

## VIII. Exterior Materials

**A. Materials:** Applies to all existing, Modifications and additions to any dwelling. All Modifications shall receive ARC approval before installation.

**1. Masonry:**

- i. Masonry is considered brick, stucco or stone.
- ii. Material changes shall not occur at a front outside corner of a home.
- iii. This technique of "shirt fronting" masonry is PROHIBITED. Refer to exhibit below.
- iv. Second floor masonry material must wrap a minimum of two feet (2') around the sides and must meet the minimum percentage for second floor masonry requirement.
- v. Must receive ARC approval.
- vi. Must meet the standard specifications established by the Masonry Institute of America, [www.masonryinstitute.org](http://www.masonryinstitute.org).



PROHIBITED "Shirt Fronting"



Non-"Shirt Fronting"

**2. Brick:**

- i. Must meet the standard specifications established by the Masonry Institute of America, [www.masonryinstitute.org](http://www.masonryinstitute.org).

**3. Stucco:**

- i. Cementitious-based or acrylic-based stucco is permitted.
- ii. Quality and installation must meet Cement and Plaster Institute minimum standards.
- iii. EFIS and Drivet are PROHIBITED.
- iv. One-hundred percent (100%) Stucco is not permitted. James Hardie Stucco Board is permitted.
- v. Stucco may be used in combination with other materials with up to forty percent (40%) Stucco allowed.

**4. Stone and Cultured Stone:**

- i. Stone is encouraged. Must receive ARC approval.

**5. Wood:**

- i. All wood must be painted, stained or treated.
- ii. All natural wood must be sealed.
- iii. Natural weathered wood is PROHIBITED.
- iv. Hardi-plank is not considered wood.
- v. Must receive ARC approval.

**6. Trim:**

- i. All wood trim must be smooth, high quality finish-grade stock and painted. Must receive ARC approval.

- ii. The use of MDO (Medium Density Overlay) will be allowed.
7. **Siding:**
- i. Concrete Hardie-plank and Hardie Stucco Board are permitted on side and rear elevations.
  - ii. Hardie-plank is not considered masonry.
  - iii. Shake Shingles may be allowed only with ARC approval based on the following criteria:
    - a. Must be hardie product
    - b. Must only be decorative and not used as a primary siding material
    - c. Must be one (1) of the three (3) approved main dwelling colors.
  - iv. Metal, reflective aluminum or vinyl siding are PROHIBITED. Must receive ARC approval.
8. **Metal:**
- i. Exposed decorative metals must be anodized aluminum, bronze, copper or painted galvanized steel.
9. **Garage and Breezeway Roof:**
- i. Same material as roof of the main house
10. **Exterior Colors:**
- i. Maximum of three (3) colors per residence.
  - ii. Wood stain is considered a color.
  - iii. Paint colors must harmonize and complement the masonry material(s).
  - iv. Pastel and primary colors are PROHIBITED unless used on doors or shutters. Must receive ARC approval prior to any modifications.

**B. Chimneys:**

**1. Materials:**

- i. Chimneys must be constructed of materials that match and complement the architectural style of the home.
- ii. May be masonry or Hardie-plank unless on a Lake Lot.
- iii. Must be one-hundred percent (100%) masonry on all Lots required to be one-hundred percent (100%) masonry.

*\*This provision is applicable to all Sections annexed into Woodridge Forest (before or after, as applicable) September 1, 2015.*

| Lot Type                   |                | 1st Floor Masonry | 2nd Floor Masonry                    |
|----------------------------|----------------|-------------------|--------------------------------------|
| Interior Lots              | 50' Lots       | 100%              | 100% Front Elevation<br>30% overall* |
|                            | 55' Lots       | 100%              | 100% Front Elevation<br>30% overall* |
|                            | 60' Lots       | 100%              | 100% Front Elevation<br>51% overall* |
|                            | 70' Lots       | 100%              | 100% Front Elevation<br>51% overall* |
| Visible Lots               | Corner Lots    | 100%              | 100%                                 |
|                            | Lake Lots      | 100%              | 100%                                 |
|                            | Perimeter Lots | 100%              | 100%                                 |
|                            | Reserve Lots   | 100%              | 100%*                                |
| *As determined by the ARC. |                |                   |                                      |

2. **Chimney caps:**
  - i. Sheet metal chimney caps are required on all chimneys and must be painted to match the chimney material.
3. **Gas Fireplaces:**
  - i. Direct vent permitted if not visible from the street.

**C. Roofs:**

1. Applies to all existing roofs, Modifications and additions to any dwelling.
2. **Materials:** Weathered Wood Thirty (30) year composition shingles **only**. Garage and breezeway roofs must be same material as the house.
3. **Metal:**
  - i. Copper roofing and standing seam metal for Bay windows and porches are permitted with ARC approval.
  - ii. All other exposed roof metal must be located to the rear or side slopes, away from public view and painted the same color as roof shingles.
4. **Roof Top Accessories:**
  - i. Antennas, satellite dishes or similar devices for receiving and/or sending signals subject to ARC approval. The suggested location is the rear of the home away from front plane of the dwelling or corner side of a Corner Lot e.g. Publicly Visible areas. All wiring must be located in the interior of the home, out of public view.
5. **Antennae:** Except as expressly provided below, no exterior radio or television antennae or aerial or satellite dish or disc, nor any solar energy system, may be erected, maintained or placed on a Lot without the prior written approval of the ARC; provided, however, that:
  - a. An antenna designed to receive direct broadcast services, including direct-to-home satellite services, that is one (1) meter or less in diameter; or
  - b. An antenna designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one (1) meter or less in diameter or diagonal measurement; or
  - c. An antenna that is designed to receive television broadcast signals; (collectively, (i) through (iii) are referred to herein as the "Permitted Antennas") will be permitted subject to reasonable requirements as to location and screening as may be set forth in rules adopted by the ARC, consistent with Applicable Law, in order to minimize obtrusiveness as viewed from streets and adjacent property. Homeowner and/or the ARC will have the right, but not the obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or any portion of the Development.
- i. **Location of Permitted Antennas:** A Permitted Antenna may be installed solely on the Homeowner's Lot and may not encroach upon any street, Common Area, Special Common Area, or any other portion of the Development Area. A Permitted Antenna may be installed in a location on the Lot from which an acceptable quality signal can be obtained and where least visible from the street and the Development Area, other than the Lot. In order of preference, the locations of a Permitted Antenna which will be considered least visible by the ARC are as follows:

- a. Attached to the back of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street; then
  - b. Attached to the side of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street.
  - ii. The ARC may, from time to time, modify, amend, or supplement the rules regarding installation and placement of Permitted Antennas.
2. **Skylights:** Subject to ARC approval
- i. Must not be located on the front plane of the dwelling or corner side of a Corner Lot.
  - ii. Must be integrated with the roof design, parallel to the roof pitch.
  - iii. Framing must match the surface from which the skylight extends.

