



Architectural Review and Change Control Guidelines Phase 1 & 2 – Sections 1 thru 9

The following guidelines were approved and adopted on September 25, 2018 by the Board of Directors of Cypress Creek Lakes Property Owners Association Inc. (Phase I & 2, Sections 1 - 9) The guidelines have been constructed with the purpose of providing member homeowners a consistent set of standards when considering changes to an as-built property and dwelling. It is important to remember these guidelines may change from time to time. When submitting or planning a project you will always find the latest version of the guidelines on the community website or a printed copy will be mailed to you from the managing agent at a cost of \$10.00. It is the intent of the Board that these guidelines will be reviewed periodically through the Architectural Committee to ensure that their merits are current with changing norms of the community.

It is important to remember that the Covenants, Conditions, and Restrictions (commonly referred to as CCR's or Deed Restrictions) and By-Laws are the authoritative governing documents of our association. These guidelines are a companion to the CCR's and to the Residential Design Guidelines, and give further clarification on different areas of the CCR's or introduce guidelines previously missing. They are designed to make it easier for the members to understand what the construction standards are before they submit an Architectural Change Request Form. The guidelines are by no means all-encompassing and do not cover every situation, circumstance, or requirement.

When considering a project for your property, regardless of size and scope, it is important to submit an Architectural Change Request Form. There are very few changes made to a lot that do not need to be submitted for architectural review. Each application will be considered on its own merits. You will need to submit the Architectural Change Request Form and approval must be obtained before the commencement of any work. When planning your project please do not make reference to another homeowner's situation. There were several situations that required the Architectural Review Committee (ARC) to grandfather certain projects when the resident Board took control from the developer. Currently, the ARC follows the Deed Restrictions and the Guidelines to make consistent decisions in an effort to maintain the aesthetics, safety, and property values in the community.

Please feel free to provide any feedback related to these guidelines, as the Architectural Review Committee is willing to review all input and answer any questions. The easiest method of feedback is to put the comment in writing and send it to the management company. Please mark your comments to the attention of Cypress Creek Lakes ARC.

Your resident CCL Board looks forward to continuing to serve the community and we thank you for your support.

*The Board of Directors
Cypress Creek Lakes Homeowners Association, Inc.*

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STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF HARRIS §

The undersigned, being all of the members of the Board of Directors of Cypress Creek Lakes Property Owners Association, Inc., a Texas non-profit corporation ("the Association") and its Architectural Review Committee ("ARC"), do hereby certify that at a meeting of the Board of Directors of the Association and its ARC, duly called and held, the following Guidelines were unanimously made and adopted:

WHEREAS, the Association, acting through its Board of Directors and the ARC, desire to exercise the authority granted to it by the provisions of the Covenants, Conditions and Restrictions applicable to Cypress Creek Lakes ("the Declaration") to maintain the harmonious and architectural design of the subdivision in accordance with the provisions of the Declaration; and

WHEREAS, the Board of Directors of the Cypress Creek Lakes Property Owners Association expressly creates the ARC for the specific purposes set forth below; and

WHEREAS, the Declaration provides that no buildings, additions or improvements of any kind shall be erected or placed on any lot until the construction plan and specifications including, but not limited to, site layout, building location, building materials, colors and elevation, survey, have been submitted to and approved in writing by the ARC; and

WHEREAS, the Board of Directors of the Cypress Creek Lakes Property Owners Association further provides that the ARC shall have the discretion to approve or disapprove plans and specifications for building, additions or improvements on the basis of color, quality of building materials, lot size and harmony of external design with existing structures; and

WHEREAS, the Board of Directors of the Association and the ARC desire to establish Guidelines with respect to the type, quality, and color of exterior additions and improvements on lots within Cypress Creek Lakes Property Owners Association, to be followed by the ARC, so that the harmonious exterior design within the subdivision is consistently maintained; and

WHEREAS, certain property heretofore platted and subdivided into those certain residential subdivisions known as:

- Cypress Creek Lakes, Section One (1), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 543, Page 13



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of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any

- Cypress Creek Lakes, Section Two (2), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 552, Page 10 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
- Cypress Creek Lakes, Section Three (3), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 612, Page 291 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
- Cypress Creek Lakes, Section Four (4), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 567, Page 77 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
- Cypress Creek Lakes, Section Five (5), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 572, Page 90 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
- Cypress Creek Lakes, Section Six (6), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 592, Page 238 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
- Cypress Creek Lakes, Section Seven (7), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 602, Page 258 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
- Cypress Creek Lakes, Section Eight (8), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 614, Page 32 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any



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- Cypress Creek Lakes, Section Nine (9), a subdivision located in Harris County, Texas according to the map or plat thereof filed of record in Volume 610, Page 184 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

NOW, THEREFORE, The Board of Directors of the Association and the ARC hereby adopt the following Guidelines relating to buildings, additions and improvements on lots within Cypress Creek Lakes Property Owners Association, which Guidelines have been created to give the property owner an idea of how the Deed Restrictions with Cypress Creek Lakes Property Owners Association will be enforced.

These Guidelines have been prepared for some of the Deed Restrictions, but not all of the Deed Restrictions that are in the Covenants, Conditions and Restrictions of Cypress Creek Lakes Property Owners Association. The Covenants that are on file in the real property records of Harris County, Texas are the governing documents; therefore, they should always be referred to and followed by each property owner.

Definitions

Association	Cypress Creek Lakes Property Owners Association
ARC	The Architectural Review Committee of the Association
Board	The Board of Directors of the Association
Declarant	The creator of the Declaration and developer of the subdivision
Deed Restrictions	The Declaration of Covenants, Conditions and Restrictions for the Association
Guidelines	Rules, standards and procedures established by the ARC pertaining to buildings, additions, or other improvements in Cypress Creek Lakes
Managing Agent	The management company designated by the Board to perform certain management duties for the association, not limited to deed restrictions enforcement
Member	An owner of a lot as recorded in the real property records of Harris County
Cypress Creek Lakes	All sections, North and South of Cypress Creek Lakes and Stoneridge at Cypress Creek Lakes
Restrictive Covenants	The Declaration of Covenants, Conditions and Restrictions for Cypress Creek Lakes Property Owners Association

Cypress Creek Lakes Property Owners Association Inc.

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Overview

The purpose of architectural review & control guidelines are to keep the community attractive for the enjoyment of residents and for the protection of property and property values. The Declaration authorizes the ARC to establish rules, standards and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the ARC for any buildings, additions or other improvements to their property. This is to ensure that the improvements comply with the provisions of the Declaration and are in harmony with existing and proposed structures.

These Guidelines have been established to assure uniform and fair application of the Declaration and are intended to provide all lot owners in Cypress Creek Lakes with information about: the type, color, quality of materials which may be used in the construction or various kinds of improvements; the size and locations of such improvements; and information about the procedures used by the ARC in reviewing applications for proposed improvements.

The ARC reserves the authority to review and approve applications for buildings, additions, or improvements which are not explicitly described by these Guidelines and to consider additional Guidelines in the review process whether published or not. These Guidelines may be amended by the ARC, as it deems necessary and appropriate. It is the responsibility of the Member to obtain the current Guidelines before submitting an application.

