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CERTIFICATION

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW GUIDELINES

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

That I am the President of Riverstone Homeowners Association, Inc. (hereinafter the "Association"), a Texas non-profit corporation;

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

That the property affected by the attached document is that property subject to the Declaration of Covenants, Conditions and Restrictions for Riverstone Single Family Residential Areas, recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File Number 2001047889, as same has been amended and supplemented from time to time;

That the document which affects the use and operation of Riverstone is set out on the attached Exhibit "A"; and

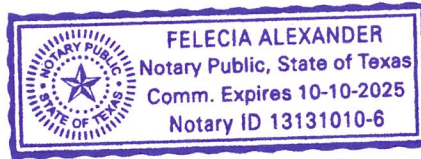
That the attached document is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 21st day of September, 2023.

F.W. Reichert III

Print Name: F.W. Reichert III  
President

STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §



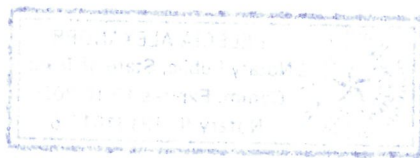
BEFORE ME the undersigned authority, on this day personally appeared Fw Reichert III, the President of Riverstone Homeowners Association, Inc., known to me to be the person whose name is subscribed to this document and, being by me first duly sworn, declared that s/he is the person who signed this document in her/his representative capacity, and that the statements herein contained are true and correct.

Given under my hand and seal of office this the 21st day of September, 2023.

Felecia Alexander  
NOTARY PUBLIC - STATE OF TEXAS

EXHIBIT "A"

1. ARCHITECTURAL REVIEW GUIDELINES



**RIVERSTONE HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL REVIEW GUIDELINES**

Disclaimer: Riverstone Homeowners Association, Inc., reserves the right to change, alter and amend these Architectural Review Guidelines (“Guidelines”).

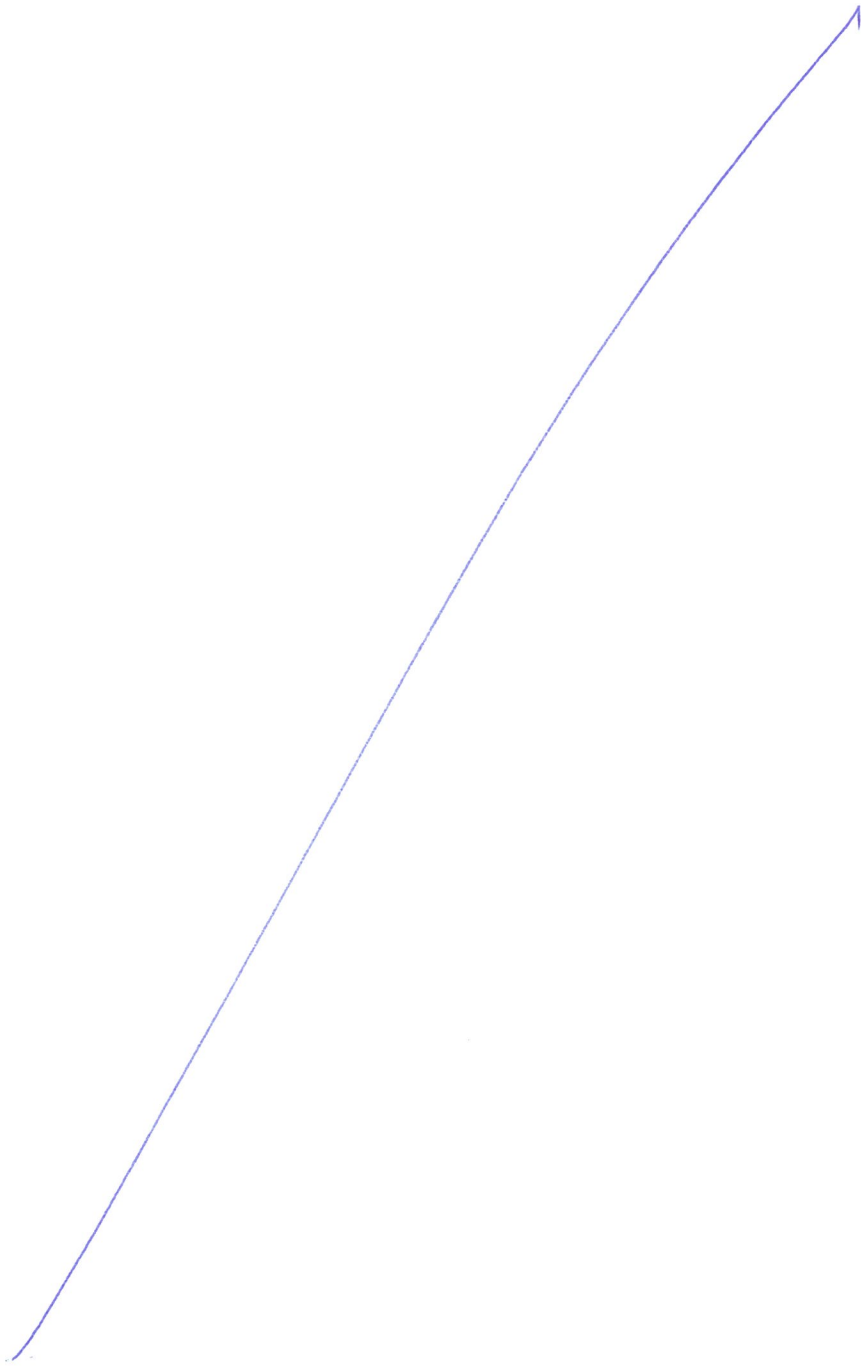
*Residents are advised to contact the Association prior to beginning any improvements to determine the current status of these Guidelines.*

*All approvals must be in writing and shall have been reviewed and approved by the Architectural Review Committee.*

*There is no such thing as an automatic approval or verbal approval.*

*Revised: September 19, 2023*

AS PER ORIGINAL





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### Architectural Review Guidelines

The Architectural Review Committee (ARC) is a committee of the Riverstone Homeowners Association, Inc. (HOA) created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. **The Covenants, Conditions and Restrictions (CC&Rs) provide that “no construction of improvements, including landscaping, or modifications, additions, alterations to existing improvements, shall be commenced or maintained by any Owner with respect to any Lot in the Properties, nor shall any exterior addition to or change or alteration be made to the Lot, improvements, or appurtenances until the construction plans and specifications describing the nature, color, type, kind, shape, height, materials and a plot plan showing the location of same, have been approved in writing by the ARC.”**

It is the general purpose of the ARC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the Single Family Residence and/or any portion of the Lot itself.

