be provided between the walkway and the slab of the Single Family Residence and garage.
- 8.6.3 On Lots that are 65 feet in width or greater, walkways must be 4 feet minimum to 6 feet maximum in length and must be constructed from the front door of the Single Family Residence to the Street curb adjacent to the Lot.
- 8.6.4 Curvilinear walkways are required (see sketch).

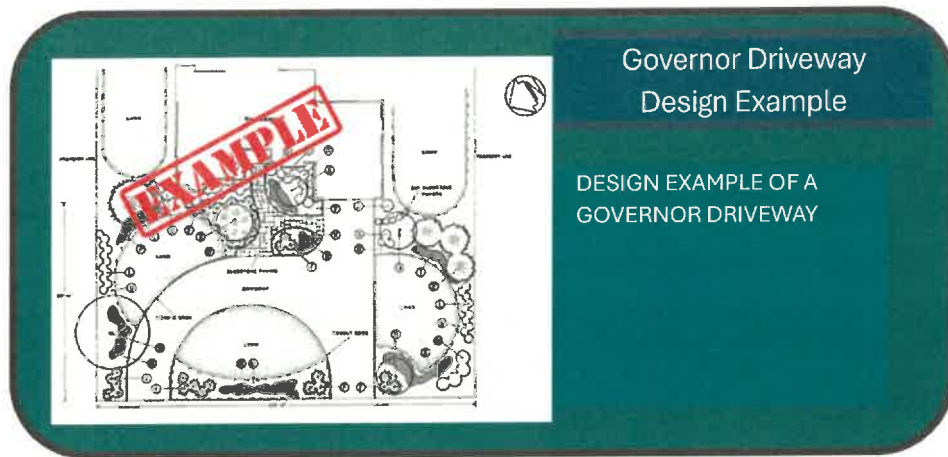
8.9. Landings

A 4 foot by 6 foot wide concrete landing between the sidewalk and curb is required.



8.10. Landings are permitted from the driveway constructed on the Lot to the front porch of the Single Family Residence. A walkway between the front porch and the Street is still required except on 60 foot Lots.

- 8.11. Any requests for patio expansions may be approved by the Residential ARC on a case-by-case basis. Rear yard patio extensions of concrete may not be more than 50% of the total square footage of the rear yard.
- 8.12. Governor driveways may only be permitted in custom or semi-custom sections within the Properties, as set forth in these Guidelines.



8.13. **Driveway Materials Permitted**

Concrete is required for driveways constructed on 50 foot to 85 foot wide Lots. Stamped or colored concrete, exposed aggregated concrete, interlocking concrete pavers, and brick borders must receive prior Residential ARC approval.

8.14. **Driveway Materials Prohibited**

The following materials are prohibited and may not be used in the construction of driveways on Lots within the Properties: asphalt paving, loose gravel, and stone, and timber.

8.15. **Prohibited Driveways**

Dual driveways on a single Lot are not permitted. For instance, a driveway through a porte-cochere and another driveway alongside the porte-cochere to access the rear-loaded garage is not permitted.

9. **Driveway Gates**

9.1. All driveway gates must be designed in accordance with the design specifications and style requirement of Riverstone. Details and examples can be provided, and prior approval is required.

9.2. All driveway gates must be iron and be of the Riverstone standard. See the Resident Portal at www.riverstone.com/residents for details.

Riverstone Driveway Gate Style Examples



10. Exterior Lighting

- 10.1. All landscape lighting and pathway lights must receive Residential ARC approval prior to installation and may only be white in color.
- 10.2. Exterior lighting may be located only on the Lot and may not be located on, or encroach on, another Lot, Street, Common Area, or any other property owned or maintained by the Association.
- 10.3. Lights may not be flashing, strobing, or color changing.
- 10.4. Directional lights must be aimed so as not to shine into the windows of Single Family Residences constructed upon neighboring Lots.
- 10.5. Additional exterior lighting may not be of a wattage or lumen count which will affect the Owners of neighboring Lots. Light sources and wiring may not be visible to the public.
- 10.6. Landscape, "Pathway" LED lights may be permitted by the Residential ARC in landscaping beds on a case-by-case basis. The lights and location must be reviewed and approved by the Residential ARC.
- 10.7. Security lighting may be installed pursuant to the Security Measures Policy that has been or will be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Security Measures Policy for additional information on the installation of security lighting. Mercury vapor, fluorescent, and sodium halide lights are not permitted. No permanent colored lighting is permitted.

- 10.8. Yard lamps may be gas or electric. One single lamp is permitted per Lot. The lamp may be either in the front or back of the Single Family Residence and may be a maximum height of 6 feet. The lamp color must be black, brown, or white, depending on the color of the Single Family Residence, and must be approved by the Residential ARC.
- 10.9. Any modification of the type of lighting on the interior of the Single Family Residence that changes the normal color of white lighting to something of a color that can be viewed by the public must receive prior approval of the Residential ARC.
- 10.10. Exterior lights may not be installed in a manner that the light is aimed or directed at an adjacent Lot which would result in an invasion of privacy or cause a nuisance to a neighboring Owner or Occupant. **In the event of a dispute between Owners or Occupants regarding exterior lights or a dispute between Owners or Occupants regarding the aim or direction of exterior lights, the Association has no obligation to participate in the resolution of the dispute. The dispute must be resolved solely by and between the Owners or Occupant.**
- 10.11. Permanent exterior holiday LED lighting must receive Residential ARC approval. The wiring for such permanent exterior holiday LED lighting may not be visible from Public View.
- 10.12. See the Resident Portal at www.riverstone.com/residents for more information.

11. Exterior Painting

- 11.1. Neutral colors were most often used when Single Family Residences were originally constructed. In general, neutral colors or colors which match the original color of the Single Family Residence on the Lot are permitted but must receive Residential ARC approval.
- 11.2. Other neutral colors may be considered for the exterior paint of a Single Family Residence. The color of neighboring Single Family Residences will be taken into consideration along with the color and brick feature of the applying Owner's Single Family Residence.
- 11.3. Brick washing and brick painting are not permitted.
- 11.4. A maximum of 3 colors per Single Family Residence may be used. Wood stain is considered a color. Paint colors must harmonize or complement the masonry materials of the Single Family Residence.

- 11.5. Pastel and primary colors are prohibited on the exterior of all Single Family Residences, unless used on doors or shutters. Such pastel and primary colors used on doors and shutters must receive Residential ARC approval in writing prior to installation.

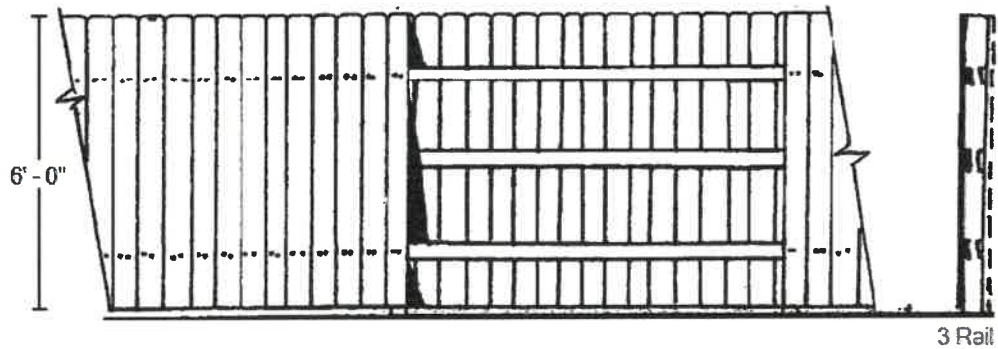
12. Fence and Fence Height Extensions

- 12.1. Fence installations, including fence height extensions will be evaluated on a case-by-case basis.
- 12.2. Fences may not be higher than 6 feet measured from grade. Approval for any fence higher than 6 feet may be granted on a limited basis only and in the sole discretion of the Residential ARC. The Residential ARC requires consent from all affected neighbors to be submitted in order to consider height extensions for fences. Upgraded wood fences may not be higher than 6 feet, 11 inches in height.
- 12.3. Fence stains that look like natural wood may be approved by the Residential ARC on a case-by-case basis. A clear coat sealer to protect the wood from the elements is encouraged. Approved fence stain colors are listed on **EXHIBIT II**. Any other fence stain color must be reviewed and approved in writing by the Residential ARC.
- 12.4. Cedar is required for all wood fencing. All tubular steel fencing must conform to the Riverstone style and design specifications. Details and examples of proposed fencing must be provided by an Owner installing fencing on a Lot.
- 12.5. Fence height extension requests must be submitted by both neighbors sharing the applicable side Lot line and fence, except in the case of a corner Lot in which case submission by one Owner is sufficient.
- 12.6. No fence or wall may be erected on any Lot nearer to the Street than the minimum setback from the Street shown on the applicable plat, unless otherwise approved by the Residential ARC.
- 12.7. If neighboring Lot Owners do not concur as to a proposed fence height extension, the Residential ARC will examine the effect the fence extension will have on both Owners. If the Residential ARC, in its sole discretion, determines that one Owner will suffer detrimentally from the height extension (by way of example, such fence extension will totally enclose a bay window) the Residential ARC may deny the Modification Application for the extension.
- 12.8. Only fence height extensions which will be installed picket side out will be considered by the Residential ARC.