1. Application Procedure

- 1.1 **Submission:** All applications for approval to make any exterior modifications, additions or improvements must be submitted to the ARC through the managing agent in writing by completing the application form currently in use by the ARC, or such form as may hereafter be adopted by the ARC. Two copies of plans, specifications and samples for any exterior change, addition improvement should be attached to the application. The application should be supported by the following information:
 - 1.1.1 Drawing(s) of the proposed structure showing the scale quality of construction, top, front, side and rear exterior views; overall dimension (length, width, height) of the structure; and the layout and dimensions of supporting structures (i.e., beams, rafters, trusses, foundation, etc.);
 - 1.1.2 A copy of the official survey of the Lot showing location of the easements, existing buildings and structures, and the proposed location of the improvement with measurements to the lot lines;



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- 1.1.3 A description of all materials used, including project name, model number, size, color, etc. Color samples (i.e., "paint chips") for all colors to be included; and samples of building materials attached;
- 1.1.4 As noted on the home improvement request, the ARC has up to 30 days to respond to a given request after receipt of completed application. Unless there is an emergency requiring urgent approval, we will adhere to the 30-day timeframe.
- 1.1.5 The 30 days does not begin until the managing agent receives a fully completed application.

The ARC reserves the right to request additional information deemed to be necessary to properly evaluate the application. In the event that the ARC request additional information and such information is not submitted to the ARC by the applicant in a timely manner (so that the application may be approved or disapproved within thirty (30) days of its receipt), the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ARC for its review. All applications shall be mailed, emailed (when appropriate), or delivered to the office of the managing agent of the Association.

- 1.2 ARC Decisions: ARC committee members shall consider each application for compliance with the restrictive covenants of the Declaration and with these Guidelines. The decision of a majority of the members of the ARC to approve or disapprove an application shall be considered the decision of the ARC. ARC decisions shall be conveyed in writing to the applicant through the managing agent of the Association and shall include a statement of the conditions under which the application was approved or denied. In accordance with the Declaration, any application that is not approved or disapproved within thirty (30) days of the date of its receipt by the managing agent shall be deemed to have been automatically approved provided, however, that (i) any such approval shall extend only to architectural Guidelines and not to any of the use restrictions set forth in the Declaration and (ii) in no event shall non-action be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate the restrictive covenants in the Declaration. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions, or improvements shall be completed by the expected completion date as noted on the application.
- 1.3 Any items that have not been specifically addressed in the Cypress Creek Lakes Covenants and these Guidelines require approval by the ARC.



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- 1.4 ARC Appeals: In the event that the ARC disapproves an application, the applicant can submit another application with any additional information or changes that the applicant considers relevant. The applicant also has the right to a hearing with the Board and should contact the management company to schedule such hearing.
- 1.5 CC, MC, and ARC: For the purposes of review and approval of applications, the terms Construction Committee (“CC”), Modification(s) Committee (“MC”), and Architectural Review Committee (“ARC”) are interchangeable. Where the dedicatory instruments or governing documents of Cypress Creek Lakes Property Owners Association require CC or MC approval, such approval will follow the Application Procedure outlined in this document.

2. General Guidelines:

The ARC shall consider the following factors upon the review of each application for an exterior change, addition or improvement:

- 2.1 The quality of construction and materials, color, exterior design (elevations), size (dimensions), and location must be harmonious with existing and other proposed structures.
- 2.2 The location must not violate the building set back lines, utility or drainage easements as shown on the official recorded plat, nor obstruct driver's vision at street intersections. The ARC cannot grant permission to place an improvement upon or across any easement.
- 2.3 Improvements other than the main residence and garage may not exceed eight (8) feet in height (except as otherwise provided by the Declaration or Guidelines).
- 2.4 Alterations to property, which may become an annoyance or nuisance to neighborhood, are not permitted.

The ARC shall also consider the provisions of the Declaration and of applicable statutes, ordinances, and building codes. However, approval of an application shall not be construed as a warranty or representation by the ARC that the change, addition or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the ARC of the fitness, design or adequacy of the proposed constructions.

3. Fences and Gates:

If reconstruction differs from original structure, written consent of adjoining property owner must be obtained and submitted with the application for ARC approval.



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- 3.1 General: All fencing should preferably have finished materials on both sides. If only one side has finished material the finished side must face the public side of the individual lot. All fences shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street. Fence material must be kept in its natural state or may be stained with either Natural or Cedar Natural tone color, as indicated under Approved Stain Colors on the public side of the individual lot. Fences may not be altered on the public side in any form or fashion to incorporate any artistic design, cutouts, wagon wheels, etc. Existing fencing that was stained prior to 2014 with a color other than Natural or Cedar Natural tone shall be granted a variance but shall come into compliance when the fence is replaced. As such, the existing fence stain shall be maintained for the life of the fence.
- 3.2 Wrought Iron Fences and Gates: Wrought iron fences and gates are allowed on lake front and green belt lots per the original developer plan. All wrought iron fences and gates must be painted black. Rust and/or corrosion must be removed immediately. Wrought iron fences and gates must be replaced with wrought iron unless otherwise approved by the ARC. Brick columns are not allowed as a replacement for wrought iron post between gate sections. Decorative finials are not permitted on the pickets. Wrought iron fence pickets may not be altered in any form or fashion to incorporate artistic design, cutouts, wagon wheels, scrolls, etc.
- 3.3 Driveway Gates: Driveway gates must be wrought iron only. Driveway gates may not be constructed on a lot forward of the front line of the main structure of the house. As a result of the installation of a driveway gate, if any additional fencing must be installed along the side or front property line, that fencing must be either 6' wrought iron with an evergreen hedge or a two-sided good neighbor cedar fence. Driveway gates are not permitted on front-loaded garages and swing-in garages. Decorative finials are not permitted on the pickets. Wrought iron fence pickets may not be altered in any form or fashion to incorporate artistic design, cutouts, wagon wheels, scrolls, etc. ARC approval must be obtained.
- 3.4 Cedar Wood Fences and Gates: Treated Pine and Wolmanized pickets are not allowed. Fences shall be dog-ear Cedar pickets six feet (6') in length. Painted wood on perimeter lots facing the public street will not be approved. Breezeway fences (between main structure of the home and the detached garage) and the sections between homes will be permitted to be stained with prior ARC approval. A stained cedar wood sample must be submitted with application for review to assure that the cedar wood stain is harmonious with the color scheme established for the subdivision.



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- 3.5 Good Neighbor Fences: A good neighbor fence is defined as six feet high and constructed of 1"x6" vertical cedar pickets and 4x4 pressure treated vertical wood posts. Two 2x4 horizontal cross member rails are required for stability. The direction the panels face alternates in six-foot lengths.
- 3.6 Chain Link and Wire Fences: There shall be no chain link or wire fences.
- 3.7 Setback Lines: Fences may not be constructed on a lot forward of the front line of the main structure.
- 3.8 Maintenance of Fences: Pickets, rails, or bars that are broken, warped, bent, sagging, mildewed, infested with termites or which have otherwise deteriorated must be repaired or replaced immediately. All wood fences, which are stained, and wrought iron, which are painted, shall be properly maintained to prevent cracking, chipping, fading, or mildewing.
- 3.9 Breezeway Fences: Painted breezeway fences located between the house and detached garage may be approved if the color matches the paint on the house and garage to which it is attached. Stained breezeway fences will be permitted with ARC approval.
- 3.10 Height of Fences: All perimeter fences shall be six feet (6') in height. Breezeway fences between the house and garage may be between four to six feet (4'-6'); however, wrought iron fences between the house and garage may be between four to eight feet (4'-8'). In addition to the fence picket height, a rot board of treated pine may be added to the bottom of the fence so as to provide that at the highest ground point the fence and rot board do not exceed six and one half feet (6'6").
- 3.11 Attachments: No structure may be affixed to a fence.