As these Guidelines are updated and modified, all prior approvals will be accountable to the standards that were in place at the time of approval.

Any capitalized terms used herein shall have the meanings set forth in the CC&Rs, unless otherwise specified in these Guidelines.

## Procedure

1. It is absolutely necessary that you obtain and refer to the most current copy of the "**Riverstone Homeowners Association, Inc. Architectural Review Guidelines**" prior to the design or contemplation of any modification to your home. Copies of the current guidelines are available on HOA website at [www.riverstone.com/residents](http://www.riverstone.com/residents).
2. Obtain a current copy of the "Request for Approval to Modify Property" application form from the HOA. A copy of this form is also available on the Resident Portal of the HOA website at [www.riverstone.com/residents](http://www.riverstone.com/residents). The ARC cannot respond to any verbal requests for approval. **ALL APPLICATIONS MUST BE SUBMITTED IN WRITING.**
3. Prior to any exterior modification, a "Request for Approval to Modify Property" application must be completed in its entirety and mailed to the address indicated at the top of the application. Applications may also be delivered to the HOA office or submitted electronically. If the proposed modification or repair involves an exterior modification other than paint, stain or roof replacement, **two (2) copies of the Lot survey, the drawing of the Lot depicting the location of the proposed modification or structure, the specific detail of all modifications (including all materials, dimensions, colors and proposed finish detail) and any other information will be necessary to adequately review the application, and must be submitted to the ARC.** If the ARC does not have enough detail to adequately review the application, the application will be denied pending further information. **(See each section for specific details.)**
4. The following modifications do not require an ARC application as long as repairs result in exact appearance to the original character: Repairs to the driveway, paint, stain, or roof repair. Political signs do not need an ARC application but must follow State Law.
5. Upon receipt of the application, the HOA will verify that the application is complete. If the application is still not complete, it will be returned to the Owner requesting the additional information needed.
6. The ARC has up to forty-five (45) days to respond to all requests but will endeavor to respond as soon as possible. This forty-five (45) day review period will not commence until the application is complete. The ARC will meet a minimum of once a month. If the quantity of applications for ARC review warrants, a special meeting may be called so the Owners do not have to wait for the next regularly scheduled meeting. The Chairman of the ARC will make this decision.
7. The majority vote of the members of the ARC at a meeting at which a quorum is present will be required to render any decision. No individual committee member or employee of the HOA has the authority to approve or disapprove any request or portion thereof.  
  
If an application is not approved, the ARC will state why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ARC, they must submit a written request to the HOA within fifteen (15) days of receiving the decision from the ARC. The Owner will then have a maximum of up to five (5) minutes at the beginning of the regularly scheduled ARC meeting to appeal the decision. The ARC will evaluate the appeal in an executive session during the meeting.

**Additional Rules Applicable to Hearings in  
Connection with Denial of an ARC Application**

A. In accordance with Section 209.00505(d) of the Code, a decision by the ARC denying an application or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board. An ARC Notice of the denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The ARC Notice must:

- a. describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and
- b. inform the Owner that the Owner may request a hearing on or before the thirtieth (30th) day after the date the notice was mailed to the Owner.

B. During the Board Hearing, the Board (or a designated representative of the Association) and the Owner (or the Owner's designated representative) will each be provided the opportunity to verify facts and discuss the resolution of the denial of the Owner's application or request for the construction of improvements, and the changes, if any, requested by the ARC in the notice provided to the Owner under Section 209.004(d) of the Code.

C. Following the Board Hearing, the Board may affirm, modify, or reverse, in whole or in part, any decision of the ARC as consistent with the Association's Dedicatory Instruments.

8. If you would like to have your application review within five (5) business days, a complete application must be submitted along with a non-refundable Application Rush Fee. (The review time will not begin until all required information has been received for the application). Please note that the Rush Fee does not guarantee approval for the ARC submittal, it is only to expedite the review of the application before the next monthly ARC meeting. **Certain applications may not be able to be reviewed as a rush, and will need to go to the next ARC meeting.**
9. Owners must call the appropriate parties before digging into the ground to ensure that no utility lines will be damaged. For more information, please call 811.
10. **Owners must have written LID approval prior to submitting an application to the ARC for modifications located in the LID easement area.** Locate your LID at <http://riverstonelids.com>.

## Guidelines

It is incumbent upon the Owner to ensure compliance with all local building codes and to obtain any necessary local building permits

The following are Guidelines adopted by the ARC to specify their standards, requirements and thought processes used in evaluating an application. These Guidelines may be amended from time to time as the circumstances, conditions or opinions of the ARC dictate. It should be noted that each application is considered on its own merit and the ARC may grant a variance from these Guidelines and/or from certain provisions of the CC&Rs. **It should also be noted that ARC approval is required prior to the installation or construction of the improvement or change. If an improvement or change is made without ARC approval, the Board of Directors has the legal right to enforce its removal, which may include seeking a court order mandating the removal of any unimproved modification, alteration, or addition to the Lot.**

Approvals are not an automatic acceptance of a modification. If the quality of a modification does not meet the expectations of the ARC's interpretation of the spirit and intent of the Guidelines, a modification may be disapproved after construction

Because these Guidelines may change from time to time, it is highly recommended that the Owner check the Resident Portal at [WWW.RIVERSTONE.COM/RESIDENTS](http://WWW.RIVERSTONE.COM/RESIDENTS) for the most current Guidelines.

These Guidelines are in no way intended to cover all aspects or all required submissions. Each submission will be judged on the specific conditions for that submission and how it fits within the spirit and intent of these Guidelines or within the level of quality that the ARC deems necessary for the submission.

**Requests not listed in these Guidelines still need approval from the ARC and will be judged subjectively to the goals of the community.**

The Residential ARC may disapprove plans and specifications for any reason which is consistent with the objects and purposes of this Declaration as determined by the Residential ARC from time to time, including purely aesthetic considerations, so long as such grounds are not arbitrary or capricious.

**In the event of a dispute between Owners or residents regarding certain modifications, the HOA shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**

### List of Custom/Semi-Custom Sections:

The Island, Crescent View Estates, Enclave, Hartford Landing, Ivy Bend, Silver Grove, Olive Hill, Pecan Ridge, The Reserve, Avalon Section 7 and 17, Waters Cove, Waterside, Majestic Point.