- 12.9. Replacement or repairs of fences must be made with similar materials and construction details as used in original fence.
- 12.10. Fences or brick walls that are owned by the Association may not be modified, stained, painted, or used as support for planting beds, structures, or vines, or be used as a shelf for bird feeders, potted plants, or other decorations.
- 12.11. Fences for small dogs on Lakefront Lots, Golf Course Lots, and other high visibility Lots may be approved by the Residential ARC on a case-by-case basis.
- 12.12. On shared fences along a side or rear Lot line, Owners are strongly encouraged to obtain consent from any neighboring Owners prior to any work being done on the shared fence. In the event of a dispute between Owners or Occupants regarding shared fences, the Association has no obligation to participate in the resolution of the dispute. The dispute must be resolved solely by and between the Owners or Occupant.
- 12.13. Please refer to the Declaration for additional provisions governing fences.
- 12.14. Masonry fencing serving as common fencing between a Lot line and a Common Area or Area of Common Responsibility will be maintained by the Association at the sole and absolute discretion of the Board, per Article VII.W. and Article IV.F. of the Declaration.
- 12.15. **General: Wood Fence**
 - 12.15.1. The Owner is responsible for installing a fence along the rear and side property lines of each Lot where fencing is required and shown on the Fence Plan for each section within the Properties.
 - 12.15.2. All wood fencing must be constructed with 6 feet, 1 inch by 6 inch real cedar pickets with 4 inch by 4 inch pressure treated vertical wood posts and a 3 rail system.
 - 12.15.3. All fencing within Public View that is 30 feet or greater in length requires a landscape buffer centered along the fence line. Fencing more than 60 feet in length requires 2 landscape buffers spaced evenly along the fence line. See Minimum Landscape Requirements set forth in these Guidelines.

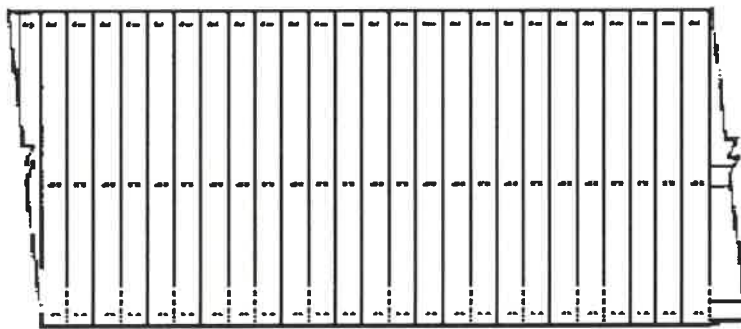
12.16. **Good Neighbor Wood Fence**

All wood fences constructed on a Lot and not within Public View must be Good Neighbor wood fences with alternating good side out panels.



12.17. Good Side Out Wood Fence

All wood fences constructed upon a Lot within Public View must be Good Side Out.

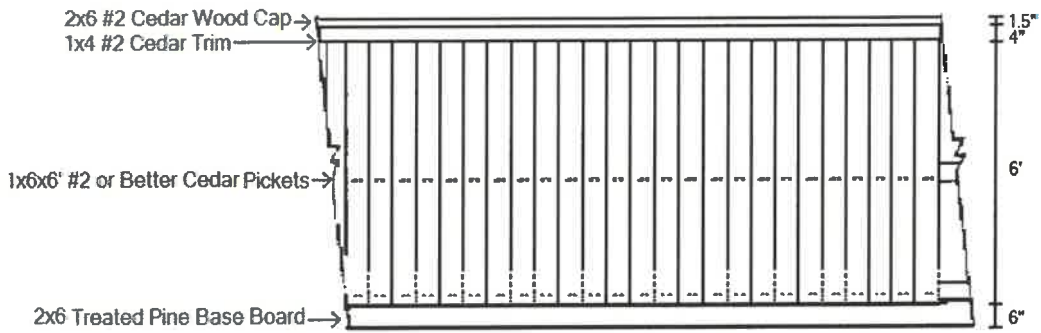


***All Pickets are facing out toward Public View**

12.18. Upgraded Wood Fence

- 12.18.1. All wood fencing along corner Lots must be comprised of Good Side Out Wood with cap rail and fascia and a 6 inch kickboard.
- 12.18.2. Corner Lot fencing must be setback 5 feet from the back of the sidewalk adjacent to the Lot. Upgraded Wood Fences must extend along the corner side of the Lot to the rear property line of the Lot.

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Upgraded Wood Fence Example



12.19. Lake and Reserve Lot Fence

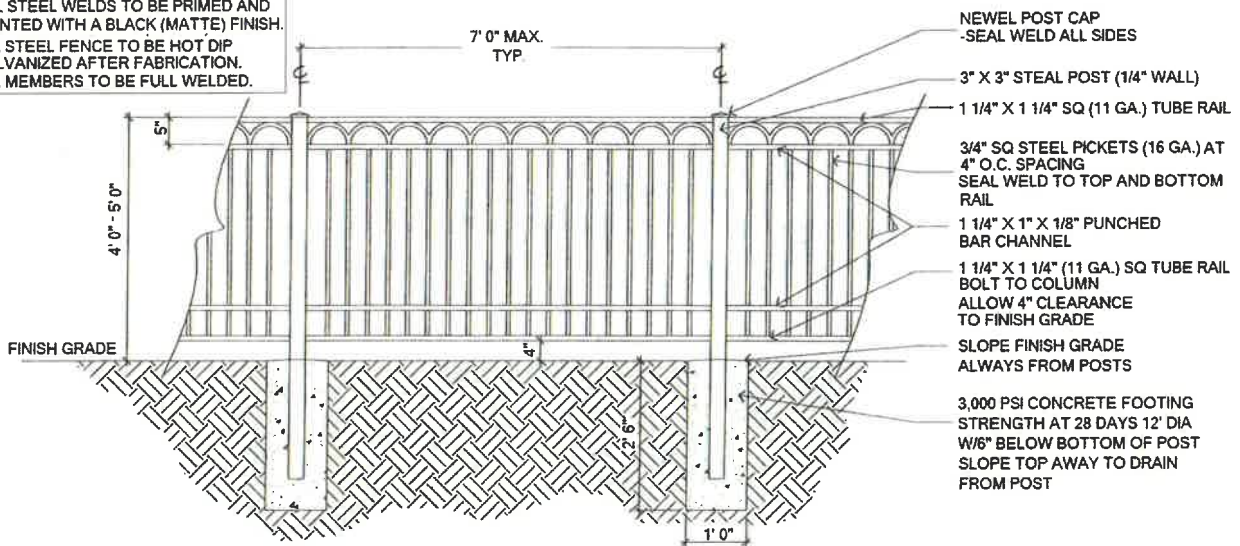
All wood fencing constructed upon a Lake Lot or upon a Lot adjacent to a reserve within Public View must be comprised of Good Side Out Wood on both sides with cap rail and fascia along the side property line of the Lot, with a 7 foot panel transition from 6 foot wood to meet steel. 4 foot steel fences are required for Lake Lots and 5 foot steel fences are required for Lots adjacent to reserves.