4. Walkways and Sidewalks

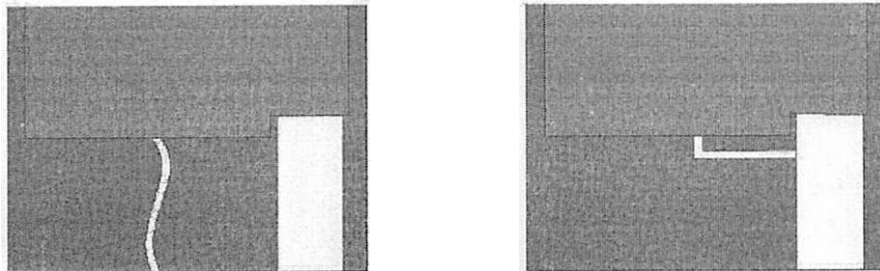
- 4.1 Walkways should be a complimentary component of the site architecture and should not compete visually with the house and / or landscape.
- 4.2 Walkways shall be constructed with concrete unit masonry or quarried stone. The use of alternate materials shall require the approval of the ARC. Asphalt walkways are prohibited.
- 4.3 Stamped concrete or concrete overlays are prohibited. Painting and staining of driveways is prohibited.

CYPRESS CREEK LAKES

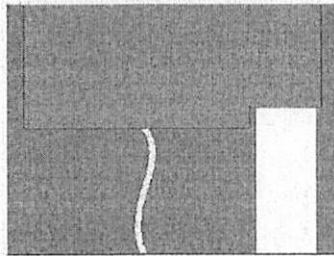
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4.4 A walkway at least three (3) feet in width and no more than five (5) feet in width.

4.5 50' - 70' Lots: May have walkways from the front door to the street or front door to the driveway.



4.6 80' Lots: Must have walkways from the front door to the street.



4.7 Meandering walks, fountains and statuary within the walk and front yard require Committee approval.

4.8 In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum three (3) feet in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover or low shrub.

4.9 Sidewalks shall not be visually or physically broken by crossing walkways.

4.10 Residential sidewalks in the front or side of a residential property (i.e. corner lots) are constructed in the Harris County Right-of-Way and are the responsibility of the homeowner to maintain, and the homeowner bears the liability for the same. The only exception is if there is a drain inlet or manhole cover next to the side walk that has caused uneven settling or buckling of the sidewalk, in which case, Harris County or the MUD will perform an inspection of the sidewalk and repair if necessary. Nevertheless, all residents should inspect their sidewalk on semi-annual basis.



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- 4.11 Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.

5. Swimming Pools and Spas:

- 5.1 An application for the construction of a swimming pool, spa or jacuzzi must include a copy of the survey and a plot plan showing the proposed location of the swimming pool, spa or jacuzzi in relation to the property lines, building lines, existing structures and existing or proposed fences. Exact footage and measurements must be marked on the survey and plot plan. If any trees are to be removed or relocated, this must also be noted, as well as the addition of any outbuildings, etc.
- 5.2 The application shall also include a timetable for the construction of the pool, spa or jacuzzi.
- 5.3 There shall be no above ground pools.
- 5.4 Curb-cutting for overflow drain is not allowed. Overflow discharge in the yard is not allowed. Deck drains and overflow line should connect to 4" drain pipe that extends from the pool decking to the front curb to a pop-up head.
- 5.5 MINIMUM SIDELINE SETBACK IS SEVEN FEET (7'). THE SETBACK IS MEASURED FROM THE OUTSIDE WALL OF THE POOL OR OUTSIDE EDGE OF THE DECKING IF DECKING IS PLANNED.
- 5.6 THE POOL SHALL NOT ENCROACH ON ANY EASEMENT.
- 5.7 The construction of all swimming pools must be in compliance with the National Electrical Code, city codes, and Municipal Utility District Code, and must include the installation of a ground fault circuit interrupter.
- 5.8 The pool shall comply with the current Standard Swimming Pool Codes unless otherwise specified herein.
- 5.9 POOL EQUIPMENT SUCH AS FILTERS, PUMPS, ETC., MUST NOT BE VIEWABLE FROM ANY STREET AND/OR GREENBELT. ALL PUMP AND EQUIPMENT ENCLOSURES MUST ALSO BE APPROVED.
- 5.10 Pools, Spas, and Jacuzzis must also have an adequate drainage system according to the requirements of any governmental agency having jurisdiction or, in the event there is no governmental agency having jurisdiction, as deemed appropriate of the ARC. Under no



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circumstances shall water from a swimming pool, spa or jacuzzi be permitted to drain onto the surface of an adjacent lot or greenbelt.

- 5.11 Backwash must drain into the storm sewer and is not permitted to drain into the sanitation sewer because of violation of the MUD water treatment plan.
- 5.12 No swimming pool, spa or jacuzzi shall be approved if the area in which the pool, spa or jacuzzi is to be located does not have a fence sufficient to prohibit entry by children or if the fence surrounding the area needs repairs. The surrounding fence shall have all pickets and the gates must be kept closed at ALL times for safety.
- 5.13 All excavated material must be totally removed from the Cypress Creek Lakes neighborhood immediately.
- 5.14 CONSTRUCTION ACCESS IS LIMITED TO THE APPLICANTS' PROPERTY. Any damage done to Association property or neighbors' property shall be restored to the original condition as judged by the ARC and/or neighbor.
- 5.15 No building materials or contractor's equipment shall be left on the street overnight.
- 5.16 No contractor's advertisement signs are to be located on property. All contractors fencing must be installed after the completion of each day. **During build-out, a construction fence sufficient to prohibit entry by children shall be provided at all times.**
- 5.17 The pool contractor and homeowner are responsible for establishing proper drainage of the lot and deck areas during and after pool construction. No swimming pool, spa or jacuzzi shall be constructed in a manner to impede drainage on a lot or cause water to flow on an adjacent lot. The deck drainage plan and changes of elevation must be noted on the ARC form or it will be rejected.
- 5.18 The deck plan and area should be called out on the survey and plot plan. The deck plan must show height above existing grade, changes in elevation to existing grade, number and size of deck drain openings, and connection to main overflow drain.
- 5.19 Any above ground lights shall not be directed toward neighbor's property, public street or greenbelts.
- 5.20 By approving a request for construction of a swimming pool, the ARC is not endorsing the specific named contractor. The ARC does not attempt to screen, nor qualify the various



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firms contracting with individuals. The ARC does encourage applicants to investigate the contractor's background, insurability, and financial responsibility before executing a contract.

6. Outbuildings:

- 6.1 **General Rules:** Any type outbuilding, which exists on a lot but is not attached to the residential dwelling on a lot, other than the dwelling itself or a detached garage, shall be considered an outbuilding, including tool and/or storage sheds, pool houses, bath/show room, guests or servant quarters, greenhouses, playhouses, etc. Structure and materials should match those of the main residence in both size and color; however, the ARC may approve small-prefabricated storage buildings providing the color blends with the main residence. Minimum pitch on outbuilding roof for every 12" of projection is 5:12 with a maximum pitch of 10:12.
 - 6.1.1 Corrugated metal or blown plastic outbuildings of any kind are not allowed.
 - 6.1.2 All outbuildings shall be securely anchored. Anchoring must be described on ARC form.
 - 6.1.3 An outbuilding must be located in the backyard of the lot inside the fence. The outbuilding shall not be affixed upon easements.
 - 6.1.4 An outbuilding shall take up no more than 40% of width of the lot as measured at the rear fence corner to corner, or on an irregular shaped lot, at its widest point.
 - 6.1.5 The total allowable height of an outbuilding as measured from ground level to highest peak on roof shall be eighteen 18' feet.
 - 6.1.6 No window A/C or heating units are allowed.
- 6.2 **Gazebos:** For the purposes hereof, a gazebo shall be defined as a free standing, open framed structure, whose purpose should not be for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of gazebos.
 - 6.2.1 **Conical-Shaped (Peak) Roofed Gazebos:** These gazebos cannot exceed twelve feet (14') in height (height measured from the ground) and the vertical supports cannot exceed ten feet (10') in height when measure from the deck level. Gazebo decks (wood or concrete) shall not exceed two feet (2') in height when measured from the ground.