**1. Antennas**

- 1.1. Antennas must be mounted on the rear of roof, at a height lower than the peak of the roof. If antenna is visible from a rear Street, it must be screened from view.
- 1.2. If the Lot backs onto vacant property and can be seen from the entrance to subdivision or adjacent road, screening will be required.
- 1.3. Any antennas installed on corner Lots must be screened from view of any front or side Street without impairing its ability to obtain a signal.
- 1.4. This section is intended to comply with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time, and FCC regulations promulgated under the Act. This section is to be interpreted as restrictive as possible while not violating the Act or FCC regulations. The Board may promulgate Guidelines which further define, restrict or address the placement and screening of receiving devices and masts, provided such Guidelines are in compliance with the Act and applicable FCC regulations.
- 1.5. Please refer to the CC&Rs for additional provisions governing antennas.

**2. Basketball Goals**

- 2.1. Portable basketball goals are only allowed in the back yards of **non-public** view Lots. Portable basketball goals are NOT permitted on Lakefront Lots, creek lots, trail lots, etc.
- 2.2. The basketball goal backboard and net must be maintained in excellent condition at all times.
- 2.3. Any side pole netting must be closed when basketball goal is not in use.
- 2.4. Backboard must be regulation size.
- 2.5. If the backboard is mounted onto the roof, the mounting structure must be painted to match the roof shingles.
- 2.6. If backboard is mounted on a pole, the pole can be no larger than six-inch (6") diameter and must be regulation height. The pole must be in a concrete base. Pole must be located behind front building set back line, on exterior side of the driveway. In the case of front-loading garages, goals must be located no farther away from the face of the garage than ten feet (10').
- 2.7. Rubber padding on basketball pole must be black.
- 2.8. No lights are allowed for basketball goal.
- 2.9. All backboards must be either clear or white fiberglass.
- 2.10. If any complaints are received within six (6) months after installation, the basketball goal may be subject to immediate removal at the request of the ARC at the Owner's expense.



**3. Birdhouses**

- 3.1. Birdhouses may be a maximum height is twelve feet (12') measured from the finished grade of the Lot to the highest point of the birdhouse. Only one (1) birdhouse is allowed per Lot. The Owner must submit details to the ARC for approval on size, shape and color.
- 3.2. Birdhouses must be mounted on two-inch (2") diameter metal pipe painted black.
- 3.3. Birdhouses must be placed toward the middle of the back yard.

**4. Decks and Lake/Boat Docks**

- 4.1. Decks and lake/boat docks may not encroach into any easement unless the entities involved have granted their written consent to such encroachment.
- 4.2. Decks and lake/boat docks should not be situated on the Lot so that they may pose a problem to the effective drainage of the Lot or neighboring Lot.
- 4.3. Decks cannot be higher than eighteen inches (18").
- 4.4. If painted, decks should match the house trim color.
- 4.5. Only exterior grade materials may be used for all decks and lake/boat docks.
- 4.6. Detailed specifications on what can and cannot be done for decks and/or docks adjacent to the lake. Please see the Resident Portal at [www.riverstone.com/residents](http://www.riverstone.com/residents) for full dock detail requirements.
- 4.7. Second story decks will only be allowed as part of the original overall design of the home. The addition of a second story deck after the original home plan has been designed and approved by the ARC (new construction) will not be allowed.
- 4.8. Owners must have written LID approval prior to submitting an application to the ARC. Locate your LID at <http://riverstonelids.com>.

**5. Decorations**

- 5.1 There shall be no decorative appurtenances, such as sculptures, birdbaths, birdhouses, fountains, furniture, or other decorative embellishments placed on front yards of Lots or any portion of a Lot visible to public view, unless such specific items have been approved in writing by the ARC Committee on a case-by- case basis (see #3 regarding Birdhouses).
- 5.2 Applications for the installation of benches and gates will be reviewed on a case-by- case basis.
- 5.3 Please refer to the CC&Rs for additional provisions governing decorations

**6. Decorative Concrete**

- 6.1. 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 ARC.



- 6.2. No modifications can be made to sidewalks.

**7. Driveway Extensions/Walkways/Patio Extensions**

- 7.1. Driveway extensions will be reviewed on a case-by-case basis. Driveway extension cannot go three feet (3') beyond garage, unless approved by the ARC.
- 7.2. Any requests or modification using pavers or stamped concrete will be reviewed on a case-by-case basis.
- 7.3. Driveway extensions continued after the edge of the home, cannot extend more than three feet unless approved by the ARC. Driveway extensions will be reviewed on a case-by-case basis.
- 7.4. Driveway extensions can extend no nearer to side property line than three feet (3') and five feet (5') in certain instances and must be constructed with proper driveway concrete, rebar and must match the existing driveway. Please note that in some cases the driveway cannot extend past the home.
- 7.5. Please refer to the Riverstone Residential Design Standards for driveway widths at property line.
- 7.6. All walkways in the side yard must be no greater than thirty-six inches (36") wide and centered between house and property line. A width of thirty inches (30") is recommended for the standard five-foot (5') side yard.
- 7.7. Any requests for patio expansions will be reviewed on a case-by-case basis.
- 7.8. Governor driveways are only permitted in custom/semi-custom sections.

**8. Driveway Gates**

- 8.1. 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.
- 8.2. All driveway gates must be iron and be the Riverstone standard. See the Resident Portal at [www.riverstone.com/residents](http://www.riverstone.com/residents) for details.

**9. Exterior Lighting**

- 9.1. All landscape lighting and pathway lights must receive ARC approval prior to installation and only be white in color.
- 9.2. All exterior lighting must be located only on the Lot and may not be located on, nor encroach on, another Lot, Street, HOA Common Area, or any other property owned or maintained by the HOA.
- 9.3. Lights must not be flashing, strobing or color changing.
- 9.4. Directional lights must be aimed so as not to shine in the windows of neighboring homes.
- 9.5. Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes. Light source and wiring should not be visible to the public.

- 9.6. Landscape/pathway LED lights may be permitted in landscaping beds. The lights and location must be reviewed and approved by the ARC.
- 9.7. Security lights must be attached to the eaves of the house, preferably on the garage or corners of the home. Mercury vapor, fluorescent, and sodium halide lights are not permitted. No colored lighting is permitted.
- 9.8. 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 house and a maximum height six feet (6'). . The lamp color must be black, brown or white, depending on color of house and the determination of suitable color will be the decision of the ARC.
- 9.9. Any modification of the type of lighting on the interior of the home that changes the normal color of white lighting to something of a color that can be viewed by the public must receive prior approval.
- 9.10. Exterior lights shall not be permitted to be installed in a manner that the light is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding exterior lights, or a dispute between Owners or residents regarding the aim or direction of exterior lights, the HOA shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**
- 9.11. Permanent Exterior Holiday LED Lighting must receive ARC Approval and wiring must not visible to public view. Customary seasonal decorations for national holidays are permitted for a maximum of twelve (12) days or thirty (30) days, in the case of Christmas, subject to the right of the Residential ARC to specify a maximum size and other guidelines for decorations. See the Resident Portal at [www.riverstone.com/residents](http://www.riverstone.com/residents) for details.