**D. Solar Energy Devices:** Section 202.010 of the Texas Property Code provides that a property Homeowners Association may not enforce a provision in a dedicatory instrument that prohibits or restricts a property Homeowner from installing a solar energy device except as otherwise provided therein. 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.

1. The following Guidelines shall be applicable to solar energy devices in Woodridge Forest:

- i. **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 Homeowners of property adjoining the Lot in question constitutes prima facie evidence that substantial interference does not exist.
- ii. **Location:** A solar energy device is not permitted anywhere on a Lot except on the roof of the Residential Dwelling or other permitted structure on the Lot or in a fenced yard or patio within the Lot.
- iii. **Devices Mounted on a Roof:** A solar energy device mounted on the roof of the Residential Dwelling or other permitted structure on a Lot:
  - a. Shall not extend higher than or beyond the roofline
  - b. Shall conform to the slope of the roof and have a top edge that is parallel to the roofline
  - c. Shall have frames, support brackets and/or visible piping or wiring that are silver, bronze or black tone, as commonly available in the marketplace
  - d. 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.

- iv. **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.
- v. **Warranties:** A solar energy device shall not be installed on a Lot in a manner that voids material warranties.
- vi. **Limitations:** A solar energy device is not permitted on a Lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.
  - a. Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted.
  - b. Placement must be in the least obtrusive location of the rear yard, no higher than the highest point of the rear roof line of the residence and must not be visible from the street.
  - c. Must receive ARC approval for placement.

**E. 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 Homeowner from installing shingles that:

- 1. Design: Must be wind and hail resistant
- 2. Must provide heating and cooling efficiencies greater than those provided by customary composition shingles; or
- 3. Must provide solar generation capabilities
- 4. Installation:
- 5. Are to resemble the shingles used or otherwise authorized for use on property in the community
- 6. Must be more durable than and are of equal or superior quality to the shingles described below
- 7. Must match the aesthetics of the property surrounding the Homeowner's property
- 8. ARC Approval: In order to confirm the proposed shingles conform to the foregoing Guidelines, Homeowners are encouraged to apply to the ARC for prior approval. The ARC may require a Homeowner to remove shingles that do not comply with these Guidelines.
- 9. Regulations: The Declaration requires roofing materials to be architectural asphalt composition shingles, fiberglass composition shingles, slate, metal, or tile with a life of thirty (30) years or better. The Declaration further requires that all roofing materials be approved in writing by the ARC as to type, quality, color, and compatibility. Accordingly, 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 Woodridge Forest. In addition, the storm or energy efficient shingles must match the aesthetics of the Lots surrounding the Lot in question.

**F. Garage Doors:**

- 1. **General:** Wood panel look construction, garage doors are allowed.
  - i. Maximum height of eight feet (8'). Unless otherwise approved by ARC.



**2. Front Loaded Garages:**

- i. **50' Lots** may have one (1) double door or two (2) single doors separated by a column.
- ii. **55' -70' Lots** may have one (1) double door or two (2) single doors separated by a column.
- iii. **3 Car Garages** may have one (1) double door and one (1) single door separated by a column.

**3. Swing In or Side Load Garages:**

- i. May have one (1) double door or two (2) single doors separated by a column.

**4. Three Car Detached Garages:**

- i. The single door should be placed on the side of the garage closest to the side property line.
- ii. The double doors must be placed on the side closest to the house. Must receive ARC approval.

**G. Porches:**

- 1. Porches may extend no more than nine feet (9') from the front elevation on 50' and 60' Lots.
- 2. Porches must follow all building setback requirements.

**H. Railing:**

- 1. Railing color must be approved by the ARC.
- 2. Railing may be approved stylized wrought iron, painted black steel or painted decorative wood.
- 3. Must match the architectural style of the house.
- 4. Pressure treated railing is PROHIBITED.

**I. Security Devices:**

- 1. Security devices such as cameras, sirens, and speaker boxes shall be the minimum size needed to be effective and not visible to public view and preferably contained within the home.
- 2. All local, state and federal regulations must be followed and ARC approval is required before installation.
- 3. Security and/or burglar bars are not permitted.

**J. Air Conditioners:**

- 1. Window units and box fans in windows are not permitted.

**K. Generators:**

- 1. A Standby Electric Generator (SEG) is permitted to the extent required by Section 202.019 of the Texas Property Code, subject to the following regulations, which shall be reasonably applied and enforced:
  - i. The Homeowner shall first apply to and received written approval from the ARC prior to installation of SEG permitted by 209.019 that will be located outside of the main residential structure on the Property, in the same manner as all other submissions for approval or improvements to Property.
  - ii. The SEG must be located in the side or rear of the yard and the installation and maintenance must be in compliance with manufacturer's specifications and all applicable governmental health, electrical and building codes.

- iii. The installation of all electrical, plumbing, fuel line connections must be performed by a licensed contractor. The installation of all natural gas, diesel fuel, biodiesel fuel or hydrogen fuel line connections must be performed in accordance with applicable governmental health safety, electrical and building codes.
- iv. The installation of all liquefied petroleum gas fuel line connections must be performed in accordance with the rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable codes.
- v. The installation and maintenance of non-integral SEG fuel tanks must comply with applicable codes.
- vi. All SEGs and its electrical and fuel lines must be maintained in good condition. In addition, the repairing, replacing and removal of any deteriorated or unsafe component of the SEG, which includes electrical or fuel lines, is required.
- vii. Any periodic testing of the SEG consistent with the manufacturer's recommendation must only be performed during the hours of 9:00am to 5:00pm, Monday through Saturday.
- viii. It is strictly prohibited to use a SEG to generate all or substantially all of the electrical power to a lot, except when utility generated electrical power is not available or is intermittent due to causes other than nonpayment for utility service.
- ix. The SEG must comply with the Noise and Offensive fumes clause.
- x. The SEG must be located in the rear of the Lot within the fenced side or rear yard, not visible from the street.
  - a. The SEG must be landscape screened if visible from the adjoining Lot or Common area.