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- 6.2.2 Flat Lattice (**Arbor-Type**) Roofed Gazebos: These cannot exceed twelve feet (12') in height (height measured from the ground) and the vertical supports cannot exceed ten feet (10') in height from the deck level. Gazebo decks (wood or concrete) shall not exceed two feet (2') in height when measured from the ground.
- 6.2.3 For both structures, the footprint area is limited to three- hundred (300) square feet (typically 15' by 20').
- 6.2.4 All gazebos must have a permanent roof with materials as set forth in the Declaration and these Guidelines. The materials used in construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residence of the lot.
- 6.2.5 Gazebos shall take up no more than 40% of width of the lot as measured at the rear fence corner to corner, or on an irregular shaped lot, at its widest point.
- 6.2.6 If the footprint limit is greater than the 40% width limitation, then 6.2.5 supersedes 6.2.3.
- 6.2.7 Louvered or trellis style gazebo roofs may be stained or painted.
- 6.2.8 Electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground.
- 6.3 Children's Play Structures: For the purpose hereof, a children's play structure shall mean any type of children's playground equipment, swing sets, play sets, climbing structure, slides, trampolines, or raised play forts.
 - 6.3.1 The maximum height for a play structure is twelve feet (12') at the peak.
 - 6.3.2 All playground equipment on a lot must be placed behind the home, inside the fence, and **for safety purposes no closer than ten feet (10') to any fence** and must be screened from public view from the front of the property.
- 6.4 Shade Structures: Cloth, fiber or poly fiber tents or rollout awning shade structures **will not be permitted**. Sun umbrellas are permitted.



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7. Pergolas:

For the purposes hereof, a pergola shall be defined as a free standing, open framed structure, whose purpose is to provide a partially shaded seating area. These typically are square or rectangular structures created with vertical posts or pillars that usually support cross-beams and a sturdy open lattice.

- 7.1 Pergolas cannot exceed twelve feet (12') in height (height measured from the ground) and the vertical supports cannot exceed ten feet (10') in height from the deck level. Pergola decks (wood or concrete) shall not exceed two feet (2') in height when measured from the ground.
- 7.2 The pergola footprint area is limited to two-hundred twenty-five (225) square feet (typically 15' by 15' or some variant thereof).
- 7.3 Vertical posts, pillars, cross-beams, and open lattice shall be constructed of cedar timbers or wolmanized, pressure treated pine lumber.
- 7.4 Pergolas shall take up no more than 40% of width of the lot as measured at the rear fence corner to corner, or on an irregular shaped lot, at its widest point.
- 7.5 If the footprint limit is greater than the 40% width limitation, then 7.4 supersedes 7.2.
- 7.6 Electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground.

8. Patio Covers:

- 8.1 The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence; provided, however, that corrugated roofs for patio covers shall not be permitted under any circumstances.
- 8.2 If siding is used on patio covers, it must be of the same type, quality and color as the siding on the main residence. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in the Declaration and these Guidelines.
- 8.3 Louvered or trellis style patio cover roofs may be allowed as long as the quality of materials is approved.



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- 8.4 Pressure treated wood may be stained or sealed provided the color shall conform to the provisions relating to painting set forth in these Guidelines.
- 8.5 Patio covers must be of all the same wood; either pressure treated or cedar, but not a combination.
- 8.6 The location of a patio cover must not encroach on any utility or drainage easement, nor shall it violate the building set back liens applicable to the residential dwelling on any lot. Patio covers must not interfere with drainage or cause water to flow onto any adjoining lot.
- 8.7 Patio Covers shall take up no more than 40% of width of the lot as measured at the rear fence corner to corner, or on an irregular shaped lot, at its widest point.
- 8.8 All patio covers must be adequately supported and constructed of sturdy materials so that the patio cover has no visible sagging or warping.
- 8.9 Patio covers, which are attached to the house, shall be securely attached at a height not more than twenty feet (20') from the ground unless prior approval is granted by the ARC. Any variance to previous standard is granted when the patio cover roof is constructed as a continuation of the existing gable. Patio covers which are attached to a detached garage or breezeway must be securely attached at a height below the eaves of structure.

9. Patio Enclosures:

A "patio enclosure" is any patio cover, which has exterior walls and/or windows (other than sun rooms as defined in these Guidelines). Screened in patios or lattice are permitted with prior approval by the ARC.

- 9.1 All structural components of patio enclosures, including roofing material, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls and frames used to enclose a covered patio or deck.
- 9.2 The standard, typed, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence.
- 9.3 Exterior walls of a patio enclosure shall be constructed of brick or siding which is of the same type, quality, and color as those of the main dwelling on the lot.



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- 9.4 The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the main dwelling or the color of existing window frames.

10. Decks:

All decks must be approved with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on to an adjacent lot. Decks shall have a height maximum of two feet (2') from the ground.

- 10.1 Decks may only be located in the back yard.

11. Sunrooms:

A sunroom is any room with glass-enclosed walls or a glass ceiling.

- 11.1 The ARC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth below.
- 11.2 Applications must be accompanied by a detailed scale drawing or blueprint showing the three-dimensional relationship of the sunroom to the existing structure. Applications must also include the survey and a plot plan with exact footage and measurements, showing the location of the sunroom in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items.
- 11.3 Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.
- 11.4 Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed.
- 11.5 The roof of a sunroom must have a minimum pitch of 2" per 12" of projection. The sunroom may not project more than sixteen feet 16' measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence. A sunroom may not encroach on any existing setbacks or easements.



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- 11.6 Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower. All sunrooms must look as if it was a part of the original construction of the home. All windows must be maintained according to the same quality as the main residential structure.
- 11.7 If ceiling lighting is installed, it must be focused downward. Any electrical plug outlet installed within the trusses/glazing supports must be of the UL approved Ground Fault Circuit Interrupt (GFCI) type.
- 11.8 Sunrooms may not have turbine-type or forced fan roof ventilators installed.
- 11.9 Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior the roof. Vents must be attached to the main residence. No ductwork shall be visible.

12. Exterior Lighting:

All exterior lighting must be approved by the Architectural Review Committee or be in compliance with the standards issued by the Architectural Review Committee. The following will not be permitted: non-white colored lighting, exposed transformers and wiring, "excessive spill over" lighting directly pointed into neighboring yards, neighboring properties, streets or public spaces.

- 12.1 Security Lighting: Security lighting shall be permitted with the ARC's approval.
 - 12.1.1 Lights that are dimmed shall be judged by their full wattage.
 - 12.1.2 Incandescent, LED, reflector, down-directed or flood lights are preferred over high intensity discharge lighting.
 - 12.1.3 No security light fixture shall be allowed above the highest eave of the house or garage.
- 12.2 Landscape Lighting: Exterior landscape lighting shall be permitted at ground level so long as the lighting is restricted within flower or tree beds, and all of the wiring is buried.
 - 12.2.1 Landscape lights must blend in with the color scheme of the home and may not be in contrast with the color of the bed or mulch to which they are located. Tree rings may have one ground light for up lighting. Spike landscape lights will not be permitted in tree rings.



