

**Grand Lakes Amended and Restated
Architectural Control Committee Review Guidelines**

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**AMENDED AND RESTATED
ARCHITECTURAL CONTROL COMMITTEE REVIEW GUIDELINES**

The Architectural Control Committee (“ACC”) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Declaration of Covenants, Conditions and Restrictions for Grand Lakes (“Declaration”) creates the authority for the ACC (referred to as the New Construction Committee and Modifications Committee) and gives the ACC the authority to promulgate standards and procedures governing modifications and alterations on Lots. The ACC should ensure adherence to plans and specifications showing the nature, kind, shape, color, size, materials and location of such modifications, additions or alterations that are submitted to the ACC for approval as to quality of workmanship and design and harmony of external design with existing structures on and off the Lot in question and as to location in relation to surrounding structures, topography and finish grade elevation. Any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in these Amended and Restated ACC Review Guidelines.

These Amended and Restated ACC Review Guidelines hereby replace and supersede the Grand Lakes Architectural Control Committee Review Guidelines recorded under Clerk’s File No. 2019149655 in the Official Public Records of Fort Bend County, Texas.

Procedure

A "Request for Home Improvement Approval Form" must be completed in its entirety and mailed to the address indicated at the top of the form. All pertinent information such as plans, specifications, building permits, locations indicated on a copy of the survey, etc. should be included with the application.

These forms are available from your management company. The ACC cannot respond to verbal requests for approval - all applications must be made in writing.

The ACC should strive to respond within thirty (30) days from the date of receipt of an application. However, failure to respond within such thirty (30) days, will not constitute ACC approval. If additional information is required by the ACC, the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the approval process.

If an application is not approved, the ACC will state in their letter 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 ACC, the applicant should contact the ACC.

Guidelines

The following are the Amended and Restated ACC Review Guidelines ("Guidelines") adopted by the ACC to specify their standards, requirements and thought processes used in evaluating an application. These Guidelines may be amended by the Board of the Grand Lakes Community Association, Inc. (the "Association") from time to time as the circumstances, conditions or opinions of the ACC dictate. It should be noted that each application is considered on its own merit and that the ACC may grant a variance from these guidelines and/or from certain provisions of the Declaration only as permitted by the Declaration.

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

1. Outbuildings

1.1. An "outbuilding" is defined as any structure which is not attached to the main residence. This definition does not include bonafide additions to the main residence or garages, but does include storage sheds, gazebos, treehouse and playhouse/forts. The colors of an outbuilding should match/blend with the predominant exterior colors of the main residence.

1.1.1. Materials of an outbuilding should match those of the main residence in both size and color; however, the ACC will approve small prefabricated metal storage buildings provided the color blends with the main residence.

1.1.2. Outbuildings should have a peaked roof, no higher than eight feet (8') from the ground to the highest point, and a maximum of ten feet by twelve feet (10'x12') floor space. An outbuilding must be kept a minimum of eight feet (8') off rear property line, unless a variance is granted due to configuration of individual lot and distance from side fence. This will be determined based on the visibility of the outbuilding from the street in front of the lot. At no time, however, will that distance from side fence be less than three feet (3'), regardless of visibility. The location of the outbuilding must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot.

1.1.3. An outbuilding placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach as it will not be considered portable. HL&P currently charges \$125.00 for this consent letter. If an outbuilding is not on an utility easement, but on a slab, and can be moved, the ACC will consider it as portable.

1.1.4. No outbuilding may be built up against any side or rear wall of the main residence unless its maximum height is less than six feet (6') and it is not visible above the fence. The outbuilding must also comply with all the other requirements for proper construction, size and location.

1.1.5. If less than six feet (6') tall, an outbuilding may be placed in side yard provided three foot (3') minimum setback is observed.

2. Play structures

2.1 Playhouse/fort ("Play Structures") must be no higher than twelve feet (12') maximum. If a Play Structure has a platform, the platform can be no higher than four feet (4') off the ground and centered in backyard to protect neighbor's privacy.