**L. Outdoor Lighting:**

- 1. Subject to ARC approval.
- 2. All non-ground landscape lighting is required to have a top, cone-shaped casting or other type of approved shield that prevents upward or horizontal illumination.
  - i. No lighting shall be directed toward another Lot or illuminate beyond the boundaries of the Lot.
  - ii. Exterior lights located on the second story of a home are prohibited.
- 3. **Landscape Lighting:**
  - i. Lights must be located at ground level in flowerbeds and must illuminate white.
  - ii. Maximum wattage is not to exceed seventy-five (75) watts.
  - iii. Maximum angle from the wall of thirty (30) degrees.
  - iv. Uplighting in trees must be comparable to tree height.
- 4. **Decorative and Lantern Fixtures:**
  - i. All fixtures must be Underwriter Laboratories (UL) approved and may be of the following type:
  - ii. Incandescent cannot exceed one-hundred and fifty (150) watts; Gas cannot exceed the equivalent amount of light produced by a one-hundred (100) watt incandescent fixture; High Pressure Sodium cannot exceed thirty-five (35) watts.
  - iii. Maximum forty-five (45) watts per fixture.
  - iv. Excessive Lighting, described below, is prohibited
    - a. Number of exterior light fixtures for dwelling and landscaping may be limited to prevent excessive lighting.
    - b. Colored lighting, high-density lamps and exterior lights.
    - c. Sodium or Mercury Vapor

## **M. Doors:**

### **1. Entry Doors:**

- i. Color:** Must compliment the brick, stone, stucco of the home.
- ii.** Any color modifications require ARC approval.
- iii.** No Burglar Bars/Doors

### **2. Storm Doors:**

#### **i. Type:**

- a.** Must be approved by ARC.
- b.** Aluminum or metal storm doors with full glass exterior door.
- c.** Trim must be painted to match the color of the adjacent siding.
- d.** Standard vertical bars are permitted with no decorative design.

#### **ii. Color:**

- a.** Reflective glass prohibited.
- b.** Reflective materials prohibited. Including shades, blinds, sunscreens, etc.

### **3. Screen Doors** are prohibited if in public view.

### **4. Maintenance:**

- a.** All doors must be maintained in such fashion that they do not detract from the community.

## **N. Windows:**

### **1.** All repair, replacement, modification and/or additions must complement the architectural style of the dwelling. Burglar Bars are prohibited.

### **2. General:**

- i.** All dwelling bathroom windows facing streets, within public view or adjacent Lots must have privacy opaque or glass block or similar privacy window treatment.
- ii.** Opaque or glass block windows are required for zero-lot home windows located on the zero side of the Lot.

### **3. Materials:**

- i.** Double paned or higher quality wood, anodized aluminum or vinyl-clad, windows are required.
- ii.** Metal window finishes must complement the architectural style and color of the home.
- iii.** Bronze, cream, sand or white are acceptable.
- iv.** Clear anodized aluminum, reflective/mirrored glass, mirrored tinting or glazing is prohibited.
- v.** Burglar or security bars must be removable and may not be visible from the street and awnings are prohibited.

### **4. Tinting/Film:**

- i.** Aftermarket solar tinting is allowed as long as it is not reflective. ARC approval required.

### **5. Solar Screens:**

- i.** Solar screens may be installed on all windows on the front, side or back of the house.
- ii.** No solar screens may be installed unless 20 X 30 mesh or a maximum eighty percent (80%) UV rated screens are used.
- iii.** An acceptable material for solar screening is a heavy gauge vinyl mesh that is available in brown, dark gray or black.



- iv. The mesh must be enclosed and framed in aluminum that is compatible with the overall color scheme of the contiguous surface of the window on which it is installed.
- v. The mounting of the solar screen should not detract from the overall appearance of the house.

**6. Storm Windows:**

- i. Storm windows must have divided light characteristics and be architecturally consistent with the architecture of the house.
- ii. All storm window frames must match the window trim of the house.
- iii. Rolling shutters are prohibited.

**7. Maintenance:**

- i. All solar screens, window film and storm windows must be maintained in such fashion that they do not detract from the community.

**O. Shutters:**

- 1. Must compliment the brick, stone, stucco of the home.
- 2. Acceptable materials: Stained Wood and Fiberglass
- 3. Pastel and primary colors are prohibited.

**P. Swimming Pools, Hot Tubs, Spas:**

Swimming pools, spas, hot tubs, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines and are subject to a one-thousand dollar (\$1000) Damage Deposit. Must receive ARC approval, MUD approval and permitting prior to installation. Swimming pools and accompanying spas shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. All exposed concrete on an "Infinity Edge" pool must be properly screened through the use of landscaping and no more than three feet (3') of exposed concrete may be visible. Self-contained above-ground hot tubs are allowed and require ARC approval before installation.

**1. Location:**

- i. No portion of the pool structure may encroach onto the utility easement without written consent from the utility companies involved.
- ii. Subject to above mentioned approval, decking may encroach onto the easement with Homeowner awareness that utility company policy may require access to that area; the Homeowner could be responsible for removal and/or will be responsible for replacement of the deck located in the easement.
- iii. Pool decks must not extend beyond the established side setback lines and must be a minimum of five feet (5') from the side or rear property line. Consent from Utility company for deck encroaching utility easement must be provided to ARC.

**2. Height:**

- i. No portion of swimming pool accessories (slides, diving boards, waterfalls, raised beams, etc.) may exceed six feet (6') in height from natural ground or be visible above the top of the fence and must be screened with landscaping if visible from public view.
- ii. Waterfalls or similar amenities shall not extend more than six feet (6') above grade on dwelling Lot.
- iii. Pool decking may not exceed twelve inches (12") in height above natural grade.
- iv. Above ground spas must not exceed four feet (4') in height and any decking surrounding the structure must not exceed that height. Additional landscape screening may be required.

**3. Fencing/Screening:**

All private swimming pools and spas must comply with State/County Ordinances. Refer to Texas State Health & Safety Code, Title 9. Safety, Subtitle A. Public Safety, Chapter 757. Pool Yard Enclosures. [www.statutes.legis.state.tx.us/Docs/HS/htm/HS.757.htm](http://www.statutes.legis.state.tx.us/Docs/HS/htm/HS.757.htm)

- i. Swimming pools and spas shall be completely enclosed by a minimum four foot (4') high yard fence and a self-closing, self-latching gate or State/County Ordinance, whichever is more restrictive. The gate must be constructed of the same material as the fence, per the Guidelines.
- ii. Pool equipment must be immediately screened from the street in the front by the rear yard fence (wood) or solid landscaping and from visible common areas by landscaping.
- iii. Maintain a twenty-four inch (24") greenbelt between pool equipment and/or pool deck and fence and/or property line.