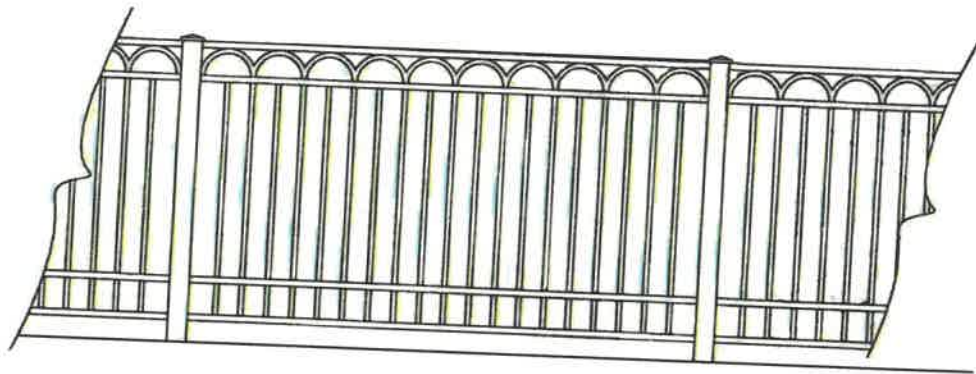
Riverstone Fence Style and Design Example and Details



- NOTES:
1. GRIND SMOOTH ALL WELDS. POST AND PICKETS SHALL BE PLUMB.
 2. ALL STEEL WELDS TO BE PRIMED AND PAINTED WITH A BLACK (MATTE) FINISH.
 3. ALL STEEL FENCE TO BE HOT DIP GALVANIZED AFTER FABRICATION. ALL MEMBERS TO BE FULL WELDED.



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13. Flagpoles and Flags

The display of flags and flagpoles on Lots within the Properties is addressed in detail in that certain Flag Display Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Flag Display Policy for additional information on flags and flag poles.

14. Garage Conversions, Carports, and Detached Garages

14.1. Garage conversions may be permitted subject to prior written Residential ARC approval, provided there are no exterior changes to the garage made in connection with the conversion.

14.2. Driveways may not be removed from a Lot, even in the event of a garage conversion.

15. Gazebos, Freestanding Shade Structures, and Pergolas

15.1. Gazebos, shade structures, pergolas, and similar structures may be approved by the Residential ARC on a case-by-case basis.

15.2. Gazebos, shade structures, pergolas, and similar structures must be placed and maintained a minimum of 8 feet outside of the side Lot lines and 8 feet outside the rear Lot lines on a Lot, within the fenced portion of the rear yard.



15.3. The gazebos, shade structure, pergola, or similar structure may not be greater than 13 feet in height.

15.4. Detailed drawings must be submitted for Residential ARC review showing the type, size, color, and dimensions of the specific structure to be built in accordance with this section.

16. Generators

- 16.1. The installation of standby electric generators on Lots within the Properties is addressed in detail in that certain Standby Electric Generators Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Standby Electric Generator Policy for additional information on the installation of standby electric generators.



17. Greenhouses

- 17.1. Only greenhouses constructed of clear glass or Plexiglas panels may be considered for approval by the Residential ARC. No fiberglass or plastic sheeting will be allowed on any greenhouse on a Lot.
- 17.2. Requests for a greenhouse in a back yard of a Lake Lot, Golf Course Lot, or other Lot with a back yard visible from Public View may be approved by the Residential ARC on a case-by-case basis.
- 17.3. A full set of drawings showing all dimensions and construction details together with samples or descriptions of the materials to be used for the greenhouse must be submitted for approval to the Residential ARC, and only quality construction that will match the Single Family Residence constructed on the Lot will be acceptable. If the greenhouse is pre-manufactured, the manufacturer's specifications and a picture of the greenhouse must be submitted for approval by the Residential ARC.
- 17.4. Specifications for greenhouses:
- 17.4.1. The roof of the greenhouse may peak no higher than 13 feet from the ground to the highest point of the greenhouse unless otherwise approved by the Residential ARC.
- 17.4.2. The greenhouse must be placed and maintained a minimum of 8 feet outside of the side Lot lines and 8 feet outside of the rear Lot lines of the Lot and within fenced portion of the rear yard at a minimum of 5 feet from the front fence.

The person or entity that will be installing the must be noted on the Modification Application.

18. Gutters

- 18.1. Gutters and screens may be replaced after receiving approval from Residential ARC.

- 18.2. Gutter replacements must be a solid color and complement the exterior colors of the Single Family Residence constructed on the Lot.



19. **Grading, Drainage, and Berms**

- 19.1. All Lots have been graded from the rear to the front with a minimum slope of 1%. Each Lot must drain directly to the Street without crossing Lot lines.
- 19.2. On Lake Lots, natural runoff on the rear of the Lake Lot may drain towards the adjacent Lake. Drainpipes and drainage systems may not be installed on a Lake Lot in such a way as to permit drainage into the adjacent lake. Any such drainpipe or drainage system must be designed to permit drainage only to the front of the Lake Lot.
- 19.3. In no instance may an Owner be allowed to construct a retaining wall at the rear of the Lot along a Lake.
- 19.4. Lots may not be regraded along the rear 30 feet of the Lot without express approval of the Residential ARC.
- 19.5. Berms used for screening or aesthetics may not exceed a maximum slope of 4:1 for sodded berms and 3:1 for landscaped berms.
- 19.6. The maximum height of any berm is limited to 3 feet. Rigid berms shaped like half of a cylinder are not permitted. Berms are not permitted in the front yards of any Lot.
- 19.7. Drainage or drain lines or pipes are not permitted to drain onto neighboring Lots, Common Areas, or reserves. All drain lines and pipes must drain to the front of the Lot with an appropriate pop-up drain. This includes drain lines for swimming pools.

20. **Landscaping**

- 20.1. All landscaping must complement the style and architecture of the Single Family Residence constructed on the Lot and conform to the color scheme of the surrounding property within Riverstone.
- 20.2. There are specific landscaping requirements for each Single Family Residence constructed within the Properties. Modifications to any of the landscaping on the front or rear yard of any Single Family Residence constructed on a Lake Lot or on any Lot that is visible from Public View must be submitted to and approved in advance by the Residential ARC prior to any replacement or enhancement of the landscaping.

20.3. All landscape modifications must be submitted to the Residential ARC with a detailed landscape plan showing the location and type of landscaping being installed.

20.4. Timbers, bricks, stones, flowerbed borders, and trellises may be permitted, but must have prior Residential ARC approval. Borders must be a minimum of 1 foot away from any sidewalk constructed on or adjacent to a Lot. Brick borders are required to be mortared in place where holes do not show and must receive prior approval from the Residential ARC. See the Resident Portal at www.riverstone.com/residents for details.



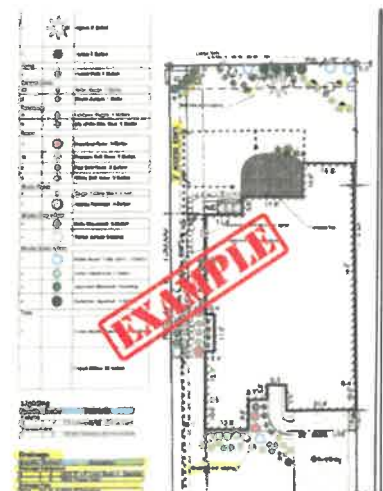
20.5. Landscape borders may be no greater than 8 inches in height unless otherwise approved by the Residential ARC. Rubber borders may be permitted with prior Residential ARC approval. Plastic borders are not permitted unless they are completely buried and are not visible.

20.6. Rocks are not permitted within the landscape beds on a Lot in the place of mulch without ARC approval.

20.7. A list of approved plants can be found on the Resident Portal at www.riverstone.com/residents and in the exhibits section of these Guidelines.

20.8. Certain trees and landscaping may not be permitted due to the aesthetic or invasiveness of the species. (Ex. Banana Trees)

20.9. Landscaping and landscaping enhancements may not impact drainage on a Lot. Additional



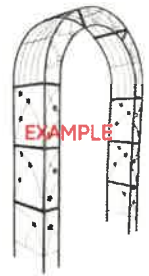
Landscape Plan Example

LANDSCAPE PLAN SHOWING THE TYPES OF PLANTS AND THEIR LOCATION TO BE INSTALLED.

drainage may be required in response to landscaping modifications so that drainage is not blocked or impacting neighboring Lots.