**10. Exterior Painting**

- 10.1. Neutral colors were most often used when homes were originally constructed. In general, neutral colors or colors which match the original color of the home must receive ARC approval.
- 10.2. Other neutral colors may be considered. The color of neighboring homes will be taken into consideration along with the color and brick feature of the Owner's house.
- 10.3. Brick wash/brick painting is not permitted.

**11. Fence/Fence Extensions**

- 11.1 Fence installations, including fence extensions will be evaluated on a case-by-case basis.
- 11.2 Fences may not be higher than six feet (6') measured from grade. Approval for any fences extensions higher than six feet (6') may be granted on limited basis only. The ARC requires consents from all affected neighbors to be submitted in order to consider height extensions. Upgraded wood fence shall not be higher than six feet eleven inches (6'11") per builder guidelines.
- 11.3 No painting or varnishing of any fence is permitted, with the exception of a clear "Thompson" sealer, or a stain to match the natural color of cedar wood. Stains that look like natural wood will be reviewed on a case-by-case basis.

- 11.4 Cedar is required for all wood fencing. All tubular steel fencing must conform to Riverstone style and design specifications. Details and examples should be provided.
- 11.5 Fence extension requests should be submitted by both neighbors sharing the side Lot line and fence, except in the case of a corner Lot.
- 11.6 No fence or wall shall be erected on any Lot nearer to the Street than the minimum setback from the Street shown on the plat of the subdivision containing such Lot unless otherwise approved by the ARC.
- 11.7 If both neighbors do not concur as to a proposed fence extension, the ARC will examine the effect the fence extension will have on both properties. If the ARC, in its sole discretion, determines that one party will suffer detrimentally from the extension (i.e., will totally enclose a bay window) the ARC will deny the application.
- 11.8 Only fence extensions which will be installed picket side out shall be considered by the ARC.
- 11.9 Replacement or repairs of fences must be made with similar materials and construction details as used in original fence.
- 11.10 Fences or brick walls that are common to Owner's Lot and a Common Area or Street, are owned by the HOA and shall not be modified, stained, painted, used as support for planting beds, vines, or used as a shelf for bird feeders, pot plants or other decorations.
- 11.11 Fences for small dogs on Lakefront Lots, Golf Course Lots or other Lots view lots will be handled on a case-by-case basis.
- 11.12 On shared fences along the Lot line, it is strongly encouraged to obtain consent from any neighboring Owners properties prior to any work being done.
- 11.13 Please refer to the CC&Rs for additional provisions governing fences.

**12. Flag Poles**

- 12.1 Please refer to the HOA's Flag Display Policy recorded under Fort Bend County Clerk's File No. 2011097945, as same may be amended from time to time.
- 12.2 See Resident Portal at [WWW.RIVERSTONE.COM/RESIDENTS](http://WWW.RIVERSTONE.COM/RESIDENTS) for details.

**13. Garage Conversions/Carports/Detached Garages**

- 13.1 Garage conversions are permitted provided there are no exterior changes to the garage. To convert a garage to a room, will be reviewed on a case-by-case basis and must receive ARC approval, before construction.
- 13.2 Driveways can never be removed from a Lot as required by the CC&Rs even if the garage is converted.

**14. Gazebos/Freestanding Shade Structures/Pergolas**

- 14.1 Gazebos/shade structures/pergolas and similar structures will be evaluated on a case-by-case basis.
- 14.2 Structure should be placed and maintained a minimum of eight feet (8') off side Lot lines, eight feet (8') off rear Lot lines, within the fenced portion of the rear yard.
- 14.3 Structure should not be higher than thirteen feet (13').

- 14.4. Detailed drawings must be submitted for review showing, type, size, (Natural Wood) color matches existing, and dimensions of the specific structure to be built.
- 14.5. If the structure is going to be built either by the Owner or by a contractor, it must be noted on the application.
- 14.6. Please refer to the CC&Rs for additional information regarding these types of structures and patio covers.

**15. Generators**

- 15.1. Please consider these preferred locations for Standby Electric Generators:
  - 15.1.1. at the side or back plane of the home;
  - 15.1.2. outside of any easements located upon such Unit; and
  - 15.1.3. outside of all side setback lines for such Unit.
- 15.2. A Standby Electric Generator shall be screened if it is:
  - 15.2.1. visible from the street that the residence faces;
  - 15.2.2. located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the HOA; or
  - 15.2.3. located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the HOA.
- 15.3. Must be placed a minimum of eighteen inches (18") from any structure.
- 15.4. See the full standby generator policy on the Resident Portal at [www.riverstone.com/residents](http://www.riverstone.com/residents). Please refer to the HOA's Standby Electric Generator Policy recorded under Fort Bend County Clerk's File No. 2019058858, as same may be amended from time to time

**16. Greenhouses**

- 16.1. Only professional greenhouses constructed of clear glass or Plexiglas panels will be considered for approval. No fiberglass or plastic sheeting will be allowed.
- 16.2. Requests for a greenhouse in a back yard that is a Lake Lot, Golf Course Lot, , a park, or public view Lot will be considered on a case-by-case basis.
- 16.3. If the greenhouse is to be constructed by the Owner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If the greenhouse is pre-manufactured, the manufacturer's specifications and a picture must be submitted for approval.
- 16.4. Specifications for greenhouse:
  - 16.4.1. The roof of the greenhouse should peak no higher than 13 feet (13') from the ground to the highest point unless otherwise approved by the ARC.

16.4.2. The greenhouse must be placed and maintained a minimum of eight feet (8') off side Lot lines and eight feet (8') off rear Lot lines and within fenced portion of yard at a minimum of five feet (5') from front fence.

16.5. If a greenhouse is going to be built either by the homeowner or by a contractor, it must be noted on the application.

**17. Gutters**

17.1. Gutters and Screens can be replaced after receiving approval from ARC.

17.2. Gutter replacements must be a solid color and complement exterior home colors.

**18. Landscaping/French Drains**

18.1. There are specific landscaping requirements for each home. Modifications to any of the landscaping on the front or rear yard for any home of Lake Lots, and any public view Lots must be submitted and approved in advance for any replacement or enhancement.