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12.2.2 No lighting shall be erected in trees.

12.2.3 All landscape lighting must be in working order and not rusted corroded or otherwise in disrepair.

12.3 Gas and Electrical Lights: One gas or electric light per lot shall be permitted provided that the pole is not taller than 6' and the lighting color is white with ARC approval. These lights must be located in the backyard of the lot.

12.4 Annoyances: The ARC and Board reserve the right to require the removal or modification of any lighting that it reasonably determines to be annoying to neighbors.

13. Painting:

13.1 Harmonious Colors: The proposed colors must be harmonious with each other and with the colors of exterior brick and roofing material and must be approved by the ARC if anything other than the existing color.

13.2 Principal Colors of Dwelling: The principal color of the dwelling and garage situated on a lot, including the garage door, must be a muted earth tone and must not be the same color as any adjacent or facing dwelling on a neighboring lot. The ARC may approve similar paint colors on neighboring structures in cases where the brick or accent colors are substantially different from those of the neighboring structure. There is a maximum of three (3) colors per residence. A wood stain will count as a color. Pastel and primary colors are prohibited.

13.3 Trim: Soffit, fascia board, window and door trim and rain gutters must also be an earth tone color; however, the shades of trim color may be deeper than the principal color of the dwelling or garage.

13.4 Gutters: When rain gutters are painted, their color must match the color of the fascia board trim. When the " maintenance-free" gutters are installed or replaced, their color must match (as closely as possible) the fascia board trim or previously approved existing gutters.

13.5 Accents: Shutters, the side panel of doors and windows and the exterior surfaces of doors may be painted any acceptable earth tone color.

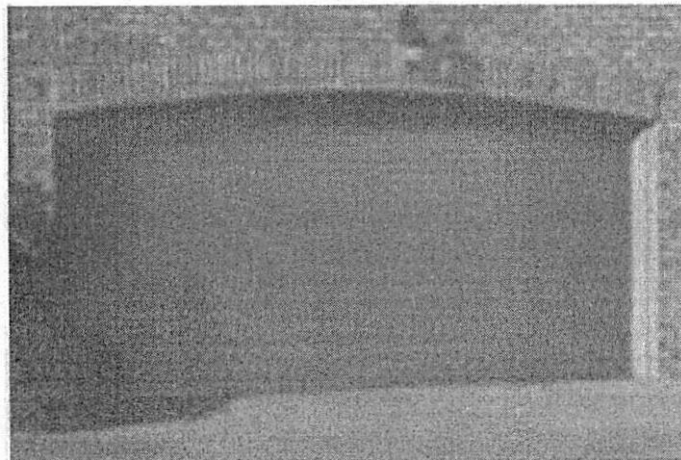
13.6 Condition of Paint or Stain: All painted and stained surfaces, including doors, must be maintained.

CYPRESS CREEK LAKES

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14. Garages & Garage Doors

- 14.1 Garages, at a minimum must be functional and able to accommodate the storage of two (2) full size automobiles at the same time, and at a maximum, can accommodate the storage of three (3) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage space is permitted but must be approved by the Committee.
- a. Garages cannot exceed the residential lots main dwelling in height.
 - b. A detached garage must be connected to the residence by a covered walkway.
 - c. Carports are prohibited except when constructed out of the same building materials; and are a porte cochere part of the residence.
 - d. Windows with shutters or blinds may be required on the façade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
 - e. Windows in the top panel of garage doors are permissible with ARC approval.
- 14.2 All garage doors should be functional and of metal design and of a color to complement adjacent structure.
- f. Colors that de-emphasize garage doors is encouraged.



- g. When replacing, repairing, or painting garage doors, the garage door style and color must be harmonious with the rest of the home and community. Refer to Section 12: Painting.

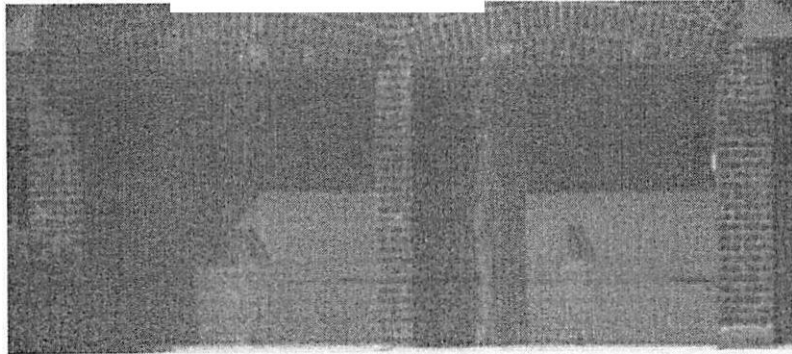
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- h. The style of the door must be of metal material, and either be traditional or wainscot stamped panel.
- i. The garage door may contain decorative hardware such as spear hinges on the top and bottom of each side of the door and spear handles on the middle of the door. Decorative hardware may be added with ARC approval.



15. Roofing Materials and Additions:

15.1 Materials:

- 15.1.1 A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ARC. The proposed shingle must be of an acceptable type of quality and its color harmonious with the color scheme established for the subdivision. Wood shingles are not allowed.
- 15.1.2 For new construction, roofing material must be harmonious with the existing dwelling.
- 15.1.3 Traditional asphalt shingles must be minimum 240lb per square, 20-year warranty and have a Class A fire rating. There is no maximum.
- 15.1.4 Copper roofing and standing seam metal is permitted over bay windows and porches.
- 15.1.5 Roofing must be a complimentary color to the residence, but must be a natural, earth-tone color that otherwise complies with Section 15.1.1.
- 15.1.6 All exposed roof metal must be located to the rear or side slopes of all building away from public rights of way and painted to match the roofing material. Roof metal must be kept to a minimum.



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15.1.7 Breezeway roofing material must be the same as the residence.

16. Playground and Recreational Equipment:

- 16.1 No playground equipment, including but not limited to, jungle gyms, swing sets or similar playground equipment, shall be erected or installed on any Unit without prior written approval of the ARC. A plan drawing showing the location of the proposed structure in proximity to the Unit shall be required. Except as otherwise provided, these items shall be positioned to the rear of the Unit behind a fence as not to be visible to public view from the front of the dwelling, and to minimize visibility from any abutting street. Playground equipment that is not visible from public view from any abutting street does not require ARC approval.
- 16.2 Recreational equipment, including, but not limited to, bicycles, skateboard ramps, scooters, pop-up soccer nets, and ball returns, must be moved inside the garage or behind a fence between the hours of 9:00 p.m. and 8:00 a.m. every day so that the portable play equipment is not visible from public view from the front of the dwelling or any abutting street. Recreational equipment that is not visible from public view from any abutting street does not require ARC approval.
- 16.3 Recreational Equipment: Portable and Permanent Basketball Goals. Basketball goals shall be permitted, subject to the prior approval of the ARC and the following guidelines:
 - a. Only one basketball goal per residence shall be permitted.
 - b. A nylon fiber or cotton fiber net shall be maintained on the rim at all times. The net shall be replaced in the event that it becomes frayed or torn.
 - c. An orange- or red-colored rim made of steel or aluminum shall be affixed to the backboard at all times. The rim shall be repaired, or, if necessary, replaced in the event that it becomes broken or bent, or if the net fasteners can no longer support a net.
 - d. The backboard must be fiberglass, clear Plexiglas or weatherproofed wood painted white with the exception of an orange, red or white square outline above the rim. The backboard shall be repainted, repaired or replaced in the event that the surface of the backboard becomes chipped or cracked or the backboard becomes warped or unaligned.