20.10. Single Family Residences in the Properties that have had trees installed in an area between the sidewalk and the curb line of the Street adjacent to the Lot must maintain that Street Tree system. The trees located between the Street and sidewalk ("**Street Trees**") may only be replaced when dead and must be replaced with a minimum 30 gallon live oak tree. The larger live oaks trees located in the front yard of a Lot between the sidewalk and the Single Family Residence on the Lot ("**Yard Trees**") may be removed if the section of Single Family Residences does not have minimum requirements for Yard Trees. Residential ARC approval is required before removing any tree.

20.11. Any trellis installed in the front or rear yard of a Lot must be approved in writing by the Residential ARC prior to installation.



20.12. Landscaping may not be used as a fence to divide yards between neighboring Lots.

20.13. Landscaping along fence lines, in easement areas, and in other areas of demarcation must have Residential ARC approval. Landscaping in utility easements is subject to removal by utility companies at the Owner's expense. Landscaping may not impact drainage along the sides and rear of the Lot.

20.14. All mechanical equipment, air conditioning units, meters, utility pedestals, transformers, and the like must be screened with evergreen landscaping or fencing when visible from Public View.

20.15. All foundations, including rear foundations, visible from Public View must be screened with evergreen landscaping.

20.16. Any kind of support structure for vegetable gardens constructed in the back yards of Lots may not exceed 6 feet in height and may not be visible from Public View. Such support structures must receive prior Residential ARC approval.

20.17. Landscaping designs that promote water conservation and the installation of drought-resistant landscaping (xeriscaping) must be submitted and approved in writing by the Residential ARC before installation.

21. Landscape Guidelines

21.1. All plants must be sound, healthy specimens typical of their species, with well-formed tops and roots. Such plants must be free from all injurious insects, insect eggs or larvae, diseases, serious injuries to bark, root or foliage, broken branches, and any other types of disfigurement.

21.2. Plant proportions must be those recognized as normal for a well-grown plant of that species and size, as recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen.

21.3. All plants that fail to make new growth from a dormant condition, decline, or die must be replaced.

21.4. A plant is considered dead if at least 50% of its growth is dead. All replacement plants must conform to the original intent of the planting design and must be approved by the Residential ARC.

21.5. **Front Yard Landscape**

Planting beds must be curvilinear with the shrubs massed in tiers. Smaller shrubs and ground cover must be placed in the front of the bed and larger shrubs must be placed in the rear of the bed. Groupings of shrubs of the same species provide a substantial look.

21.6. **Grass and Sod**

Yards must be sodded with the originally installed type of grass.

21.7. **Corner Lot Landscape**

Corner Lots with side yards facing a Street must have corner Lot landscaping along the fence facing the Street. Street Trees are also required every 30 feet along the side Street.

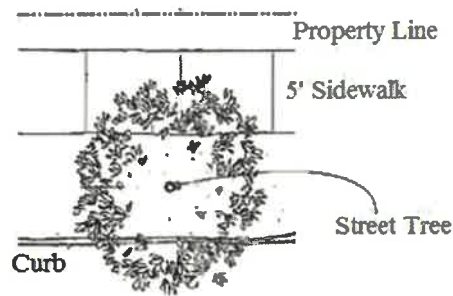
21.8. **Street Trees**

Street Trees must be installed according to the landscape requirements for each section and according to Lot size.

21.8.1. Street Tree caliper is measured 12 inches from the root ball of the tree.

21.8.2. Street Trees may be planted no closer than 40 feet from stop signs. Trees needing to be closer than 40 feet from a stop sign must receive Residential ARC approval prior to planting.

- 21.8.3. On corner Lots, a Street Tree is required every 30 feet along the corner side Street.
- 21.8.4. Lots not able to install a Street Tree may install a Front Yard Tree, with Residential ARC approval.
- 21.8.5. Street Trees must be live oak trees.



21.9. Tree topping

The topping of shade or canopy trees is not permitted.



21.10. Planting Beds

- 21.10.1. Planting beds must be a minimum depth of 5 feet from the front elevation of the Single Family Residence. Mulch with shredded hardwood bark is required. Mulch colors are subject to prior Residential ARC approval.
- 21.10.2. Gravel and rock may be used with Residential ARC approval. Neutral earthtone colors are preferred for such gravel or rocks.

22. Minimum Landscape Requirements

***Preferred Plant List see Exhibit 1-A**

Front Yard Requirements							
Lot Size	50'	55'	60'	65'	70'	80'	85'
Street Trees	1 4" Caliper Live Oak (3' from back of curb)		2 4" Caliper Live Oaks (3' from back of curb)			2 5" Caliper Live Oaks (3' from back of curb)	
Ornamental	1 30 Gallon			2 30 Gallons		3 30 Gallons	
Shurbs, Plants and Ground Cover	1 15 Gallons	2 15 Gallons		3 15 Gallons	4 15 Gallons		
	10 5 Gallons		15 5 Gallons	20 5 Gallons		25 5 Gallons	
	25 1 Gallons		30 1 Gallon	40 1 Gallons	50 1 Gallons	60 1 Gallons	
Foundation Screening	Evergreen Shrubs						
Note: There are NO Front Yard Trees Required							

Rear Yard with View Requirements							
Lot Size	50'	55'	60'	65'	70'	80'	85'
Yard Trees	1 30 Gal. Live Oak		2 3" Caliper Live Oaks				
Shrubs, Plants and Ground Cover	0			2 15 Gallons			
	10 5 Gal.				12 5 Gal.		
	25 1 Gal.				30 1 Gal.		
Foundation Screening	Evergreen Shrubs						

- 22.1. **Tree Stakes**
Tree stakes must be removed after 1 year of installation to prevent damage to the tree.



23. **Outbuildings and Storage Sheds**

- 23.1. An “outbuilding” means a structure such as (by way of example and not limitation) a storage building, shed, pool Single Family Residence, or barn that is separate from the Single Family Residence constructed on the Lot.
- 23.2. The colors of an outbuilding must match or blend with the predominant exterior colors of the Single Family Residence constructed on the Lot.
- 23.3. Unless otherwise approved by the Residential ARC, no outbuildings are permitted (i) between the Single Family Residence and the side fence constructed on the Lot, (ii) in the back yards of Lake Lots, or (ii) in the back yards of Lots with back yards visible from Public View. No outbuildings may be constructed within Public View.
- 23.4. A full set of drawings showing all dimensions and construction details for the proposed outbuilding, together with samples or descriptions of the materials to be used in the construction of the outbuilding must be submitted for approval by the Residential ARC and only quality construction that will match the Single Family Residence on the Lot will be acceptable. If a pre-manufactured outbuilding is proposed to be constructed on a Lot, the manufacturer’s specifications and a picture of the proposed outbuilding must be submitted for approval by the Residential ARC.
- 23.5. Whether the outbuilding will be built by the Owner, him or herself, or by a contractor engaged by the Owner must be noted on the Modification Application.
- 23.6. **Specifications for outbuildings:**
- 23.6.1. The roof of an outbuilding may have a peak no higher than 8 feet from the ground to the highest point of the outbuilding.



23.6.2. The floor space of an outbuilding may not exceed a maximum of 10 feet by 12 feet unless otherwise approved by the Residential ARC.

23.6.3. Outbuildings must be placed and maintained a minimum of 8 feet outside of the side Lot lines and 8 feet outside of the rear Lot lines on the Lot and within the fenced portion of the back yard at a **minimum** of 5 feet from the front fence.

23.6.4. Dog houses may be approved by the Residential ARC on a case-by-case basis. Dog houses may not be taller than the fence constructed on the Lot and must be a minimum of 5 feet from the side yard fence and the rear yard fence unless otherwise approved by the Residential ARC.

24. Outdoor Carpeting and Artificial Turf

24.1. Artificial turf and small putting greens in back yards must receive prior approval from the Residential ARC.



24.2. Outdoor carpeting and artificial turf on walkways and any front yard or front portion of the Lot is **not permitted**.

24.3. Artificial turf must be of a design that gives an appearance similar to natural grass.

24.4. Neutral colors for outdoor carpeting and artificial turf are acceptable. Carpeting may not be green or blue in color. Visibility from Public View will be considered by the Residential ARC.