2.2 If a Play Structure has an awning, only canvas awnings of a dark green or tan color are allowed. The canvas must be kept in quality condition or it must be removed.

3. Gazebos

3.1 Freestanding gazebos must be at least six feet (6') away from the main residence. A gazebo must be a maximum height at peak of eleven feet (11') and must be three feet (3') off side Lot lines and eight feet (8') off back fence.

4. Basketball Goals

4.1. A basketball goal backboard and net must be maintained in excellent condition at all times.

4.2. Backboard must be regulation size and color.

4.3. If the backboard is mounted onto the roof of the main residence by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color of the roof.

4.4. If the backboard is mounted on a pole, the pole can be no larger than six inches (6") in diameter and must be regulation height. The pole must be located behind front building set back line, on exterior side of driveway.

4.5. If any complaints are received within six (6) months after installation, the basketball goal will be subject to immediate removal at the request of the ACC.

4.6. All backboards must be either clear or white fiberglass.

5. Patio Covers

5.1. Patio covers must be constructed of materials which complement the main residence.

5.2. Prefab covers made of aluminum may be approved provided they are an earth tone color. Unfinished aluminum covers are not permitted. All metal must be painted a color approved by the ACC.

If attached to the main residence, the patio cover must be integrated into existing roof line (flush with eaves), and if it is to be shingled, shingles must match the roof. Entire patio cover and posts should be trimmed out to match the main residence. Supports must be painted wooden or metal columns. No pipe is allowed.

5.3. At no time shall a shingled roof be allowed with an unpainted frame. The frame must be painted to match trim of the main residence whether treated or untreated wood is used.

5.4. Patio construction materials are as follows:

5.4.1. Painted aluminum (to match trim of main residence)

5.4.2. Painted wood (to match trim of main residence)

5.4.3. Natural pressure treated woods such as cedar, fir, redwood, may be used. Treated pine must be painted or stained.

5.4.4. Fiberglass is not acceptable as a construction material. All patio cover material (i.e., corrugated aluminum, metal, wood, lattice), must be completely framed in so that no raw edges of material are visible.

5.4.5. If canvas is used as roofing material on a patio cover, it must be an earth tone color and the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or it must be removed. No blue or green patio covers are allowed for residential use.

5.4.6. Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment and Owner provides proof of such consent in writing.

5.4.7. 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 patio cover must be guttered with downspouts if it is to be a solid cover.

6. Room Additions

6.1. Exterior materials and colors of room additions should match the main residence.

6.2. Detailed plans must be submitted to the ACC.

6.3. Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment and Owner provides proof of such consent in writing.

6.4. The size and shape of a room addition will depend on the architectural style and layout of the main residence, size of Lot, and how well the room addition integrates with the main residence.

Addition of a storage area/building will not qualify as a bonafide room addition and will not be permitted. Plans for a room addition must show a room of reasonable size to constitute a legitimate request for a room addition. The roof of the room addition must integrate with the existing roof line so as to appear as part of the main residence. Room additions cannot exceed one-third (1/3) of the remaining back yard. Room additions will be reviewed for structural integrity, architectural suitability, and other factors regardless of the size of the room addition.

6.5. Building permits are the responsibility of the Owner.

7. Exterior Painting

7.1. Only earth tone colors will be approved by the ACC.

7.2. Other earth tone blend colors may be considered. The color of neighboring residences will be taken into consideration along with the brick features of the main residence.

8. Storm Windows and Storm/Screen Doors

8.1. The frames of storm windows and Storm/screen doors must be a color compatible with the exterior colors of the main residence, Storm windows and storm/screen doors must receive written ACC approval.

9. Decks

9.1. Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment and Owner provides proof of such consent in writing.

9.2. Decks should not be situated on the Lot so that they pose a problem to the effective drainage of the Lot or neighboring Lot.