**4. Construction Access:**

- i. Pool construction access routes are on either side of the home (within the lot fence lines) via Homeowner's property only.
- ii. Access routes must be clearly defined from the street to the pool excavation sight. Access through any Association property is prohibited.
- iii. The ARC will not approve access through non-association rights of way such as drainage easements, easements and Gas Pipeline areas. Access must be granted by the appropriate entity and a written authorization and policies must be supplied to the ARC prior to pool installation.

**5. Maintenance:**

- i. All swimming pools and spas must be properly maintained year-round.
- ii. Pool backwash lines are to be tied into the sanitary sewer per the Woodridge Forest MUD requirements.
- iii. Proper area drainage must be maintained and pool run off/drainage must not affect neighboring properties or common areas.
- iv. The sidewalk and/or curb may not be saw cut or broken.
- v. All yard drainage must be terminated at the front yard using a pop up bubbler or a grated cover not visible above the grass.
- vi. If tunneling under common sidewalks, properly compacted backfill must be installed to avoid future settlement of sidewalks crossed.
- vii. Pools must be inspected by the Woodridge Forest MUD operator.

**6. Prohibited Structures:**

- i. Portable or permanent above ground swimming pools are strictly prohibited.
- ii. Pool enclosures are not allowed.
- iii. Front yard fountains are prohibited.

**7. Required Submittal Information:**

- i. Along with the completed application, a copy of the Official Lot Survey by a professional land surveyor is required (the survey received at closing).
- ii. A second survey (same as above) is required with the pool imaged onto the survey.
- iii. In addition, the pool plan sketch/detail, the location of the pool equipment, the filter type, drainage, access route information, detailed scope of work to be performed and contractor's name/phone number must be included. ARC approval is required before installation.

- iv. A one-thousand dollar (\$1000) Damage Deposit shall be required at the time of submittal. The deposit will be refunded upon notification of completion and after an ARC inspection.

**Q. Rear Yard Recreational Equipment:**

1. For the purpose hereof, rear yard recreational equipment shall include, but is not limited to any type of children's play houses, play sets, climbing structures, slides, raised play forts, swing sets, trampolines, etc. Such structures are not totally enclosed.
2. **Two (2) approved Play Structure per Lot.**

**i. Location:**

- a. Recreational equipment shall be located in the rear yard so it is screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage or wood fences) or landscaping.
- b. All rear yard recreational equipment must be a minimum of five (5) feet from the side fence lines and five (5) feet from the rear fence line.
- c. Additional landscape screening may be required.
- d. Plastic or metal play structures, brightly colored play structures and homemade play structures are subject to ARC approval.
- e. Location must be drawn to-scale on title survey/plot plan during application process.

**ii. Size:** Most standard play-sets are twelve feet (12')

- a. Play structures and swing sets must not exceed one-hundred and twenty square feet (120sf) in size, not including the slide and stairs.
- b. The maximum allowable height for interior Lot playground equipment is twelve feet (12'), etc. from the ground to the highest point of the structure.
- c. No portion of any piece of rear yard equipment shall exceed this height limit.
- d. Standing platforms shall not exceed five feet (5') above natural ground.
- e. Enclosed playhouses must not exceed seven and a half feet (7.5') in height when measured from the natural ground and one-hundred square feet (100sf) in size.

**iii. Materials:**

- a. Playhouses and play structures must be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar or painted treated wood, to be in harmony with the existing residence.
- b. Play structures on Lake or Recreational Lake Lots must be constructed of wood and either manufactured or professionally constructed and must be earth tone colored.
- c. Swing sets, trampolines, etc. may be constructed of metal.
- d. Tarp roofs, awnings, or covers must be solid earth tone colors.
- e. Safety netting on trampolines must be black, white or neutral in color.
- f. Maintenance: All playhouses, play structures, swing sets and trampolines, etc. shall be maintained in such a fashion as to not detract from the community, such as, but not limited to: for playhouses and play structures, replacement of torn or discolored tarps or covers; for swing sets, painting of any rusted or discolored parts, replacement of torn or detached safety nets on trampolines.

- iv. Permanent skateboard ramp type structures are prohibited.

- v. Portable skateboard ramps must be stored from public view when not in use.
- vi. Baseball cages or nets are prohibited.

**R. Basketball Goals:**

**1. In-Ground Basketball Goals:**

- i. One (1) front yard pole-mounted basketball goal per residence is permitted, with ARC approval.
- ii. **Driveway Location:**
  - a. Goals must be no more than twelve feet (12') from front elevation closest to the front property line.
  - b. Goals may be no closer to the side property line than two and a half feet (2.5').
- iii. **Goal Construction:**
  - a. Pole:
    - i. All poles must be black metal.
    - ii. Minimum three and a half inch (3.5") in diameter
    - iii. Must not exceed twelve feet (12') in height.
  - b. Backboard:
    - i. Must be standard size backboard.
    - ii. Plexiglas, graphite or fiberglass
    - iii. White, clear or gray with the exception of the manufactures outline markings
  - c. Nets:
    - i. Required on all rims.
    - ii. Chain nets are prohibited.
- iv. **Maintenance:**
  - a. All goal supports, backboards, rims and nets must be well maintained at all times.

**2. Portable Basketball Goals:**

- i. May be permitted in the rear yard with ARC approval. Recreation is not permitted in the public street. Must be well maintained at all times.
- ii. **Location:**
  - a. Portable basketball goals used in the front yard must be stored in the side yard of driveway when not in use and not located on any sidewalk or public street. Portable basketball goals used in the rear yard must be maintained in an upright position at all times or stored out of site.
  - b. Must not encroach on side building setbacks.
  - c. Backboards attached to the main residence or the garage are prohibited.

**S. Sports Courts:**

**1. Basketball, Multi-Sport, Racquet Sports, Soccer, etc.**

- i. One (1) approved court per Lot, subject to ARC approval. Tennis courts and batting cages are prohibited. Refer to Nuisance criteria for noise level and acceptable use.
- ii. Refer to CCR's article VI, Section 3 for nuisance criteria.

**2. Location:**

- i. Must be located in the rear yard.
- ii. Must not encroach on Utility Easement.

- iii. Must not interfere with drainage or cause water to flow onto any adjacent lot or common area.
3. **Dimensions:**
    - i. Maximum coverage of fifty percent (50%) of remaining back yard after home is constructed.
    - ii. All established easements and setbacks must be observed.
    - iii. Size subject to ARC approval.
  4. **Color:** ARC approval required.
  5. **Maintenance:** Must be maintained at all times.
    - i. May not be used for open storage.
  6. **Screening:** Additional landscape screening may be required if within public view
  7. **Lighting:** Must comply with Exterior Lighting Guidelines. Subject to ARC approval.