25. Outdoor Kitchens and Fireplaces

25.1. Site plan, drawings with dimensions, example photos, and material samples are required to be submitted along with the Modification Application for proposed outdoor kitchens and fireplaces.



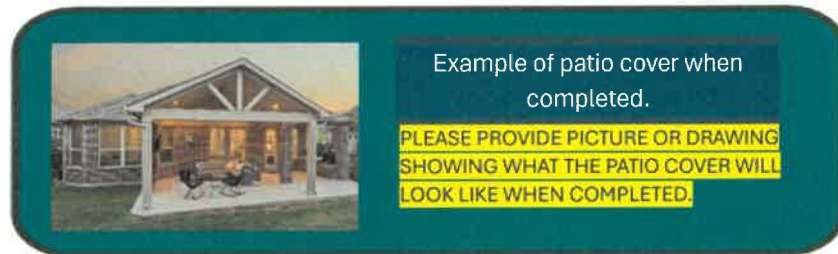
25.2. A full set of drawings showing all views, dimensions, and details of a standalone fireplace must be submitted to the Residential ARC. Example photo(s) are encouraged.

26. Patio Covers

26.1. A full set of drawings showing all views and dimensions of beams, joists, rafters, soffits, fascia, ceilings, lattices, roofs, columns, decks, and structural footings to be constructed in connection with the construction of a patio

cover must be submitted to the Residential ARC for review. Further, how the patio cover is anticipated to tie to the Single Family Residence on the Lot must be submitted for review by the ARC.

** See Example Details in Exhibit III page



- 26.2. Patio covers must be constructed of materials which complement the Single Family Residence constructed on the Lot.
- 26.3. Prefab covers made of aluminum may be permitted providing they match the trim color on the Single Family Residence. The Residential ARC will not approve patio covers made from unfinished aluminum. All metal must be painted.
- 26.4. Patio covers attached to the Single Family Residence must be integrated into the existing roofline (flush with eaves). Patio covers with a solid roof must have shingles which match the roof of the Single Family Residence. The entire patio cover and post must have a trim which matches the trim of the Single Family Residence. Supports must be either painted wood, painted metal, or brick columns. No exposed pipe is permitted.
- 26.5. A shingled roof is not permitted with an unpainted frame. The frame must be painted to match the trim of the Single Family Residence constructed on the Lot. Treated wood must be used.
- 26.6. **Patio cover construction materials are as follows:**
 - 26.6.1. Painted aluminum to match the trim of the Single Family Residence.
 - 26.6.2. Painted wood to match the trim of the Single Family Residence if connected to the Single Family Residence.
 - 26.6.3. Natural pressure-treated wood, such as cedar and redwood, may be used on freestanding patio covers that are not close to the Single Family Residence, as determined in the discretion of the Residential ARC. Treated pine must be painted or stained.

- 26.6.4. Fiberglass and corrugated aluminum roof materials are not acceptable as construction materials. All patio cover material (i.e., metal, wood, lattice) must be completely framed in so that no raw edges of material are visible.
- 26.6.5. If canvas is used as roofing material on a patio cover, it must be a solid neutral color and the structure must be located where it is not visible from the Street. No blue or green canvases are allowed.
- 26.6.6. Unless otherwise approved by the Residential ARC, patio covers must be placed a minimum of 5 feet from the side Lot lines and a minimum of 8 feet from the rear Lot lines, and patio covers must be placed within the fenced portion of the rear yard.
- 26.6.7. Patio covers may not encroach into any easement on a Lot unless the easement holder has granted written consent for such encroachment and the Residential ARC has provided prior written approval of such plans.
- 26.6.8. Patio covers must be situated on the Lot to provide drainage solely into the Lot. If a proposed patio cover will be solid and will have a location less than 5 feet away from a side Lot line, the patio cover must be guttered with downspouts.
- 26.6.9. If shingles are to be used on a patio cover, they must match the color, brand, and weight of the shingles on the Single Family Residence constructed upon the Lot. The roof decking material must be at least ½ inch plywood. Joists must be 2 inches by 6 inches and may be a maximum of 24 inches apart.
- 26.6.10. Hurricane strapping must be used for enclosed patio structures.
- 26.6.11. Whether the patio cover will be built by the Owner or by a contractor engaged by the Owner must be noted on the Modification Application.

27. Play Structures

- 27.1. Reference should be made to the Declaration regarding certain provisions pertaining to Play Structures.
- 27.2. Only canvas is permitted for any awning on a Play Structure. The color of the canvas awning is limited to a solid dark green or tan. Solid wood covers are acceptable provided they match the rest of the Play Structure.

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- 27.3. All Play Structures on Lake Lots and on Lots visible from Public View must be adequately screened on all sides that are within Public View with trees or shrubs that are of an equal height to the Play Structure. Any trees, shrubs, or landscaping used as screening must be approved by the Residential ARC prior to installation.



- 27.4. Play Structures may not be installed on a Lot in a way that invades the privacy of Owners of adjacent Lots.

28. Porte Cochere

Porte Cocheres are not permitted in front of the Single Family Residence constructed on the Lot.

29. Rainwater Harvesting Systems

The installation of rainwater harvesting systems or rain barrels on Lots within the Properties is addressed in detail in that certain Rain Barrel Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Rain Barrel Policy for additional information on the installation of rainwater harvesting systems.

30. Religious Displays

The display of religious items on Lots within the Properties is addressed in detail in that certain Display of Religious Items Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Display of Religious Items Policy for additional information on the installation and display of religious items on Lots within the Properties.

31. Roof Replacement

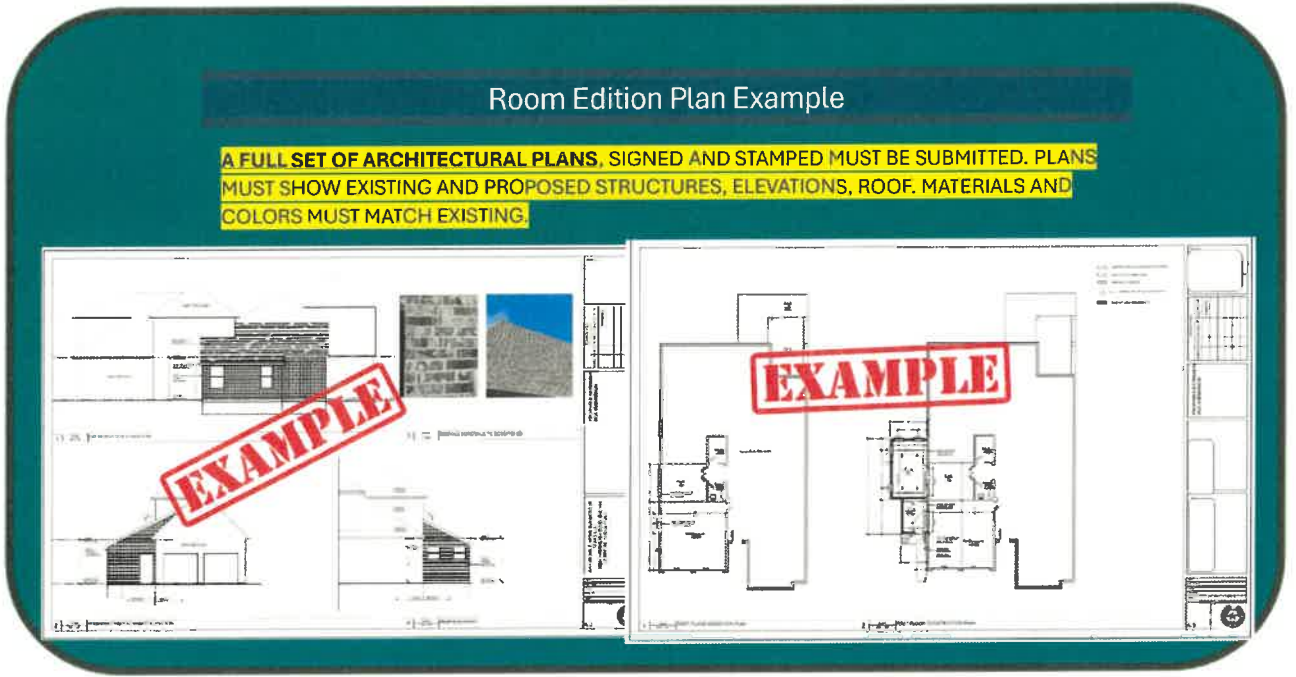
- 31.1. Replacement roofs must have the same or a greater life expectancy, color, and weight as the original roof unless otherwise approved by the Residential ARC.
- 31.2. The use and installation of various roofing materials on Single Family Residences within the Properties is addressed in detail in that certain Solar Energy Devices and Roofing Materials Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Solar Energy Devices and Roofing Materials Policy for additional information pertaining to roofing materials.