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- e. Basketball goals may not be erected in such a manner as to encroach upon any building line on any lot or in such a manner as to encroach or interfere with a neighboring property. The basketball goal should be installed in such a manner as to minimize a basketball or basketball play from entering neighboring property.
- f. The pole shall be no closer to the street in front of the premises than one-half (1/2) the distance between the curb and the front of the building line of the primary residence.
- g. The goal backboard shall be parallel to the driveway slab, and the metal pole shall be installed no further than eighteen inches (18") from the driveway slab.
- h. In no event shall a basketball goal be placed in the street, across any sidewalk, or at any curb either temporarily or permanently.
- i. All mounting supports must be steel or aluminum and painted the same color as the exterior color of the structure upon which they are mounted. The pole on which the backboard is mounted, if applicable, must also be steel or aluminum and painted either silver or black. The pole, if applicable, and all mounting supports must be maintained in an attractive condition.
- j. The base of any temporary basketball goal shall be comprised of leak-proof, molded, blown-plastic and shall be affixed to the pole. The base should be filled with only water or playground sand to ensure the goal maintains an upright position per manufacturer's specifications. Sand bags, bricks, guy wires or other weighted objects will be cited as violations. Each homeowner is responsible for any and all liability associated with the safety and upkeep of their temporary basketball goals.
- k. The base of any permanently-mounted basketball goal shall be constructed with reinforced steel and concrete at a minimum depth of twenty-four inches (24") or per manufacturer's specifications to ensure the goal maintains an upright position. Each homeowner is responsible for any and all liability associated with the safety and upkeep of their temporary basketball goals.
- l. With the exception of maintenance and repair, a basketball goal shall not be modified in any respect nor shall its location be changed from that approved by the ARC.



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17. Antennae, Satellite Dishes and Radio Towers:

Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted. The ARC will comply with any federal, state or county law, regulation or order regarding such devices, including but not limited to, the Telecommunication Act of 1996.

- 17.1 Such devices must be installed at the rear of the dwelling. If placing the device on the rear of the dwelling impedes optimum performance, the device may be brought forward no further than the mid-point of the length of the dwelling.
- 17.2 Any antennas, towers, satellite dishes or similar devices already attached to the front or front side of the dwelling will be cited for a deed restriction violation, and any request will be denied.

18. Landscaping:

As stated in the Declaration, all landscaping, grading, excavation and filling must be approved by the ARC.

- 18.1 Any landscaping decorations or yard art over one foot (1') in height (such as sculptures, fountains, statues, birdbaths, benches, and arbors) must be approved by the ARC. Only one piece of yard art or a decoration, plus a birdbath will be approved on any one lot.
- 18.2 The ARC must approve addition or removal of sod or tree from a lot.
- 18.3 Minimum planting bed specification:
 - 18.3.1 Minimum planting bed width is five (5) feet from the house foundation. Curvilinear planting beds are encouraged.
 - 18.3.2 Shrubs are to be planted in a pleasing, organized design.
 - 18.3.3 The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of eight (8) different species of planting may be utilized within a front yard.
- 18.4 Edging:
 - 18.4.1 Planting bed edging is encouraged but not required. The edging assists in maintaining the shape of the planting beds.
 - 18.4.2 Acceptable edging:



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18.4.2.1 Stacked flagstone, stacked chopped stone, steel edging, concrete mow bands, and paverstone.

18.4.3 Prohibited edging:

18.4.3.1 Loose brick, plastic, concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc.

18.5 Mulch:

18.5.1 All planting beds are to be mulched.

18.5.2 Shredded pine bark, decomposed hardwood mulch or large river rock 2" or greater in diameter are acceptable.

18.5.3 Gravel in front yard planting is prohibited

18.6 Sod:

18.6.1 The front yard and rear yards visible within view of public shall be completely sodded with St. Augustine Grass. Bermuda Grass, Zoysia Grass, or other drought tolerant grass may be permitted with written consent from all adjoining neighbors and approval by the ARC.

18.6.2 Seeding and/or sprigging is prohibited.



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- 18.7 Planting Plan: Each homeowner shall comply with the builder tree plantings in all front yards, however a single hardwood tree may be considered with ARC approval.

Landscape Type	50'	60'	70'	80'
Front Yard	Two 4'' caliper hardwood trees			
	One 15 gallon shrub		Two 15 gallon shrubs	
	Ten 3 gallon shrubs		Fifteen 3 gallon shrubs	Twenty 3 gallon shrubs
	Twenty 1 gallon plants		Twenty-five 1 gallon plants	Thirty 1 gallon plants
Rear Yard (Lake Lots)	Two 4'' caliper hardwood trees			
	Two 15 gallon shrubs			
	Fifteen 3 gallon shrubs			
	Twenty-five 1 gallon plants			
Rear Yard Trees (Greenbelt Lots)	One 4"caliper hardwood tree			
*Corner Lot	Two 4"caliper hardwood trees along corner street side			
	Three 5 gallon shrubs			
	Fifteen 3 gallon shrubs			
**Foundation Screening	Evergreen shrubs			
Tree caliper measured six (6) inches above grade.				
Trees must be staked with two (2) inch diameter by six (6) feet long wood stakes				
*Must be located between the sidewalk and corner side fence				
**All front, corner side and rear lake/open space foundations must be screened				



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19. Miscellaneous:

19.1 Birdhouses:

19.1.1 Birdhouses shall be permitted subject to the prior approval of the ARC.

19.1.2 No birdhouse can be suspended from a dwelling or attached to a pole and suspended from a dwelling or suspended from a tree in the front of the home.

19.2 Signs:

19.2.1 Small home security signs will be permitted when placed close to the house in plant bedding.

19.2.2 Metal or Wood contractor signs are permissible only for the duration of the project as requested on the exterior modification request form and must be removed promptly by the homeowner. If the sign is present after the date on the request form, it shall be removed and the member could be billed for the removal service.

19.2.3 Children's school and activities signs (i.e. choir, band, sports) will be permitted if they are maintained. The signs may not be more than 36"x36" in size and no more than one sign per child residing in the home may be displayed.

19.3 Window and Door Awnings: Window and door awnings are not permitted.

19.4 Solar Screens, Window Tint, and Temporary Window Coverings: All solar screens and window tinting must be submitted to the ARC for approval.

19.4.1 The color of any solar screens or window tint must be dark in color and harmonious with the color of the house. The screens may not match the color of the house. The frames of the screens must match the window frames.

19.4.2 The width of the screen frames must match individual window size (i.e., double width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging.

19.4.3 Window tint shall be allowed on the side and rear windows of the dwelling.

19.4.4 Window tint is not permitted on front windows of the dwelling.



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- 19.4.5 Window tint shall be harmonious, shall not be reflective and must be maintained to prevent peeling, cracking, bubbling, or irregular discoloration.
- 19.4.6 Temporary paper and linen window coverings may not remain in windows longer than 60 days after move-in. After this time, these window coverings shall be considered a Deed Restriction violation.
- 19.4.7 The following are not allowed on windows, doors, sunscreens, and awnings: Mirrored, bronze, or reflective glass or glazing; plastic, Lexan or fiberglass, and burglar or security bars.