**T. Front Yard Accessories:**

**1. Front yard accessories shall be permitted under the following conditions:**

**i. Location:**

- a. Accessories must be an integral part of the landscaping and blend in with the existing shrubbery or trees. This includes the yard in front of the fence line and any side yards on corner lots.

**ii. Type/Size:**

- a. Landscape art pieces such as yard art and small decorative landscape items are limited to two (2) pieces maximum.
- b. Front yard accessories are limited to landscape planters. Landscape planters placed on the front entry walls are not to exceed twenty-four inches (24") in height. Artificial flowers are not permitted.
- c. Landscape planters in beds adjacent to the home or front entries/porches are not to exceed thirty-six inches (36") in height.
- d. Landscape planters are to be of a standard shape (square, rectangular, or oval) and will be left at the ARC's discretion.
- e. Planters in the driveway will not be permitted lined in a row. Landscape planters are limited in number to a total of four (4).
- f. Benches are not permitted in front yard.
- g. No other front yard accessories will be allowed.

**iii. Materials:**

- a. Landscape planters must be constructed of precast concrete, marble, painted cast aluminum terra cotta, or other durable material.
- b. Wooden barrels, aluminum, tin, metal, plastic, fiberglass, and other non-durable materials, are not acceptable materials for landscape planters or decorative accessories. Birdbaths may not be used as planters.

**iv. Maintenance:**

- a. Landscape planters shall be maintained in such a fashion as to not detract from the community and must be maintained with living landscape materials at all times.
- b. Trash Cans must be located in the garage or behind the fence out of public view.

**v. Prohibited Accessories:**

- a. Some examples that will not be allowed are decorative landscaping flags, birdbaths, statues or decorative fountains.

vi. **Additional Decorative Elements** are not permitted to be attached to the home or fences (i.e. star décor, hanging baskets, iron décor, etc.).

a. Other items not meeting the established guidelines are not permitted within the visible front or side yards of residential lots.

**2. Holiday Decorations:**

i. Traditional holiday decoration(s) may be displayed for one (1) month prior to and one (1) month after any commonly recognized holiday for which such lights/decorations are traditionally displayed.

**3. 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 Homeowner or resident from displaying or affixing on the entry to the Homeowner or resident's dwelling one (1) or more religious items, the display of which is motivated by the Homeowner or resident's sincere religious belief, 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.

i. The following Guidelines shall be applicable to the display of religious items in Woodridge Forest:

a. **ARC Approval.** As authorized by the Declaration and, therefore, 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.

b. **Location.** Except as otherwise provided in this Section, a religious item is not permitted anywhere on a Lot 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.

c. **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.

d. **Content.** A religious item shall not contain language, graphics, or any display that is patently offensive to persons of ordinary sensibilities.

e. **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.

f. **Color of Entry Door and Door Frame.** A Homeowner or resident is not permitted to use a color for an entry door or door frame of the Homeowner's Residential Dwelling or change the color of an entry door or door frame that is not authorized by the ARC.

g. **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 Lot, and (ii) these Guidelines shall not prohibit or apply to temporary seasonal decorations related to religious holidays as otherwise permitted in Woodridge Forest.

**4. Birdhouse / Feeder:**

a. A maximum of two (2) birdhouse or feeders per lot to be pole mounted and/or hanging from a tree. Will be permitted in the rear yard only. May not exceed twelve feet (12') in height and must be placed toward the middle of back yard and not visible from the fronting street and at least

five feet (5') from the side and rear property lines. Height, width and depth no more than eighteen inches (18").

- b. A birdhouse or feeder that is pole mounted must be mounted on a two inch (2") diameter metal pipe painted black.
- c. In addition to one (1) pole mounted birdhouse or feeder, a maximum of two (2) hanging birdhouses or feeders will be permitted to hang per shade tree in the rear yard, with a maximum total of four (4) per lot.
- d. Maximum allowable size of the birdhouse or feeder itself cannot exceed two feet (2') height by two feet (2') wide by two feet (2') deep.
- e. No birdhouses or feeders to include hanging (tree mounted) or pole mounted will be allowed in the front yard.

#### **U. Address Marker:**

- 1. Front elevation must have a horizontal Precast Stone address markers are required for each Lot and must be maintained.
- 2. The Association may provide the service.
- 3. Painted curb markers are prohibited.

#### **V. Signage:**

- 1. **No sign of any kind may be displayed to the public view on any Lot without the prior written approval of the ARC, except for:**
  - i. Signs erected by the Declarant or erected with the advance written consent of the Declarant;
  - ii. One (1) small security service sign per Lot, provided that the sign has a maximum face area of two square feet (2sf) and is located no more than five feet (5') from the front elevation of the principal residence constructed upon the Lot;
  - iii. Permits as may be required by Applicable Law;
  - iv. A religious item on the entry door or door frame of a residence (which may not extend beyond the outer edge of the door frame), provided that the size of the item(s), individually or in combination with other religious items on the entry door or door frame of the residence, does not exceed twenty-five (25) square inches;
  - v. Political signs may be erected provided the sign: (i) is erected no earlier than the 90<sup>th</sup> day before the date of the election to which the sign relates; (ii) is removed no later than the 10<sup>th</sup> day after the date of the election to which the sign relates; and (iii) is ground-mounted. Only one (1) sign may be erected for each candidate or ballot item. In addition, signs which include any of the components or characteristics described in Section 202.009(c) of the Texas Property Code are prohibited; and
  - vi. A "no soliciting" sign near or on the front door to the principal residence constructed upon the Lot, provided, that the sign may not exceed twenty-five (25) square inches.
  - vii. Except for signs which are erected by the Declarant or erected with the advance written consent of the Declarant, no sign may be displayed in the window of any Improvement located on a Lot.
- 2. **Signs that must be approved by the ARC:**
  - i. One (1) temporary "For Sale" or "For Lease" sign per Lot, provided that the sign will be limited to: (a) a maximum face area of two feet (2') by three feet (3') on each visible side and, if free standing, is mounted on a single or frame post; (b) an

overall height of the sign from finished grade at the spot where the sign is located may not exceed three (3) feet; and (c) the sign must be removed within two (2) business days following the sale or lease of the Lot.

**3. Seasonal:**

- i. May be displayed for one (1) month prior to and one (1) month after the holiday.

**4. Prohibited Signs:**

- i. Contractor advertisements
- ii. Commercial advertisements
- iii. Signs deemed offensive or not aesthetically harmonious

**W. Front Courtyard and Alcove Accessories:**

**1. Front courtyard and alcove accessories shall be permitted under the following conditions:**

- i. One (1) fountain or birdbath will only be allowed if it is located within the footprint of the residence as an alcove or courtyard and may require additional landscape screening.
- ii. Statues and planters will be reviewed on a case by case basis and will only be allowed if they are located on within the footprint of the residence and do not exceed sixty inches (60”) in height.
- iii. Additional landscape screening may be required.