32. Room Additions, Sunrooms, and Pool Houses

- 32.1. A “room addition” is defined as a space that has a concrete slab, walls (either full or ½), and doors into and out of the space, with windows and a roof structure over it. Room additions include, but are not limited to, enclosed patios, pool bathrooms, and pool houses.
- 32.2. Detailed plans for the construction of a room addition prepared by an architect must be submitted to the Residential ARC for review prior to the commencement of construction. “Detailed plans” includes to scale drawings showing all views of the exterior and interior of the room addition, with dimensions for all walls, windows, doors, slabs, and the roof structures. The submitted plans must also include a complete set of framing details showing all dimensions of studs, beams, joist, rafters, headers, roof pitch, and soffit details. Structural details must also show cross section views of the proposed slab with details on the steel and beams. Computer illustrations of room additions are helpful, but will not be adequate for a full review by the Residential ARC.
- 32.3. Plans must be stamped/signed by a certified engineer.
- 32.4. A construction timeline or schedule must be submitted as a part of the Modification Application for the constructed of the room addition.
- 32.5. A (refundable) deposit is required for any proposed room addition. The deposit will be returned after the inspection, provided that all areas impacted by construction have been returned to their original condition and the room addition was built per the approved application. Any violation of these Guidelines could result in forfeiture of the deposit.
- 32.6. Exterior materials and colors must match that of the Single Family Residence constructed on the Lot as much as possible. Brick, roof, and eave details for a room addition must match that of the Single Family Residence constructed on the Lot.
- 32.7. Room additions may not encroach into any easement unless the easement holder has granted written consent to such encroachment. Such consent must be submitted to the Residential ARC alongside the Modification Application.
- 32.8. The size and shape of the proposed room addition must be in harmony with the architectural style and layout of Single Family Residence and size of the Lot. The room addition must be a room of reasonable size to constitute a legitimate request for a room addition. The roof of a room addition must integrate with the existing roofline so as to appear to have been part of the original Single Family Residence. Room additions may not exceed 1/3 of the remaining back yard.

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- 32.9. Building permits for a room addition, if required, are the responsibility of the Owner.
- 32.10. Extensions to garages for the purpose of storage will be approved on a case-by-case basis.



Masonry Requirements

Lot Size	# of Stories	1st Floor Masonry	2nd Floor Masonry
50'	1	100%	
	2	100%	30%
55'	1	100%	
	2	100%	30%
60'	1	100%	
	2	100%	30%
65'	1	100%	
	2	100%	30%
70'	1	100%	
	2	100%	30%
80'	1	100%	
	2	100%	100% where possible
85'	1	100%	
	2	100%	100% where possible

Rear and Side Elevations of 2 story homes along major thoroughfares must be 100% masonry where possible.

33. Satellite Dishes

Satellite dishes are addressed in detail in the Declaration.

34. Screened Patios

34.1. Screened patios must receive approval prior to installation.

34.2. Mesh materials that help protect against the sun and insects are classified as screened patios.

34.3. Details regarding the design and dimensions of the screened patio, pictures or drawings showing how the screened patio will look when completed, a material sample of the screen and the mesh, and details regarding how the mesh will be secured or attached to the Single Family Residence must be indicated or included on the Modification Application for the construction of a screened patio.



35. Security Measures for Property

The installation of various security measures on Lots within the Properties is addressed in detail in that certain Security Measures Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Security Measures Policy for additional information on the installation and use of security measures on Lots within the Properties.

36. Shutters

36.1. Shutters may be replaced with shutters of the exact color and style. Any changes in the color or style of the shutters requires approval from the Residential ARC.

36.2. Replacement shutters must be of a solid color and complement the exterior of the Single Family Residence.

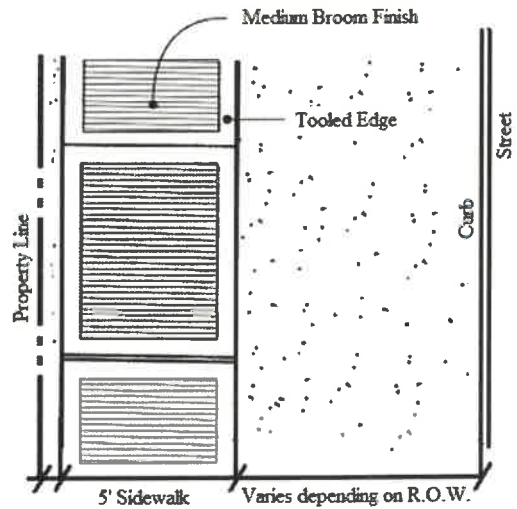
36.3. A picture of the current shutters and the replacement shutter details must be provided with the Modification Application.

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37. Sidewalks

- 37.1. No modifications are permitted to the public sidewalk constructed on or adjacent to a Lot.
- 37.2. Sidewalks must be kept clean and be repaired or replaced when needed. Please see example of sidewalk detail.
- 37.3. For sidewalks adjacent to a storm drain, manhole cover, or the like, that are in need of repair, Owners should contact Si Environmental or the appropriate entity having responsibility for such adjacent items to have the entity inspect the area for any issues that may need to be addressed prior to the repair of the sidewalk.



Sidewalk Maintenance Example



38. Sky Lights and Solar Tubes

- 38.1. Details on location, type, and dimensions of the lighting being installed must be included in the Modification Application.
- 38.2. A site plan or survey showing the location of the sky light or solar tube and pictures of the roof area and of the sky light or solar tube must be included in the Modification Application.

39. Solar Panels, Solar Screens, and Solar Film

- 39.1. The use and installation of solar energy devices on Single Family Residences within the Properties is addressed in detail in that certain Solar Energy Devices and Roofing Materials Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Solar Energy

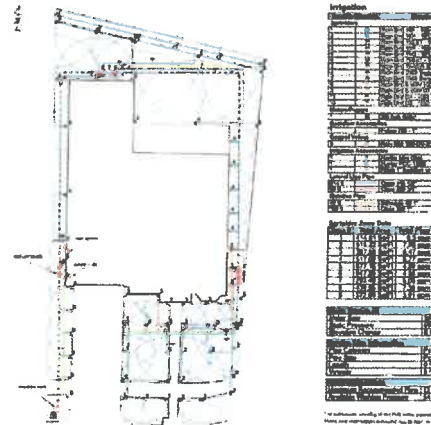
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Devices and Roofing Materials Policy for additional information pertaining to solar energy devices.

- 39.2. Solar film must be non-reflective type and black or charcoal in color.
- 39.3. Solar screens may be allowed on the front windows of the Single Family Residence or within Public View provided that the screens have the same divided window pane look as the Single Family Residence and cover all parts of the window, including any arched areas.
- 39.4. Details and information regarding the solar screens or film being installed, including pictures of the front of the Single Family Residence, must be included in the Modification Application.

40. Sprinkler Systems and Irrigation

- 40.1. A site plan showing the location of all irrigation equipment and zones must be included in the Modification Application.
- 40.2. All irrigation equipment must be screened from the Public View.



41. Storm Windows and Storm or Screen Doors

- 41.1. The color of the frames of storm windows and storm or screen doors must be compatible with the exterior colors of the Single Family Residence. Storm windows and storm or screen doors must receive Residential ARC approval prior to installation.
- 41.2. A storm door may be added to the front door of a Single Family Residence provided that the storm door may not contrast with the color of the original door of the Single Family Residence. The storm or screen door must be clear.

42. Sport Courts

- 42.1. A site plan showing the location, dimensions, court colors, and goal location of a proposed sport court must be included with the Modification Application.

42.2. Exterior court lights are not permitted.

43. Sun or Pool Shades

43.1. Poles for shade cover must be black, beige, or brown in color.

43.2. Shade canvases or covers must be neutral earthtone colors.

43.3. If the shade covering is not rated for extreme weather, it must be put away when not in use.

43.4. Shade sails and covers may not be tied or attached to fencing, utility poles, or the Single Family Residence constructed on the Lot.