9.3. Decks cannot be higher than eighteen inches (18").

9.4. Paint should match the main residence.

9.5. Only exterior grade materials may be used.

9.6. Second story decks and/or balconies are strictly prohibited except on Lake Lots. No variances may be granted on second story balconies.

10. Swimming Pools and Spas

10.1. No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment and Owner provides proof of such consent in writing. Decking also requires consent agreement. Consents must be received prior to approval. NOTE: HL&P currently charges \$125 for this consent letter.

10.2. Any pool or spa must be located at least five feet (5') from a side and rear Lot line to maintain proper drainage. A minimum of three feet (3') may be allowed in certain instances.

10.3. Above ground pools will receive special consideration. Above ground pool must be less than four feet (4') in height. Decking around an above ground pool

cannot be over eighteen inches (18") above ground so to ensure privacy of neighbors. If there is a walkway around the above ground pool, it cannot be wider than two feet (2') or higher than the height of the above ground pool. Railings for a walkway must not be visible above the six foot (6') fence. It must also be a minimum of three to five feet (3'-5') from the side and rear fences.

11. Solar Panels

11.1 Please refer to the Association Solar Energy Devices Guidelines.

12. Fence and Fence Extensions

12.1. To ensure the harmony and compatibility of improvements with the Property, fences should be between six feet (6') and eight feet (8') in height depending upon the section in which the Lot is located. For example, if a Lot is located within a section of the community with six foot (6') fences, any fence repair or replacement should be a maximum height of six feet (6').

12.2. No painting, staining, or varnishing of fence.

12.3. Cedar only.

12.4. Fence extension requests should be submitted by both neighbors sharing the side lot line and fence, except in the case of a corner lot.

12.5. No fence may extend so as to encroach across the front building line.

12.6. If both neighbors do not concur as to a proposed fence extension, the ACC will examine the effect the fence extension will have on both properties. If one party will suffer detrimentally from the extension (i.e., will totally enclose a bay window) the ACC will reject the application.

12.7. Only fence extensions which will be installed picket side out shall be considered by the ACC.

12.8. Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.

13. Decorations

13.1. On front yards of Lots and on any portion of a Lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, benches, gates, or other decorative embellishments unless such specific items have been approved in writing by the ACC (see 19 below regarding Bird Baths).

13.2. House numbers may be placed on the main residence or mailbox, but not on any type of freestanding structure in front yard.

14. Exterior Lighting

14.1. Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.

14.2. Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes.

14.3. The ACC will approve low voltage landscape lighting, white in color only.

14.4. Security, mercury vapor, or fluorescent lights, may only be attached to the front of the house, preferably garage. Mercury vapor, fluorescent, and sodium halide lights are not permitted in back or side yard.

14.5. Yard lights may be gas or electric. Single lamp only. Maximum height six feet (6'). May be in front or back. Gas or electric lights must be black, brown or white, depending on color of main residence and determination of suitable color will be the decision of the ACC.

15. Mailboxes

15.1. In subdivisions where communal mailboxes are not in use, changes or improvements made to the initial mailbox require ACC approval.

15.2. The ACC will approve the replacement of the original mailbox pole with a wooden post. If the post is to be painted or stained, a paint sample must be

included with the application. The ACC will consider the effect a painted or stained post will have on the street. If the proposed color will not readily blend in with the surrounding materials/colors, that portion of the application will be denied.

15.3. Bricked mailbox stands that match the brick of the main residence may be approved. The stand must be appropriate in size and design. The mailbox must meet U.S. Post Office requirements. A specific sketch should be included with the application.

15.4. In subdivisions or sections of subdivisions which use the communal mailboxes, applications for the installation of individual mailboxes will not be approved.

16. Wind Turbines

16.1. Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above the roof line.

16.2. Wind turbines must either be a color which will blend with the shingle color of the main residence instead of unfinished aluminum or be painted to match the shingle color of the main residence.