**X. Outdoor Furniture:**

**1. Front Porch/Entry Furniture:**

- i. Must be well maintained.
- ii. Must be in harmony with the exterior design and color of the house.
- iii. Must be located on front porch/entry, not in the landscaping or front or side yards.
- iv. Must be metal, wood, or concrete.
- v. Folding chairs are not acceptable.
- vi. May not be plastic.
- vii. Porch swings are allowed but must adhere to the above guidelines and approved by the ARC before installation. Tree swings are not allowed in the front yard.

**2. Rear Yard Outdoor Furniture:**

- i. Must be in rear yard.
- ii. Must be well maintained.
- iii. Must be in harmony with the exterior design and color of the house.
- iv. Pastel, primary and jewel tones are prohibited.
- v. Approved Rear Yard Furniture is not allowed to be located in the front yard.

**Y. Flags/Flag Poles:**

**1. Flags – Approval Requirements:** To the extent required by 202.012 of the Texas Property Code, Homeowner or resident's are entitled to display a United States flag, a Texas State Flag, an official or replica flag of any branch of the United States Armed Forces (“Permitted Flag”) and to install a flag pole on their property for the purpose for displaying the Permitted Flags; subject to the following regulations:

- i. The Homeowner or resident shall first apply to and receive written approval from the ARC prior to installation of any flag pole.
- ii. United States Flags must be displayed in accordance with 4 U.S.C. Sections 5-10 and the Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.



- iii. Only Permitted Flags may be displayed within the Association.
- iv. Permitted Flags shall be displayed from a pole attached to a structure OR from a free-standing pole. Except for flags that are mounted in accordance with 4 U.S.C. Sections 5-10, Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- v. A flag pole attached to a structure shall be limited to one (1) per lot, shall be no more than six feet (6') long and shall be securely attached by a bracket with an angle of thirty (30) to forty-five (45) degrees down from vertical. The flag pole shall be attached in such a manner as to not damage the structure. One (1) attached flag pole is allowed on the front portion of a structure facing the street in a location approved by the ARC. Brackets which accommodate multiple flag poles are prohibited
- vi. A flag pole, whether attached to a dwelling or freestanding, shall be constructed of permanent, long-lasting materials with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling. Flag poles shall be commercial produced and not homemade, they shall not be constructed of wood or plastic.
- vii. Only one (1) Permitted Flag may be displayed on a flag pole attached to a structure; up to two (2) Permitted Flags may be displayed on an approved freestanding flag pole that is at least fourteen feet (14') tall.
- viii. The flag displayed and flag pole shall conform to all setbacks, easements, and zoning ordinances.
- ix. Flags and flag poles must be maintained in good condition; flags and poles that are deteriorating or represent an unsafe condition shall be repaired, replaced or removed.
- x. Free-standing flag poles, are limited to one (1) per lot, in a location approved by the ARC in writing, and shall not exceed twenty feet (20') in height (including any ornamental cap) and nine inches (9") in diameter. Free-standing flag poles shall be permanently installed in the ground according to the manufacturer's instructions.
- xi. Permitted Flags are limited in size to a three feet (3') tall by five feet (5') wide.
- xii. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting shall be:
  - a. Approved in writing by the ARC prior to installation, and
  - b. Shall be ground mounted in the vicinity of the flag, and
  - c. Shall utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover, and
  - d. Shall point towards the center of the flag and face the main structure on the property or to the center of the property if there is no structure, and
  - e. Shall not provide illumination exceeding the equivalent of a sixty (60) watt incandescent bulb.
- xiii. Flags poles shall not generate unreasonable noise levels which would disturb the surrounding residents. In order to minimize noise all flag poles shall utilize vinyl or plastic snap hooks, shall utilize snap hook covers and may secure a rope around the flag pole with a flag pole clasp, or do whatever else is necessary to comply.
- xiv. A Homeowner or resident can only place a flag pole or flag on his own property and no other lot, property or common area.

- xv. Flag poles are permitted solely for the purpose of displaying Permitted Flags. If a flag pole is no longer used on a daily basis, it shall be removed by the Homeowner or resident.
- 2. **Decorative Flags:**
  - a. Maximum of one (1) flag that is six feet (6') by three feet (3') in size mounted on a flagpole attached to the front of the home is permitted.
  - b. Flags must be kept and maintained and may not be offensive to others.

## **IX. Landscape**

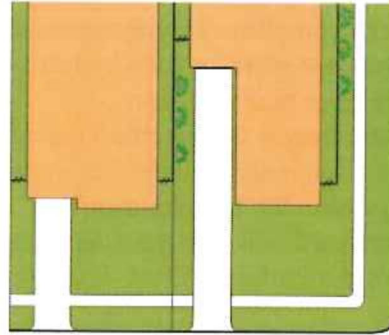
- A. **General:** Landscaping shall be maintained and modified in such a manner to continue providing a colorful and complimentary foreground to the Homeowner's residence.
  - 1. Landscape plan for each lot must be submitted to ARC for approval, at least 30 days prior to installation.
  - 2. Requirements for specific Lots may be more or less restrictive depending on landscape indigenous to the immediate Homeowner's site and the location of the site within the Development.
  - 3. Front yard and rear yard landscaping combine trees, shrubs, ground covers and grasses from the Preferred Plant list. Corner Lot landscaping will also follow the Preferred Plant List.
  - 4. Plant proportions shall be those recognized and recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. A plant is considered dead if at least 50% of its growth is dead or fails to make new growth from a dormant stage. All replacements must conform to the original Landscape Guidelines. The ARC reserves the right to require the Homeowner to replace plants that do not meet these requirements.
- B. **Yard Type:**
  - 1. **General:**
    - i. No hedge or shrubbery planting which obstructs sight-lines of streets and roadways shall be placed or permitted to remain on any Lot where such hedge or shrubbery interferes with traffic sight-lines for roadways within Properties. The determination of whether such obstruction exists shall be made by the Board of Directors, whose determination shall be final, conclusive and binding on all Homeowners.
    - ii. No vegetable, herb or similar gardens or plans, rock gardens or rock walls shall be planted or maintained in the front of side yards of a Lot or any other location on a Lot which is visible from the front or side yard of the adjacent Lot.
  - 2. **Front Yard:**
    - i. Planting beds in the front of the home shall be curvilinear with the plants massed in tiers. Groupings of shrubs of the same species provide a substantial look. Refer to Section O. Minimum Landscape Requirements, Subsection 1. Front Yard, per Lot Size.
  - 3. **Rear Yard with View:**
    - i. Planting beds must be planted along the rear of the home in tiers. Refer to Section O. Minimum Landscape Requirements, Subsection 2. Rear Yard.