Sun/Pool Shade Example



44. Swimming Pools and Spas

44.1. A refundable deposit is required for any pool construction. A written notification of completion of the pool must be submitted to the Residential ARC for a final inspection of construction areas in Public View. The deposit will be returned after the inspection, provided that all areas impacted by construction have been returned to their original condition and the submitted pool was built per the approved application. Any violation of these Guidelines could result in forfeiture of the deposit.

44.2. No pool, spa, or pool decking of any type may encroach into any easement unless the easement holder has granted written consent to such encroachment. The Owner must provide copies of any consent with the Modification Application. Consents must be received prior to Residential ARC approval. Any costs associated with obtaining such consents are the responsibility of the Owner.

44.3. Any pool, spa, or decking must be located at least 8 feet from any brick wall and 5 feet from the side and rear Lot lines to maintain proper drainage on the Lot. Location of a pool, spa, or decking 3 feet away from the side and rear Lot lines may be allowed in certain instances in the sole discretion of the Residence ARC.

44.4. Drainage must comply with the County and City rules.

44.5. No above-ground pools are permitted.

44.6. Above-ground features, such as rock waterfalls, may not exceed 6 feet in height. All above-ground features, including waterfalls and walls, on Lakefront Lots or on Lots adjacent to Common Areas within the Properties

must be finished on the back side and screened with landscaping from Public View.

- 44.7. No construction access is permitted through any adjacent landscape reserve without the written consent of the Association. No construction access is permitted through any adjacent Lot without the written consent of the Owner of the adjacent Lot. A copy of the Association's or the adjacent Lot Owner's consent must be submitted to the Residential ARC prior to construction of the pool on the Lot.
- 44.8. Any pool equipment that is within Public View must be properly screened with landscaping.
- 44.9. Any dirt in the Streets generated by construction traffic must be cleaned at the end of the day on a daily basis.

45. Swimming Pool Enclosures

- 45.1. The construction of swimming pool enclosures on Lots within the Properties is addressed in detail in that certain Swimming Pool Enclosures Policy recorded or to be recorded in the Official Public Records of Fort Bend County, Texas, as same may be amended from time to time. Reference should be made to the Swimming Pool Enclosures Policy for additional information pertaining to the construction of swimming pool enclosures.

46. Trampolines

- 46.1. A site plan or survey showing the location of the proposed trampoline on the Lot must be submitted with the Modification Application.
- 46.2. On interior Lots, the trampoline nets support system and nets must be made out of a dark solid color and may have no printed brands or advertising labels.
- 46.3. Varying frame and net colors will be reviewed on a case-by-case basis.
- 46.4. Lakefront Lots may require additional screening from Public View.
- 46.5. Backyard size must be adequate to provide proper buffering from adjoining Lots, as determined in the sole discretion of the Residential ARC.



47. Vegetable Gardens and Landscape Gardens

- 47.1. All gardens require written approval from the Residential ARC and must be in keeping with the standards established within the Properties. Gardens must be maintained in a neat manner at all times.

- 47.2. Materials used in the construction of a vegetable or landscape garden must be intended for landscaping and gardening purposes.
- 47.3. Structure must be maintained at all times and must be in keeping with all Guidelines. Additional screening may be required.
- 47.4. Structures or stakes required to support plants may not exceed 5 feet in height and must be removed and stored when the growing season is over. Any ties, stakes, or netting used to secure plants to the stakes or structures must be brown, black, or dark green in color, unless approved otherwise.

48. Window and Split Air Conditioner Units

- 48.1. Air conditioning units may not be visible from the Street or Public View and must be below the fence line.
- 48.2. Proper screening with landscaping may be required.

49. Window Shades, Awnings, and Screens

- 49.1. Canvas awnings may not be installed on windows to reduce solar exposure unless they are on the back side of the Single Family Residence on an interior Lot and are not visible at all from the Street. On a corner Lot or Lot that backs onto a Street, canvas awnings are not permitted.
- 49.2. Awnings are permitted for use on Play Structures and patio covers, provided they comply with the above-mentioned requirements for proper location and color.
- 49.3. Metal and wooden slat-type shades may be permitted by the Residential ARC if they are of a solid color and are deemed necessary to reduce solar exposure. Installation on appropriate windows will be determined by the Residential ARC. Metal and wooden slat-type shades are not permitted on windows on the front of a Single Family Residence.
- 49.4. Retractable shade devices may be considered for Residential ARC approval if such devices and canvas colors blend with the base color of the Single Family Residence.
- 49.5. The awning device must be unobtrusive and stored in a closed position when not in use.
- 49.6. Window screen replacements that do not match current design, density, and color of the Single Family Residence must receive approval from Residential ARC.

- 49.7. If selected window screens are different dimensions or colors from the window screens originally installed on the Single Family Residence, the replacements must receive Residential ARC approval.

EXHIBIT I

PREFERRED PLAT LIST

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper, and Spread</i>
CANOPY TREES			
<i>Carya illinoensis</i>	Pecan	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Magnolia grandiflora</i>	Southern Magnolia	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Pistache chinensis</i>	Chinese Pistache	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Quercus macrocarpa</i>	Burr Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
<i>Quercus nigra</i>	Water Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
<i>Quercus shumardii</i>	Shumard Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Quercus texana</i>	Red Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Quercus virginiana</i>	Live Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	MM	13-15' Ht., 10-12' spr., 3-1/2" cal., full branching
EVERGREEN TREES			
<i>Ilex opaca</i>	American Holly	45 gal	8-10' Ht., 5-6' spr., full branching
<i>Ilex opaca</i> Savannah	Savannah Holly	45 gal	8-10' Ht., 5-6' spr., full branching
ORNAMENTAL TREES			
<i>Chionanthus virginica</i>	Chinese Fringe Tree	30 gal.	10-12' Ht., 5-6' spr. 2--2-1/2" cal full branching
<i>Crateagus marshalli</i>	Parsley Hawthorn	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Diospyros kaki</i>	Japanese Persimmon	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Koelruteria bipinnata</i>	Golden Rain Tree	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Lagerstroemia indica</i>	Crape Myrtle	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
<i>Magnolia liliiflora</i>	Lily Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
<i>Magnolia soulangeana</i>	Saucer magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
<i>Magnolia stellata</i>	Star Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
<i>Magnolia virginiana</i>	Sweet Bay Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Prunus mexicana</i>	Mexican Plum	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching
<i>Pyrus calleryana</i> 'Aristocrat or Capitol'	Flowering Pears	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching

15 Gal. SHRUBS		
Abelia	Abelia	15 gal
Anisacanthus wrightii	Flame Acanthus	15 gal
Callistemon citrinus, 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'	Dwarf Bottlebrush	15 gal
Cortaderia selloana 'Pumila'	Dwarf Pampas Grass	15 gal
Cygas Revoluta	Sago Palm	15 gal
Dietes iridioides	Butterfly Iris	15 gal
Eryobotrya japonica	Loquat	15 gal
Feijoa sellowiana	Feijoa	15 gal
Fortunella	Kumquat	15 gal
Ilex cornuta 'Burfordii compacta'	Dwarf Burford Holly	15 gal
Ilex cornuta 'Rotunda'	Chinese Holly	15 gal
Ilex vomitoria 'Nana'	Dwarf Yaupon	15 gal
Iris louisiana	Louisiana Iris	15 gal
Lagerstroemia indica 'Nana'	Dwarf Crape Myrtle	15 gal
Ligustrum japonicum	Ligustrum	15 gal
Ligustrum lucidum	Waxleaf Glossy Privet	15 gal
Loropetalum chinense 'Monraz'	Fringe Flower Razzleberri	15 gal
Meuhlenbergia lindheimeri	Muhly Grass	15 gal
Miscanthus sinensis 'Morning Light'	Dwarf Maiden Grass	15 gal
Miscanthus sinensis var.	Maiden Grass	15 gal
Myrica pusilla	Dwarf Wax Myrtle	15 gal
Nandina domestica	Nandina	15 gal
Nerium oleander	Oleander	15 gal
Nerium oleander 'Petite Pink'/'Little Red'	Dwarf Oleander	15 gal
Pittosporum tobika	Pittosporum	15 gal
Pittosporum tobika variegated	Variegated Pittosporum	15 gal
Plumbago auriculata	Plumbago	15 gal
Punica granatum 'Nana'	Dwarf Pomegranate	15 gal
Raphiolepis indica 'Clara'	Indian Hawthorn	15 gal
Spirea prunifolia	Bridal Wreath Spirea	15 gal
Ternstroemia gymnathera	Japanese Cleyera	15 gal
Viburnum	Sweet Viburnum	15 gal