18.2. Timbers, bricks, stones, flowerbed borders, and, trellises may be permitted, but must have ARC approval. Brick borders are required to be mortared in place where holes do not show and must have prior approval. See the Resident Portal at [\\_www.riverstone.com/residents](http://www.riverstone.com/residents) for details. Landscape borders should be no higher than eight inches (8"), unless otherwise approved by Committee. Rubber borders may be permitted and must receive ARC Approval. Plastic borders will not be allowed unless they are completely buried and are not visible. Landscaping borders are reviewed on a case-by-case basis. Rocks are not permitted in place of mulch.

18.3. All landscaping must complement style and architecture of home and conform to color scheme of immediate subdivision.

18.4. A list of approved plants can be found on the Resident Portal at [www.riverstone.com/residents](http://www.riverstone.com/residents)

18.5. Certain trees and landscaping may not be permitted due to the invasiveness of the species.

18.6. Homes in the subdivision that have had trees installed by the builders in an area between the sidewalk and the curb line of the Street shall maintain that Street tree system. Street Trees (the trees between the street and sidewalk) may only be replaced when dead and must be replaced with a minimum 30-gallon live oak. Yard Trees (the larger live oaks in the front yard between the sidewalk and house) may be removed if the section of homes does not have minimum requirements for yard trees. ARC approval is required before removing any tree.

18.7. Any trellis in the front yard will be reviewed on a case-by-case basis.

18.8. Landscaping shall not be used as a fence to divide yards.

18.9. Any kind of support structure for vegetable gardens in back yards shall not exceed six feet (6') and cannot be visible from public view lots, and must receive ARC Approval.

18.10. French drain applications should include location of drains and drain lines marked on the plot survey. Applications will be reviewed on a case-by-case basis.

18.11. Please refer to the CC&Rs for additional provisions regarding landscaping.

**19. Outbuildings/Storage Sheds**

- 19.1. An "outbuilding" is defined as a building, such as a shed, barn, or garage, on the same property but separate from a more important one, such as a house. This definition does not include bonafide additions to the main residence or garage wherein an actual opening to the main structure or garage exists.
- 19.2. The colors should match/blend with the predominant exterior colors of the main residence.
- 19.3. No outbuildings will be allowed between the house and the side fence or in the back yards of Lake Lots, park Lots, or open view Lots, unless otherwise approved by the ARC. No outbuildings shall be within public view.
- 19.4. If the outbuilding/pool house is constructed by the Owner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If unit is to be pre-manufactured, the manufacturer's specifications and a picture must be submitted for approval. If an outbuilding is going to be built either by the Owner or by a contractor, that must be noted on the application.
- 19.5. Specifications for outbuildings/ storage shed:
  - 19.5.1. The roof of the outbuilding/storage shed should have a peak no higher than eight feet (8') from the ground to the highest point. If storage shed is placed at the side of the house, the roof of the storage shed cannot be higher than the fence.
  - 19.5.2. The floor space of the outbuilding/storage shed must be a maximum of ten feet by twelve feet (10'X12') unless otherwise approved by the ARC.
  - 19.5.3. Structure must be placed and maintained a minimum of eight (8) feet off side property lines and eight (8) feet off rear property lines and within fenced portion of yard at a minimum of five (5) feet from front fence.
- 19.6. Dog Houses must be approved by the ARC on a case-by-case basis and cannot be taller than the fence height. Must be a minimum of 5' from side and rear fence unless otherwise approved by the ARC.

**20. Outdoor Carpeting/ Artificial Turf**

- 20.1. Synthetic turf and small putting greens in back yards must receive prior approval from the ARC and applications will be reviewed on a case-by-case basis.
- 20.2. Outdoor carpeting/artificial turf on walkways and any front yard or front portion of the Lot is not permitted.
- 20.3. Neutral colors are acceptable.
- 20.4. Specifically, carpeting shall not be green or blue.
- 20.5. Visibility from public areas will be considered in approval by the ARC.

**21. Outdoor Curtains**

- 21.1. Curtain must be a solid color and complementary to the home.
- 21.2. The location, specifications and pictures of the proposed curtains must be provided.
- 21.3. Full details on how the curtains are attached to the support structure must be provided.
- 21.4. Outdoor curtain will only be considered for temporary use. Outdoor curtain must be able to be closed when not in use.

**22. Outdoor Kitchens**

- 22.1. Site Plan, drawings with dimensions, and material samples are required for modification request.
- 22.2. Full set of drawings showing all views and dimensions and details on a standalone fireplace must be submitted to the ARC.

**23. Patio Covers**

- 23.1. A full set of drawings showing all views and dimensions of the following items, but not limited to, beams, joists, rafters, soffits, fascia, ceiling, lattice, roof, columns, deck and structural footings for the specific structure to be built and how the cover may tie to the home must be submitted for review by the ARC.
- 23.2. While, computer illustrations are helpful, they are not adequate enough for a full review.
- 23.3. Patio covers should be constructed of materials which complement the main structure.
- 23.4. Prefab covers made of aluminum may be permitted providing they match the trim color on the home. The ARC will not approve patio covers made from unfinished aluminum. All metal must be painted.
- 23.5. Patio covers attached to the house must be integrated into the existing roofline (flush with eaves). Patio cover with a solid roof must have shingles which match the roof of the residence. Entire patio cover and post must have a trim which matches the trim of the residence. Supports must be either painted wood, painted metal or brick columns. No exposed pipe is allowed.
- 23.6. A shingled roof will not be allowed with an unpainted frame. The frame must be painted to match trim of the house. Treated wood must be used.
- 23.7. **Patio cover construction materials are as follows:**
  - 23.7.1. Painted aluminum to match trim of house.
  - 23.7.2. Painted wood to match trim of house if connected to home.
  - 23.7.3. Natural pressure-treated wood such as cedar, redwood, may be used on freestanding patio covers that are not close to the home. Treated pine must be painted or stained.
  - 23.7.4. Fiberglass and corrugated aluminum roof materials are not acceptable as a construction material. All patio cover material (i.e., metal, wood, lattice) must be completely framed

- in so that no raw edges of material are visible.
- 23.7.5. 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. The canvas must be kept in quality condition or its removal will be requested by the HOA. No blue or green canvases are allowed for residential use.
  - 23.7.6. Patio covers must be placed and maintained a minimum of eight feet (8') off side Lot lines, eight feet (8') off rear Lot lines, and six feet (6') from the house, within fenced portion of the rear yard unless otherwise approved by the ARC.
  - 23.8. Patio covers may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
  - 23.9. Patio covers must be situated on the Lot to provide drainage solely into the Owner's Lot. If a proposed patio cover location is less than five feet (5') away from a side Lot line, the ARC will require that it be guttered with downspouts if it is to be a solid cover.
  - 23.10. If shingles are to be used, they must match the color, brand and weight of the existing shingles on the home. The roof decking material shall be at least one-half inch (½") plywood. Joist must be two inches by six inches (2" X 6") and shall be a maximum of twenty-four inches (24") apart.
  - 23.11. Hurricane strapping must be used for an enclosed patio structure. If the patio cover is going to be built either by the Owner or by a contractor, it must be noted on the application.