**4. Corner Lot:**

- i. Lots whose side yards face a street must have Corner Lot Landscaping. Plantings shall be in clusters along fence facing the street. Refer to Section O. Minimum Landscape Requirements, Subsection 3. Corner Lot.

**5. Landscape Buffer:**

- i. Landscape buffers have the same requirements as Corner Lot Landscaping. Landscape buffers are required for all fencing that measures thirty feet (30') or more in length. Fencing more than sixty feet (60') in length requires two (2) landscape buffers spaced evenly along the fence. Refer to Section O. Minimum Landscape Requirements, Subsection 3. Corner Lot/Landscape Buffer.



**C. Trees:**

1. Protection and preservation of trees is of significant importance to the aesthetics of the community and the environment of Woodridge Forest.
2. New tree(s) must be no less than three inch (3") caliper: measured twelve inches (12") above grade.
3. Special Note for 70' Lot: Existing front trees may be modified. A request to the ARC is required to remove either one (1) street tree on the condition that there are two (2) four inch (4") caliper yard trees on the lot. A yard tree may be removed on the condition that two (2) street trees exist on the lot and the remaining yard tree is a minimum six inch (6") caliper tree or specific approval from the ARC has been granted.
4. Avoid placing large trees and plants in front of significant architectural features.
5. Avoid shade trees planted exactly in the center of the yard.
6. Care shall be taken when planting large trees and shrubs near the foundation.
7. Large trees and shrubs shall be planted no closer to the foundation than two (2) times the diameter of the root ball of a mature plant.
8. Prohibited: Palms
9. Please refer to Section O. Minimum Landscape Requirements.

**D. Sod:**

1. All front and side yards visible within public view must be sodded with Bermuda grass.
2. All rear yards within public view must be sodded with Bermuda grass.
3. Artificial turf and outdoor carpeting is not allowed in front yards.

**E. Planting Beds:**

1. **General:** Planting beds must be a minimum of five feet (5') from front elevation.
2. Mulch with shredded hardwood bark is required along with mandatory Landscape Requirements.
3. Mulch colors are subject to prior ARC approval. Gravel, rock or red mulch is PROHIBITED.

**F. Edging:**

1. Ryerson steel edging (or similar), brick set in mortar or natural stone are permitted.
2. Plastic, loose brick or stone, concrete scallop, corrugated aluminum or plastic, wire wickets, railroad ties or timbers are PROHIBITED edging.
3. Wire or small picket fencing, continuous concrete bands are also PROHIBITED.
4. Shrubs between the sidewalk and street curb are strongly PROHIBITED.

**G. Landscape Rocks:**

1. Landscape rocks or similar hardscape may be incorporated into front and rear yard landscape with ARC approval.
2. Solid rock yard or similar type of hardscape is prohibited in the front yard, side yard visible from the street, adjacent Lot, Reserve or Lake Lot.

**H. Mulch:**

1. Mulch of two inches (2") is required along with Minimal Landscape Requirements.
2. All mulch must be hardwood or recycled material with ARC approval.
3. Colors other than black and brown must receive ARC approval.
4. Other materials to be used in place of mulch will be submitted to the ARC for approval.

**I. Trellises:**

**1. Location:**

- i. Trellises will only be allowed in a front yard alcove or in the rear of the home. Trellises must be flat and cannot protrude more than six inches (6") from the surface they are attached to.
- ii. Trellises cannot be attached to fences.
- iii. Maximum height is six feet (6') from grade and no wider than six feet (6') across.
- iv. A maximum of two (2) trellises will be allowed in a front yard alcove and/or the rear yard.

**2. Materials:**

- i. Trellises must be constructed of wrought iron, wood or other materials with ARC approval.

**3. Maintenance:**

- i. Trellises shall be maintained in such a fashion as to not detract from the community and must be maintained with living landscape materials at all times.
- ii. Trellises may not be attached to the building or vine allowed to grow on the building.

**J. Screening:**

**1. Foundation**

- i. All foundation visible from public view must be screened with evergreen landscape.

**2. Mechanical**

- i. All mechanical equipment such as air conditioning units, utility pedestals, transformers, pool equipment, etc. must not be within public view.
- ii. Equipment not able to be placed out of public view must be screened with evergreen shrubs.

3. See Section P. Preferred Plant List for screening options.

**K. Rainwater Recovery Barrels or Rainwater Harvesting Systems:** Shall be permitted to the extent required by 202.007(d).

1. **Application:** To obtain ARC approval of a Rainwater Harvesting System, the Homeowner or resident shall provide the ARC with the following information:
  - i. The proposed installation location of the Rainwater Harvesting System; and
  - ii. A description of the Rainwater Harvesting System, including the color, dimensions, manufacturer, and photograph or other accurate depiction (the "Rain System Application").
2. **A Rain System Application may only be submitted by a Homeowner or resident.**
3. **Approval Conditions:** Unless otherwise approved in advance and in writing by the ARC, each Rain System Application and each Rainwater Harvesting System to be installed in accordance therewith must comply with the following:
  - i. The Rainwater Harvesting System must be consistent with the color scheme of the residence constructed on the Homeowner's Lot, as reasonably determined by the ARC.
  - ii. The Rainwater Harvesting System does not include any language or other content that is not typically displayed on such a device.
  - iii. The Rainwater Harvesting System is in no event located between the front of the residence constructed on the Homeowner's Lot and any adjoining or adjacent street.
  - iv. There is sufficient area on the Homeowner's Lot to install the Rainwater Harvesting System, as reasonably determined by the ARC.
  - v. If the Rainwater Harvesting System will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, the Common Area, Special Common Area, or another Homeowner's Lot, the ARC may regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System.
4. **Guidelines:** If the Rainwater Harvesting System will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, the Common Area, Special Common Area, or another Homeowner's Lot, the ARC may regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System. Accordingly, when submitting a Rain System Application, the application should describe methods proposed by the Homeowner or resident to shield the Rainwater Harvesting System from the view of any street, common area, or another Homeowner's Lot. When reviewing a Rain System Application for a Rainwater Harvesting System that will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, the Common Area, Special Common Area, or another Homeowner's Lot, any additional requirements imposed by the ARC to regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System, may not prohibit the economic installation of the Rainwater Harvesting System, as reasonably determined by the ARC.