3-5 Gal. SHRUBS		
Abelia spp.	Abelia	3-5 gal
Anisacanthus wrightii	Hummingbird Bush	3-5 gal
Aucuba japonica	Aucuba	5 gal.
Azalea indicum	Indica Azalea	5 gal.
Buddleia davidii	Butterfly Bush	5 gal.
Buxus spp.	Boxwood	3-5 gal
Callistemon citrinus 'Austraflora', 'Firebrand', 'Little John', 'Splendens	Dwarf Bottlebrush	5 gal.
Callicarpa Americana	American Beauty Berry	5 gal.
Camellia spp.	Camellia	5 gal.
Cassia corymbosa	Flowery Senna	5 gal.
Chaenomeles japonica	Flowering Quince	3-5 gal
Cleyera japonica	Japanese Cleyera	5 gal.
Elaeagnus macrophylla	Elaeagnus Ebbeningei	5 gal.
Eleagnus fruitlandi	Silverberry	5 gal.
Eryobotrya japonica	Loquat	5 gal.
Gardenia spp.	Gardenia	3-5 gal
Ilex cornuta 'Burfordii' compacta	Dwarf Burford Holly	5 gal
Ilex vomitoria 'Nana'	Dwarf Yaupon	3-5 gal
Juniperus	Juniper species	3-5 gal
Lagerstroemia indica "dwarf"	Dwarf Crape Myrtle	5 gal.
Ligustrum lucidum	Glossy Privet	5 gal.
Ligustrum japonicum	Wax Leaf Ligustrum	5 gal.
Lonicera fragrantissima	Winter Honeysuckle	3-5 gal
Myrica cerifera	Southern Wax Myrtle	5 gal..
Myrica pusilla	Dwarf Wax Myrtle	3-5 gal
Nandina domestica	Dwarf Nandina varieties	5 gal.
Nerium oleander	Oleander	5 gal.
Pittosporum tobira 'Wheeleri'	Dwarf Pittosporum	5 gal.
Podocarpus macrophylla	Yew Podocarpus	5 gal.
Prunus Carolina	Cherry Laurel	5 gal.
Pyracantha crenato-serrata	Dwarf Pyracantha	3-5 gal
Pyracantha fortuneana	Pyracantha	3-5 gal
Raphiolepis indica	Indian Hawthorn	5 gal.
Rhododendron indicum 'Formosa'	Formosa Azalea	5 gal.
Spiraea prunifolia	Bridal Wreath	3-5 gal
Spiraea bumalda or similar dwarf varieties	Spiraea	3-5 gal

EXHIBIT II

PRE-APPROVED FENCE STAIN COLORS



DB 2200 Cedar
Exterior Semi-Transparent Stain
[View all Exterior stain colors](#)



DB 2205 Hickory
Exterior Semi-Transparent Stain
[View all Exterior stain colors](#)



DB 2314 Mahogany
Exterior Semi-Transparent Stain



SW 3503 White Birch
Exterior Semi-Transparent Stain



DB 2207 Birch
Exterior Semi-Transparent Stain
[View all Exterior stain colors](#)

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Cordovan Brown
ST-104
Semi- Transparent

BEHR
2023 EXTERIOR STAIN

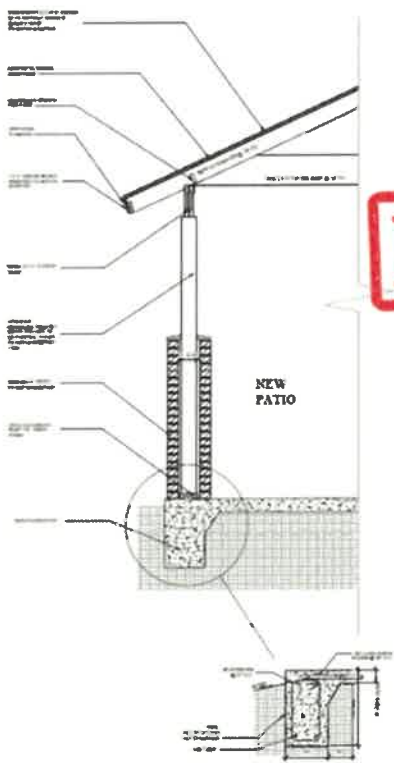
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EXHIBIT III

Patio Cover Details and Examples

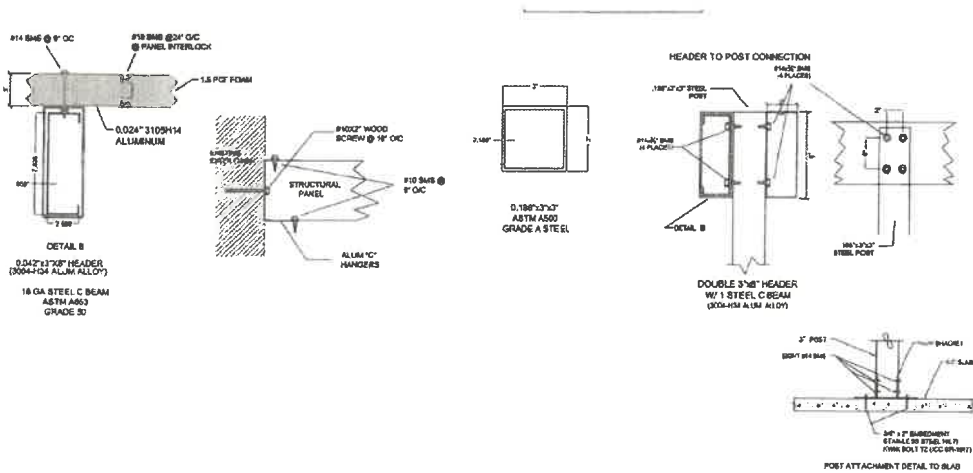
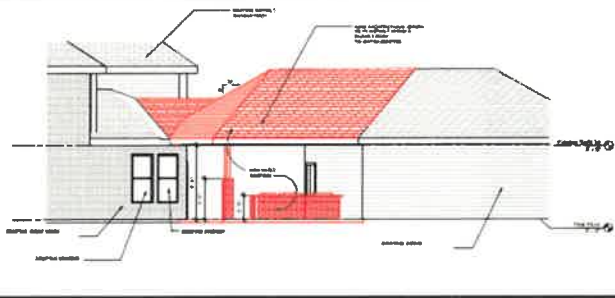
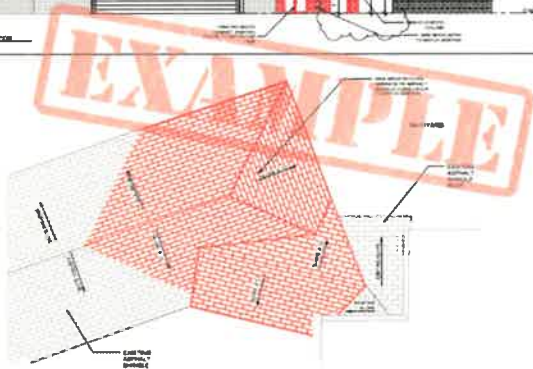
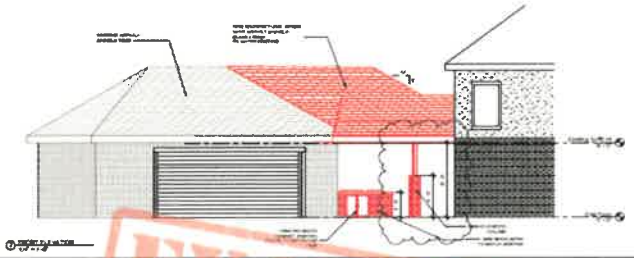
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EXAMPLE



Patio Cover Details and Examples Cont.



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Sugarland, TX. 77479

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Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

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