## **24. Playground Equipment**

- 24.1. Playground equipment includes play structures, trampolines, batting cages, and other similar structures as determined by the ARC. Playground equipment must be no higher than twelve feet (12') maximum above grade. If a structure has a platform, then the platform can be no higher than six feet (6') above grade. The playground equipment should be centered in the backyard but position of the playground equipment will be evaluated on a case-by-case basis.
- 24.2. Only canvas will be allowed for any awning on playground equipment. The color of the awning is limited to a solid dark green or tan. The canvas of the awning must be kept in quality condition or the HOA will request for it to be removed or repaired. Solid wood covers are acceptable as long as they match the rest of the playground equipment.
- 24.3. All playground equipment on Lake Lots and Lots in public view shall be adequately screened on all sides that have public views with trees and/or shrubs that are of an equal height to the playground equipment. Any trees, shrubs or landscaping used as screening must be approved by the ARC prior to installation.
- 24.4. All playground equipment must be placed and maintained a minimum of ten feet (10') off side Lot lines and ten feet (10') feet off rear Lot lines and within the fenced portion of the rear yard.
- 24.5. The position of the playground equipment should be sensitive to the privacy of adjoining homes.
- 24.6. If any complaints are received within 6 months after installation of the playground equipment, the playground equipment will be subject to immediate removal or relocation at the request of the ARC and at the expense of the Owner.
- 24.7. Please refer to the CC&Rs for additional provisions regarding playground equipment.



**25. Political Signs**

- 25.1. Please visit the Resident Portal at [WWW.RIVERSTONE.COM/RESIDENTS](http://WWW.RIVERSTONE.COM/RESIDENTS) to view the Regulations of Display of Political Signs Policy recorded under Fort Bend County Clerks File No. 2019058857, including any amendments thereto. Political signs must be ground mounted.
- 25.2. Owner may erect only one sign for each candidate or ballot item.
- 25.3. Political signs do not need an ARC approval.
- 25.4. Please refer to the Regulation of Display of Political Signs policy for more information.

**26. Porte Cochere**

- 26.1. Porte Cocheres are not permitted in front of the home.

**27. Rainwater Harvesting Systems**

- 27.1. Please visit the Resident Portal at [WWW.RIVERSTONE.COM/RESIDENTS](http://WWW.RIVERSTONE.COM/RESIDENTS) to view the Rainwater Harvesting Systems Policy recorded under Fort Bend County Clerks File No. 2019056350, including any amendments thereto

**28. Religious Displays**

- 28.1. Before a religious display is displayed or affixed on an owner's or resident's property, an ARC application must be submitted and approved in writing by the ARC. The following information must be included with the application: (a) type and description of religious display; (b) site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.
- 28.2. Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require ARC approval. All other religious displays shall require ARC approval as set forth above.
- 28.3. The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:
  - 28.3.1. The item threatens the public health or safety;
  - 28.3.2. The item violates a law other than a law prohibiting the display of religious speech;
  - 28.3.3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
  - 28.3.4. The item is installed on property: (a) owned or maintained by the Association; or (b) owned in common by members of the Association.
  - 28.3.5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the HOA's dedicatory instruments; or
  - 28.3.6. The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

**29. Roof Replacement**

- 29.1. Replacement roofs should be the same, or greater life expectancy, color, and weight as the original roof unless otherwise approved by the ARC.
- 29.2. Please review the Amended and Restated Solar Energy Devices and Roofing Materials Policy recorded under Fort Bend County Clerks File No. 2019056351, including any amendments thereto for information about roofing materials.

**30. Room Additions/Sunrooms/Pool House**

- 30.1. 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 enclosing patios and pool bathrooms/Pool House.
- 30.2. Computer illustrations of room additions are helpful but will not be adequate enough for a full review by the ARC.
- 30.3. Detailed plans prepared by an architect must be submitted to the ARC. “Detailed plans” are defined as “to scale” drawings showing all views of the exterior and interior with dimensions of all walls, windows, doors, slabs and roof structure. Plans shall 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. Details of the eaves must match the borne. Brick and roof details are to match as well. Must be stamped by a certified engineer.
- 30.4. Exterior materials and colors should match the house as much as possible.
- 30.5. Room additions may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment and such consent must be submitted with the application.
- 30.6. The size and shape of the proposed room addition shall be in harmony with the architectural style and layout of home 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 an addition must integrate with existing roofline so as to appear to have been part of the original home. Room additions cannot exceed one-third (1/3) of the remaining back yard. Room addition may be denied for any reason (i.e. architectural suitability, aesthetics, lack of harmony, etc.) even if it does only use one-third (1/3) of the remaining back yard.
- 30.7. A room addition shall be designed to be a part of the home and the design including brick and roof details shall be exactly the same as the home.
- 30.8. Building permits, if required, are the responsibility of the Owner.
- 30.9. Extensions to garages for the purpose of storage will be reviewed on a case-by-case basis.
- 30.10. Please Section 36 of these Guidelines for window air conditioners.

**31. Satellite Dishes**

- 31.1. Satellite dishes should not allowed to be visible from a front or side Street unless it is impossible to receive signals from another preferred location. If possible, the satellite dish must be mounted at

or below fence height for screening purposes. Satellite dishes that are larger than the eighteen inches (18") are not permitted.

- 31.2. This section is intended to comply with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time, and FCC regulations promulgated under the Act. This section is to be interpreted as restrictive as possible while not violating the Act or FCC regulations. The Board may promulgate Guidelines which further define, restrict or address the placement and screening of receiving devices and masts, provided such Guidelines are in compliance with the Act and applicable FCC regulations.

**32. Screened Patios**

- 32.1. Screened patio must receive approval from the Committee before installing.
- 32.2. Mesh materials that help protect against the sun and bugs will fall under screened patios.
- 32.3. Please provide the design and material sample of screen for the mesh and how the mesh will be secured into your home.