17. Outdoor Carpeting

17.1. Can only be installed on porch area and will not be permitted on walkways or areas visible from the street.

17.2. Earth tone colors acceptable. Green and blue carpet is not permitted.

17.3. Visibility from street will be considered.

18. Gate Covers (Zero lot line houses/duplex only)

18.1. Gate covers must be full wooden panel to match trim of main residence or wrought iron, wire mesh, screen.

18.2. No chicken wire or lattice is permitted.

19. Security Bars

- 19.1. Security bars must not detract from the aesthetics of the main residence.
- 19.2. Security bars, if approved, must be installed on the inside of the window.

20. Birdhouses

- 20.1. Birdhouses must be a maximum preferred height twelve feet (12').
- 20.2. Birdhouses must be mounted on two inch (2") diameter metal pipe painted white or black.
- 20.3. Birdhouses must be placed toward the middle of back yard.

21. Landscaping

- 21.1. Landscaping reviewed by the ACC includes: timbers, bricks, stones, (use native Texas stone), flowerbed borders, landscape lights, trellises and sprinklers.
- 21.2. All landscaping must complement style and architecture of the main residence and conform to color scheme of immediate neighborhood.

22. Antennas and Satellite Dishes

- 22.1. No exterior antenna, aerial, satellite dish, or other apparatus for the **reception** of television, radio, satellite or other signals of any kind may be placed, erected, or maintained on a Lot if visible from Public View, unless it is impossible to receive an acceptable quality signal from any other location. However, in that event, the receiving device may be placed in the least visible location where reception of an acceptable quality signal may be received. The Board may require painting or screening of the receiving device if painting or screening does not substantially interfere with an acceptable quality signal. In no event are the following devices permitted: (i) satellite dishes, which are larger than one (1) meter in diameter; (ii) broadcast antenna masts, which exceed the height of the center

ridge of the roofline; and (iii) MMDS antenna masts, which exceed the height of twelve feet (12') above the center ridge of the roofline.

22.2. No exterior antenna, aerial, satellite dish, or other apparatus which **transmits** television, radio, satellite or other signals of any kind are permitted on a Lot.

22.3. 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.

23. Driveway Extensions/Sidewalks

23.1. Driveway extensions must be a minimum of three (3) to five (5) feet from the property line, as determined by the ACC. Driveway extensions may not extend nearer to the side property line than a minimum of three (3) to five (5) feet in certain instances, as determined by the ACC.

23.2. All sidewalks in the side yard must be no greater than thirty-six inches (36") wide and centered between the main residence and property line. Sidewalks should be thirty inches (30") wide for the standard five foot (5') side yard.

24. Garage Conversions, Carports, Detached Garages

24.1. Conversions may be permitted provided there are no exterior changes to garage.

24.2. Detached garages are not permitted on standard size Lots.

24.3. Driveways must not be removed from the front yard even if an alternate garage is built.

25. Window Air Conditioners

25.1. Window air conditions must not be visible from street and must be below

fence line.

26. Window Shades/Awnings

26.1. 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. When allowed, awnings must be earth tone colors. No blue or green awning are permitted. Awnings must be kept in an excellent condition at all times or will be subject to immediate removal if they are in an unacceptable condition.

26.2. Awnings may be allowed for use on playhouses and patio covers, provided they also comply with above mentioned requirements for proper location and color.

26.3. Metal and wooden slat-type shades may be allowed by the ACC if they are deemed necessary in reduction of solar exposure. Installation on appropriate windows will be determined by the ACC. At no time will metal or wooden slat-type shades be allowed on windows on the fronts of the main residences.

27. Greenhouses

27.1. Greenhouses must be constructed of clear glass or Plexiglas panels.

27.2. No fiberglass will be allowed.

28. Flag Poles

28.1 Flag poles are not permitted except at the sales office and model homes.

28.2 Please refer to the Association's United States, State of Texas and United States Armed Forces Flag Display Guidelines for additional information.