19.5 Trees:

- 19.5.1 Trees may not be removed without prior ARC approval except to remove dead or diseased trees or to provide room for an improvement that has been approved by the ARC.
- 19.5.2 When tree removal is required for the construction of an improvement, it must be disclosed in the application for that particular improvement. When trees are removed for any reason, the homeowner must also remove the remaining stump to ground level and cover with sod or bedding. Replacement of trees removed for an improvement may be required as a condition of approval.
- 19.5.3 Trees may only be tied by wood or steel stakes and the ties must be wire or landscape straps, plastic or cloth. Nylon rope, cotton rope, or other ties are not permitted. A maximum of three stakes will be permitted per tree.

19.6 Topiaries:

- 19.6.1 Like other exterior structural improvements, topiaries require ARC approval.
- 19.6.2 Approved topiaries must be maintained so that only living plant material of natural color is exposed. No mesh, substrate, or other nonliving supporting structures may be visible at any time.
- 19.6.3 The ARC reserves the right to require removal or relocation of any topiary which it reasonably determines to be non-harmonious with the community.



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- 19.7 Holiday Decorations: Holiday decorations are permitted but may not be displayed more than 45 days before the holiday. They must be removed within 15 days after the date of the holiday.
- 19.8 Sprinkler Systems: All exposed mechanical equipment such as automatic controllers, back flow preventers, and vacuum breakers must be screened from public view.
- 19.9 Water Filters: All water filtration systems including softeners are to be screened from public view.
- 19.10 Driveways:
 - 19.10.1 Stamped concrete or concrete overlays are prohibited. Staining of driveways is prohibited.
 - 19.10.2 Driveway extensions must be concrete to match the existing driveway and must be approved prior to construction.
- 19.11 Painted Curb Addresses: Painted curb addresses must be consistent in format, font and color, and approved by the ARC.

20. Rain Barrels and Rain Harvesting Systems:

Section 202.007 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property Owner from installing rain barrels or a rain harvesting system on the property Owner's Unit. However, Section 202.007 of the Texas Property Code further provides that a property owners' association is not required to permit a rain barrel or rainwater harvesting system to be installed on a Unit in particular circumstances or restricted from regulating rain barrels and rain harvesting devices in specified manners.

The following Guidelines shall be applicable to rain barrels and rain harvesting systems in Cypress Creek Lakes:

- 20.1 ARC Approval: In order to confirm the proposed rain barrel or rain harvesting device is in compliance with these Guidelines, Owners are encouraged to apply to the ARC for prior approval. The Association may require an Owner to remove a rain barrel or rain harvesting device that does not comply with requirements of these Guidelines.
- 20.2 Location: A rain barrel or rain harvesting system is not permitted on a Unit between the front of the residential dwelling on the Unit and an adjacent street.

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20.3 Color and Display: A rain barrel or rain harvesting system is not permitted:

- a. unless the color of the rain barrel or rain harvesting system is consistent with the color scheme of the residential dwelling on the Owner's Unit; or
- b. if the rain barrel or rain harvesting system displays any language or other content that is not typically displayed by the rain barrel or rain harvesting system as it is manufactured.

20.4 Regulations if Visible: If a rain barrel or rain harvesting system is located on the side of the residential dwelling on the Unit or at any other location on the Unit that is visible from the street, another Unit, or a common area, the rain barrel or rain harvesting system must comply with the following regulations:

- a. Rain Barrel:
 - (i) Size: a maximum height of forty-two (42) inches and a maximum capacity of fifty (50) gallons.
 - (ii) Type: a rain barrel that has the appearance of an authentic barrel and is either entirely round or has a flat back to fit flush against a wall. A rain barrel must have a manufactured top or cap to prevent or deter the breeding of mosquitoes.
 - (iii) Materials: wood, metal, polyethylene or plastic resin designed to look like an authentic barrel in brown or other earth-tone color.
 - (iv) Screening: the rain barrel must be screened with evergreen landscaping to minimize its visibility from a street, another Unit, and common areas, unless otherwise approved in writing by the ARC.
 - (v) Downspout: the downspout which provides water to the rain barrel must be the same color and material as the gutters on the residential dwelling. Further, the downspout must be vertical and attached to the wall against which the rain barrel is located.
- b. Rain Harvesting System: A rain harvesting system must collect and store the water underground. The portion of a rain harvesting system that is above-ground must appear to be a landscape or water feature. The above-ground portion of the rain harvesting system shall not extend above the surface of the ground by more than thirty-six (36) inches. The above-ground portion of the rain harvesting system



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must be screened with evergreen landscaping to minimize visibility from a street, another Unit, and common areas, unless otherwise approved in writing by the ARC.

Provided that the regulations in this Section 20.4 shall be applicable only to the extent that they do not prohibit the economic installation of the rain barrel or rain harvesting system on the Unit and there is a reasonably sufficient area on the Unit in which to install the rain barrel or rain harvesting system.

21. Solar Energy Devices:

Section 202.010 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property Owner from installing a solar energy device except as otherwise provided therein, except during the development period. As used in Section 202.010 of the Texas Property Code, "solar energy device" has the meaning assigned by Section 171.107 of the Tax Code, which defines the term as "a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated power". The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

The following Guidelines shall be applicable to solar energy devices in Cypress Creek Lakes:

- 21.1 ARC Approval: The installation of a solar energy device requires the prior written approval of the ARC. Provided that, the ARC may not withhold approval if these Guidelines are met or exceeded, unless the ARC determines in writing that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all Owners of property adjoining the Unit in question constitutes prima facie evidence that substantial interference does not exist.
- 21.2 Location: A solar energy device is not permitted anywhere on a Unit except on the roof of the residential dwelling or other permitted structure on the Unit or in a fenced yard or patio within the Unit.
- 21.3 Devices Mounted on a Roof: A solar energy device mounted on the roof of the residential dwelling or other permitted structure on a Unit:
 - a. May not be placed on the Unit's front street-facing roof;
 - b. shall not extend higher than or beyond the roofline;



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- c. shall conform to the slope of the roof and have a top edge that is parallel to the roofline;
 - d. shall have frames, support brackets and/or visible piping or wiring that are silver, bronze or black tone, as commonly available in the marketplace; and
 - e. shall be located on the roof as designated by the ARC unless an alternate location increases the estimated annual energy production of the device by more than ten percent (10%) above the energy production of the device if located in the area designated by the ARC. For determining estimated annual energy production, the parties shall use a publicly available modeling tool provided by the National Renewable Energy Laboratory.
- 21.4 **Visibility:** A solar energy device located in a fenced yard or patio shall not be taller than or extend above the fence enclosing the yard or patio.
- 21.5 **Warranties:** A solar energy device shall not be installed on a Unit in a manner that voids material warranties.
- 21.6 **Limitations:** A solar energy device is not permitted on a Unit if, as adjudicated by a court, it threatens the public health or safety or violates a law.

22. Storm and Energy Efficient Shingles:

Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property Owner from installing shingles that:

- a. are designed to:
 - (i) be wind and hail resistant;
 - (ii) provide heating and cooling efficiencies greater than those provided by customary composition shingles; or
 - (iii) provide solar generation capabilities; and
- b. when installed:
 - (i) resemble the shingles used or otherwise authorized for use on property in the subdivision;



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- (ii) are more durable than and are of equal or superior quality to the shingles described below; and
- (iii) match the aesthetics of the property surrounding the Owner's property.

- 22.1 **ARC Approval:** In order to confirm the proposed shingles conform to the foregoing Guidelines, Owners are encouraged to apply to the ARC for prior approval. The Association may require an Owner to remove shingles that do not comply with these Guidelines.
- 22.2 **Regulations:** When installed, storm and energy efficient shingles must resemble, be more durable than, and be of equal or superior quality to the types of shingles otherwise required or authorized for use in Cypress Creek Lakes as set forth above. In addition, the storm or energy efficient shingles must match the aesthetics of the Units surrounding the Unit in question.