**33. Security Bars, Security Screens, and Front Door Entryway Enclosures**

- 33.1. Security bars, screens and enclosures include burglar bars, other similar bars, screens or enclosures located on the inside or outside of a door or window of a home. All burglar bars, security screens, and front door entryway enclosures shall be black or a color approved by the ARC. Notwithstanding the foregoing, the ARC shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the ARC (subject to an appeal to the Board of Directors in the event of an ARC denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All security bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the security bars or security screen or are add-on decorative elements/embellishments) of any type are prohibited on security bars, security screens, and front door entryway enclosures.

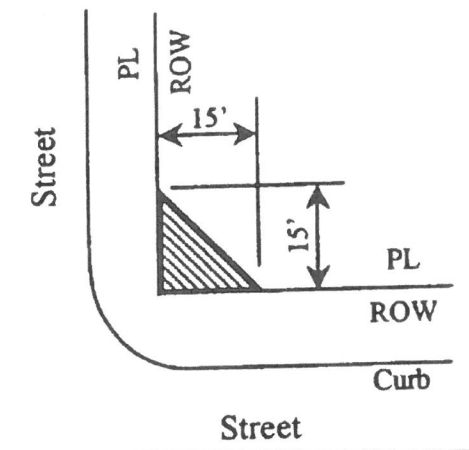
**34. Security Cameras**

- 34.1. Security cameras must be submitted to the ARC for approval prior to installation and will be considered on a case-by-case basis. The diameter for security cameras will be a maximum of four inches (4").
- 34.2. Security cameras shall not be permitted to be installed in a manner that the camera is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding security cameras, or a dispute between Owners or residents regarding the aim or direction of security cameras, the HOA shall have no obligation to participate in the resolution of the dispute. The**

dispute shall be resolved solely by and between the Owners or residents

**35. Security Measure Fencing**

- 35.1. The HOA may regulate the type of security measure fencing that an Owner may install on a Lot.
- 35.2. Security measure fencing cannot contain Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
- 35.3. Unless otherwise provided by the Association's dedicatory instruments, chain link, brick, concrete, barbed wire, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the ARC.
- 35.4. No vines or vegetation shall be allowed to grow on security measure fencing.
- 35.5. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:
  - 35.5.1 Must be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6') in height. The ARC shall have the discretion to approve any other type of metal security measure fencing, however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the intent of this Policy that all security measure fencing forward of the twenty foot (20') front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";
  - 35.5.2 Must consist of straight horizontal rails and straight vertical pickets and/or posts;
  - 35.5.3 Must be black or any color approved by the ARC, including gates;
  - 35.5.4 All framing must be on the inside (i.e., the residence side) of the security measure fencing;
  - 35.5.5 Security measure fencing pickets shall be ¾", 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e. residence side) of the security measure fencing.
  - 35.5.6 Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ARC;
  - 35.5.7 When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing; and
  - 35.5.8 Chain link, brick, concrete, barbed wire, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the ARC.
- 35.6. On corner lots, no security measure fencing shall be placed in the Visibility Triangle. The Visibility Triangle is the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance (See illustration below).



- 35.7 All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.
- 35.8 Placement of fencing and/or security measures of any type must comply with Texas, Missouri City and/or Sugar Land depending on the City of ETJ in which the home is located, if any.
- 35.9 The ARC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- 35.10 If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the ARC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the ARC application to the ARC. In the event that the Affected Lot Owner(s) refuse to sign the ARC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

**36. Shutters**

- 36.1. Shutters may be replaced but will have to receive approval from ARC.
- 36.2. Shutter replacement must be a solid color and compliment the home's exterior.
- 36.3. Picture of the current shutters and the replacement shutter details must be provided with the application.

**37. Solatube**

- 37.1. ARC approval is required before installing a solatube on the roof of your home.
- 37.2. Please provide plot survey notating the location of the solatube and information on the solatube you have selected for your home.

**38. Solar Panels/Screens/Film**

- 38.1. Please review the Amended and Restated Solar Energy Devices and Roofing Materials Policy recorded under Fort Bend County Clerks File No. 2019056351, including any amendments thereto for information about solar panels.
- 38.2. Solar film must be non-reflective type and black or charcoal color.
- 38.3. Solar screens may be allowed on the front windows of the home and/or within public view provided that the panels have the same divided window pane look as the home and cover all parts of the window, including any arched areas.
- 38.4. Details and information, including pictures of the front of the home, must be included in the application to the ARC.

**39. Sprinkler Systems/ Irrigation**

- 39.1. Site plan showing location of all equipment and zones is required.
- 39.2. All equipment must be screened from public view.

**40. Storm Windows and Storm/Screen Doors**

- 40.1. The color of the frames of storm windows and storm/screen doors must be compatible with the exterior house colors. Storm windows and storm/screen doors must receive ARC approval prior to installation.
- 40.2. Storm doors may be added to the front door providing it does not contrast with the color of the original door of the home. The storm/screen door must be clear.

**41. Sport Courts**

- 41.1. Site plan showing location, dimensions, court colors, goal location, must be provided with modification.
- 41.2. Exterior court lights are not permitted.
- 41.3. Sport court must receive ARC approval before construction.
- 41.4. Please note for all sport courts, must also meet the following:
  - Portable goals are only allowed in the back yards of **non-public** view Lots. Portable goals are NOT permitted in Lakefront Lots, Golf Course Lots, creek lots, trail lots, etc.
  - The basketball goal backboard, net, and other sports netting must be maintained in excellent condition at all times.
  - Any side pole netting must be closed when basketball goal is not in use.
  - Basketball backboard must be regulation size.

- If the basketball backboard is mounted onto the roof, the mounting structure must be painted to match the roof shingles.
- If the basketball backboard is mounted on a pole, the pole can be no larger than six-inch (6") diameter and must be regulation height. The pole must be in a concrete base. Pole must be located behind front building set back line, on exterior side of the driveway. In the case of front-loading garages, goals must be located no farther away from the face of the garage than ten feet (10').
- Rubber padding on basketball pole must be black.
- No lights are allowed for any sport courts.
- All basketball backboards must be either clear or white fiberglass.
- If any complaints are received within six (6) months after installation, the basketball goal or any sport court may be subject to immediate removal at the request of the ARC at the Owner's expense.

#### **42. Swimming Pools/Spas**

- 42.1. No pool, spa, and or pool decking of any type may encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment. The Owner must provide copies of any consent with the application. Decking also requires a consent agreement. Consents must be received prior to approval. NOTE: CenterPoint Energy may charge for this consent letter which is the Owner's responsibility.
- 42.2. Any pool or spa should be located at least eight feet (8') from any brick wall and five feet (5') from a side and rear Lot line to maintain proper drainage on Lot. However, a minimum of three feet (3') feet may be allowed in certain instances.
- 42.3. No above-ground pools will be permitted.
- 42.4. Drainage must comply with the County and City rules.
- 42.5. A (refundable) deposit will be required for any major modification or pool construction in the subdivision. A major modification includes but is not limited to room editions, patio covers, improvements in the LID easement area. A written notification of completion shall be submitted to the 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.
- 42.6. Features such as rock waterfalls shall not exceed six feet (6') in height and all above-ground features like waterfalls or walls on Lakefront or open fence Lots must be finished on the back side and screened with landscaping from public view.
- 42.7. A) fine will be imposed against the Owner of the Lot if the pool contractor has been discovered illegally dumping excess material.
- 42.8. No construction access shall be allowed through any adjacent Lot, landscape reserve or Lot without the written consent of the Owner. A copy of this consent shall be submitted to the ARC prior to

construction.

- 42.9. Any pool equipment that is visible to the public shall be properly screened with landscaping.
- 42.10. Any dirt in the Streets generated by construction traffic shall be cleaned at the end of the day on a daily basis.
- 42.11. Any violation of these Guidelines could result in forfeiture of the deposit.

All pools must comply with the fencing requirements of Missouri City and/or Sugar Land depending on the City of ETJ in which the home is located.

#### **43. Swimming Pool Enclosures**

- 43.1. "Swimming Pool Enclosure" means a fence that: (a) surrounds a water feature, including a swimming pool or spa located on a lot within the subdivision; (b) consists of transparent mesh or clear panels set in metal frames; (c) is not more than six feet (6') in height; and (d) is designed not to be climbable.
- 43.2. The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to six feet (6') in height, and conforms to all applicable state or local safety requirements ("Approved Swimming Pool Enclosure") is considered pre-approved by the ARC and does not need to be submitted to the ARC for review and approval.
- 43.3. The installation of a Swimming Pool Enclosure on a lot, other than an Approved Swimming Pool Enclosure, requires prior written approval from the ARC. Any such Swimming Pool Enclosure is subject to the following parameters:
  - 43.3.1. Swimming Pool Enclosures may not exceed six feet (6') in height, unless otherwise approved by the ARC.
  - 43.3.2. Swimming Pool Enclosures shall conform to all applicable state or local safety requirements.
  - 43.3.3. Swimming Pool Enclosures may contain frames (a) composed of materials such as, by way of illustration and not limitation, metal, wood, and/or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.
  - 43.3.4. Swimming Pool Enclosures may contain panels or screens (a) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, clear, white or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for ARC review, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the ARC may take into account such factors including, but not limited to, the overall size of the pool, the size and configuration of the lot, the location of the lot in the subdivision, the location of the pool and Swimming Pool Enclosure on the lot and the visibility of the Swimming Pool Enclosure from streets, other lots, and/or common areas.

#### **44. Trampolines**

- 43.1 Any trampoline that has a net system; must conform to the following:
  - 43.1.1 On interior Lots, nets and support system must be made out of a dark color and have no printed brands on the supports or nets. Lakefront Lots shall additionally comply with the playground



equipment for Lakefront lots (see Section Playground Equipment)

- 43.1.2 Be aware that there may be additional Homeowner Insurance issues to be addressed for trampolines. Check with your insurance agent.
- 43.1.3 Varying frame and net colors will be reviewed on a case-by-case basis.
- 43.1.4 Back yard size must be adequate to provide proper buffering from adjoining Lots.

**45. Vegetable Gardens/ Landscape Gardens**

- 45.1. All gardens require written approval from the ARC and must be in keeping with the community. All applications will be considered on a case-by-case basis. Gardens must be maintained in a neat manner at all times.
- 45.2. Acceptable Materials: Materials used must be intended for landscaping and gardening purposes.
- 45.3. Structure must be kept maintained at all times and must be in keeping with all guidelines. Additional screening may be required.
- 45.4. Structures/stakes required to support plants may not exceed 5 feet in height and must be removed/stored when the growing season is over. Any ties used to secure plants to stakes/structures must be neutral in color i.e. (brown, black, dark green).

**46. Wind Turbines**

- 45.1 Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front of the home or above the roofline.
- 45.2 The wind turbines should either be a color which will blend with the shingle color of the roof.
- 45.3 Unfinished aluminum must be painted to match the shingle color.
- 45.4 Solar powered attic fans such as Attic Breeze AB252A are allowed with prior ARC approval.

**46. Window Air Conditioner Units**

- 46.1 Window air condition units must not be visible from the street or public view and should be below the fence line.
- 46.2 Window air conditioner units will be reviewed on a case-by-case basis.

**47. Window Shades/Awnings/ Screens**

- 47.1 Canvas awnings will not be permitted to be installed on windows to reduce solar exposure unless they are on the back side of house on an interior Lot and not visible at all from the Street. On a corner Lot or Lot that backs onto a Street, canvas awnings will not be permitted at all.
- 47.2 Awnings may be allowed for use on playground equipment and patio covers, provided they also comply with above-mentioned requirements for proper location and color.
- 47.3 Metal and wooden slat-type shades may be allowed by the ARC if they are a solid color and deemed necessary in reducing solar exposure. Installation on appropriate windows will be determined by the ARC. Metal and wooden slat-type shades are not allowed on windows on the fronts of the homes.
- 47.4 Retractable shade devices will be considered for ARC approval if the device and canvas color blends

with the base color of the house.

- 47.5 The awning device must be unobtrusive and stored in a closed position when not in use.
- 47.6 Window Screen replacements that do not match current design, density, and color must receive approval from ARC.
- 47.7 If selected window screens are different dimension and/or color from provided screens at closing, replacements must receive ARC approval.
- 47.8 Window screens can be replaced after receiving approval from ARC.

**48. Zero Lot Line Properties**

- 48.1 Please refer to your neighborhood specific supplemental amendment regarding easement use and restrictions. For additional information, please visit the residential website at [www.riverstone.com/residents](http://www.riverstone.com/residents).

RETURNED AT COUNTER TO:

Ryan Evans  
18353 University Blvd.  
Sugarland, TX. 77479

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

February 27, 2024 04:44:51 PM

FEE: \$131.00 RR1

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