23. Flags:

Section 202.011 of the Texas Property Code provides that a property owners' association may not enforce a provision in a dedicatory instrument that prohibits, restricts, or has the effect of prohibiting or restricting a flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces, except as otherwise provided herein.

The following Guidelines shall be applicable to flagpoles and the three (3) types of flags listed in Section 202.011 of the Texas Property Code:

- 23.1 **ARC Approval:** above-ground flagpole stands and/or footings and illumination under Section 23.6 must be approved by the ARC. Additionally, in order to confirm a proposed flagpole conforms to the following standard, Owners are encouraged to apply to the ARC for prior approval. The Association may require an Owner to remove flagpoles, flagpole footings, or flags that do not comply with these Guidelines.
- 23.2 **Flag of the United States:** The flag of the United States must be displayed in accordance with applicable provisions of 4 U.S.C. Sections 5-10, which address, among other things, the time and occasions for display, the position and manner of display, and respect for the flag.
- 23.3 **Flag of the State of Texas:** The flag of the State of Texas must be displayed in accordance with applicable provisions of Chapter 3100 of the Texas Government Code, which address,



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among other things, the orientation of the flag on a flagpole or flagstaff, the display of the flag with the flag of the United States, and the display of the flag outdoors.

23.4 Flagpoles:

- a. Not more than one (1) freestanding flagpole or flagpole attached to the residential dwelling or garage (on a permanent or temporary basis) is permitted on a Unit, which may not exceed three inches (3") in diameter, without the approval of the ARC.
- b. A freestanding flagpole shall not exceed twenty (20) feet in height, measured from the ground to the highest point of the flagpole.
- c. A flagpole attached to the residential dwelling or garage shall not exceed six (6) feet in length.
- d. A flagpole, whether freestanding or attached to the residential dwelling or garage, must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in construction of the flagpole and harmonious with the residential dwelling on the Unit on which it is located.
- e. A flagpole shall not be located in an easement or encroach into an easement.
- f. A freestanding flagpole shall not be located nearer to a property line of the Unit than the applicable setbacks as either shown on the recorded plat or as set forth in the Declaration. Provided a freestanding flagpole may be located up to five feet (5') in front of the front building setback line for a Unit, if any above-ground stands and/or footings are approved in accordance with Section 23.1.
- g. A flagpole must be maintained in good condition; a deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.
- h. An Owner is prohibited from locating a flagpole on property owned or maintained by the Association.
- i. A freestanding flagpole must be installed in accordance with the manufacturer's guidelines and specifications.
- j. If the footing and/or stand for a freestanding flagpole extends above the surface of the ground, the ARC may require that installation of landscaping to screen the stand and/or footing from view.



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23.5 Flags:

- a. Not more than two (2) of the permitted types of flags shall be displayed on a flagpole at any given time.
- b. The maximum dimensions of a displayed flag on a freestanding flagpole that is less than fifteen (15) feet in height or on a flagpole attached to the residential dwelling or garage shall be three (3) feet by five (5) feet.
- c. The maximum dimensions of a displayed flag on a freestanding flagpole that is fifteen (15) feet in height or greater is four (4) feet by six (6) feet.
- d. A displayed flag must be maintained in good condition; a deteriorated flag must be replaced or removed.

23.6 Illumination: Illumination of a flag is permitted but the lighting must be in-ground and have a maximum of 150 watts, unless otherwise approved by the ARC. High intensity lighting such as mercury vapor, high pressure sodium, or metal halide is not permitted. The lighting is required to be compatible with exterior lighting within the subdivision and appropriate for a residential neighborhood. Lighting used to illuminate a flag shall be positioned in a manner so that the lighting is not directed toward an adjacent Unit or a street adjacent to the Unit and does not otherwise unreasonably affect an adjacent Unit. **United States flags must be lit at night.**

23.7 Noise: An external halyard on a flagpole is required to be securely affixed to the flagpole so that it is not moved by the wind and thereby permitted to clang against the flagpole.

23.8 Flagpole Holders: Flagpole holders mounted on the dwelling must have a flagpole and flag on it at all times or the flagpole holder must be removed.

24. Religious Items:

Section 202.018 of the Texas Property Code provides that a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property Owner or resident from displaying or affixing on the entry to the Owner's or resident's dwelling one or more religious items, the display of which is motivated by the Owner's or resident's sincere religious beliefs, except as otherwise provided therein. Section 202.001(4) of the Texas Property Code defines "restrictive covenant" to mean any covenant, condition, or restriction contained in a dedicatory instrument.

The following Guidelines shall be applicable to the display of religious items in Cypress Creek Lakes:



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- 24.1 ARC Approval: As allowed by Section 202.018(c) of the Texas Property Code, any alteration to the entry door or door frame must first be approved by the ARC.
- 24.2 Location: Except as otherwise provided in this Section, a religious item is not permitted anywhere on a Unit except on the entry door or door frame of the residential dwelling. A religious item shall not extend past the outer edge of the door frame.
- 24.3 Size: The religious item(s), individually or in combination with each other religious item displayed or affixed on the entry door or door frame, shall not have a total size of greater than twenty-five (25) square inches.
- 24.4 Content: A religious item shall not contain language, graphics, or any display that is patently offensive to persons of ordinary sensibilities.
- 24.5 Limitation: A religious item shall not be displayed or affixed on an entry door or door frame if it threatens the public health or safety or violates a law.
- 24.6 Color of Entry Door and Door Frame: An Owner or resident is not permitted to use a color for an entry door or door frame of the Owner's or resident's residential dwelling or change the color of an entry door or door frame that is not authorized by the ARC.
- 24.7 Other: Notwithstanding the above provisions: (i) the ARC shall have the authority to allow a religious statue, such as by way of example and not in limitation, a statue of St. Francis of Assisi or other religious item in a landscape bed or other portion of a Unit, and (ii) these Guidelines shall not prohibit or apply to temporary seasonal decorations related to religious holidays.

CYPRESS CREEK LAKES

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Appendix 1 – Approved Stain Colors



- Natural and Subtle Wood-Toned Color Enhances Wood Grain
- Silicone-Enhanced Penetrating Formula
- Featuring NANOGUARD® Technology for Ultimate Durability
- UV Protection
- Mildew Resistant Finish
- Easy Water Clean-Up

4 YEARS ON DECKS
6 YEARS FENCE/RAILINGS



Wood Surface

Nanotechnology provides excellent penetration and surface protection for superior durability.

COMPETITIVE OIL-BASED FINISHES



Wood Surface

Good penetration but little protection, making the surface susceptible to wear and abrasion.

COMPETITIVE WATER-BASED FINISHES



Wood Surface

Adequate protection but minimal penetration, making the surface susceptible to adhesion loss.



- Natural and Subtle Wood-Toned Color Enhances Wood Grain
- Silicone-Enhanced Penetrating Formula
- UV Protection
- Mildew Resistant Finish
- Easy Water Clean-Up

2 YEAR WARRANTY



PRE-MIXED COLORS


Uncoated Wood


Natural


Cedar Naturaltone



WOOD COLOR, TEXTURE & GRAIN AFFECT FINAL APPEARANCE.

Colors shown on Cedar.
Test color on a sample piece of wood.

CUSTOM COLORS*


Natural Sequoia WP-545




Golden Honey WP-546


Antique Oak WP-547


Chocolate WP-397


Cordovan Brown WP-319

* Custom colors available in Premium Wood Finish only.

Cypress Creek Lakes Property Owners Association Inc.

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