**L. Irrigation:**

1. **General:** Irrigation systems of approved design must have a minimal overthrow onto paved areas using the current standards at time of installation.
2. All equipment for such systems must be screened from public view with evergreen shrubs.
3. Please refer to Section 9, Subsection P. for Preferred Plant List.
  - i. **50' Lots:**

- a. Front Yard irrigation not required
- b. Corner Yard irrigation not required
- ii. **55'-60' Lots:**
  - a. Front Yard irrigation recommended
  - b. Corner Yard irrigation recommended
- iii. **70' Lots:**
  - a. Front yard irrigation required
  - b. Corner Yard irrigation required
- iv. **Lake Lots:**
  - a. Front and Rear yard irrigation required
  - b. Corner Yard irrigation required

**M. Grading/Drainage:**

1. Positive drainage away from the housing structure shall be provided for rainfall, gutter downspouts, irrigation, air conditioner condensation and all other types of water runoff.
2. The Homeowner or resident shall ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract or common area. Enforcement of this requirement is by the affected property Homeowner(s).
3. Graded slopes shall not exceed 3:1. All slopes shall be properly stabilized to prevent erosion.
4. Lawn areas should have slopes of at least two percent (2%) to prevent standing water. Generally, driveway slopes should not exceed seven percent (7%).
5. Grading beyond lot boundaries is not allowed.
6. Drainage onto Adjoining Lot or common area shall be protected from flooding or surface drainage.
7. Parcel Drainage discharge points for each community and community have been predetermined.
8. Grading at lot edges should provide for positive drainage away from perimeter property lines and back towards internal street or drainage facilities.

**N. Outdoor Carpeting:**

1. Outdoor carpeting is not allowed.

**O. Minimum Landscape Requirements:**

**1. Front Yard:**

*This provision is applicable to all Sections annexed into Woodridge Forest (before or after, as applicable) September 1, 2015.*

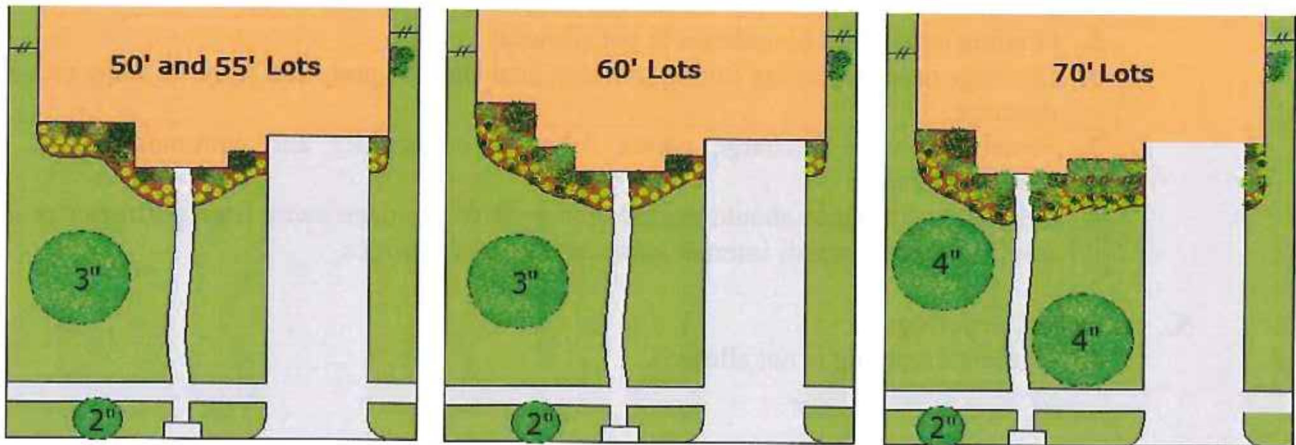
**Alternative A: 70' Lots only**

| Lot Size                           | 50'                          | 55' | 60'                     | 70'                      |
|------------------------------------|------------------------------|-----|-------------------------|--------------------------|
| Yard Tree*                         | One 3" caliper Approved Tree |     | One 3" Approved Tree    | Two 4" Approved Trees    |
| Street Tree**                      | One 2" caliper Live Oak      |     | One 2" caliper Live Oak | One 2" caliper Live Oaks |
| 30 Gallon Plant                    | 0                            |     | 1                       | 1                        |
| 15 Gallon Shrub                    | 2                            |     | 2                       | 3                        |
| 5 Gallon Shrub                     | 10                           |     | 15                      | 20                       |
| 1 Gallon Plant                     | 25                           |     | 30                      | 40                       |
| Foundation and Equipment Screening | Evergreen Shrubs             |     | Evergreen Shrubs        | Evergreen Shrubs         |

\*Existing natural trees may be used to count toward yard tree requirements. No more than 50% of the required trees may be met with existing trees. Trees must be in good health, must be located in comparable locations to meet the general location for yard trees and must receive ARC approval. Builder responsible for saved trees for one (1) full growing season. Must replace dead trees if needed.

\*\* Street trees must be placed every thirty feet (30'). Lots that can not accommodate a Street tree may request trees to be placed within the Front or Rear Yard.

**Palm Trees are PROHIBITED in Front Yard Landscape.**



This provision is applicable to all Sections annexed into Woodridge Forest (before or after, as applicable) September 1, 2015.

See Note below for 70' Sections subsequent to 7.27.16.

**Alternative B: 70' Lots only**

| Lot Size                           | 50'                          | 55' | 60'                     | 70'                      |
|------------------------------------|------------------------------|-----|-------------------------|--------------------------|
| Yard Tree*                         | One 3" caliper Approved Tree |     | One 3" Approved Tree    | One 6" Approved Trees    |
| Street Tree**                      | One 2" caliper Live Oak      |     | One 2" caliper Live Oak | Two 2" caliper Live Oaks |
| 30 Gallon Plant                    | 0                            |     | 1                       | 1                        |
| 15 Gallon Shrub                    | 2                            |     | 2                       | 3                        |
| 5 Gallon Shrub                     | 10                           |     | 15                      | 20                       |
| 1 Gallon Plant                     | 25                           |     | 30                      | 40                       |
| Foundation and Equipment Screening | Evergreen Shrubs             |     | Evergreen Shrubs        | Evergreen Shrubs         |

\*Existing natural trees may be used to count toward yard tree requirements. No more than fifty percent (50%) of the required trees may be met with existing trees. Trees must be in good health, must be located in comparable locations to meet the general location for yard trees and must receive ARC approval. Builder responsible for saved trees for one (1) full growing season. Must replace dead trees if needed.

\*\* Street trees must be placed every thirty feet (30'). Lots that can not accommodate a Street tree may request trees to be placed within the Front or Rear Yard.

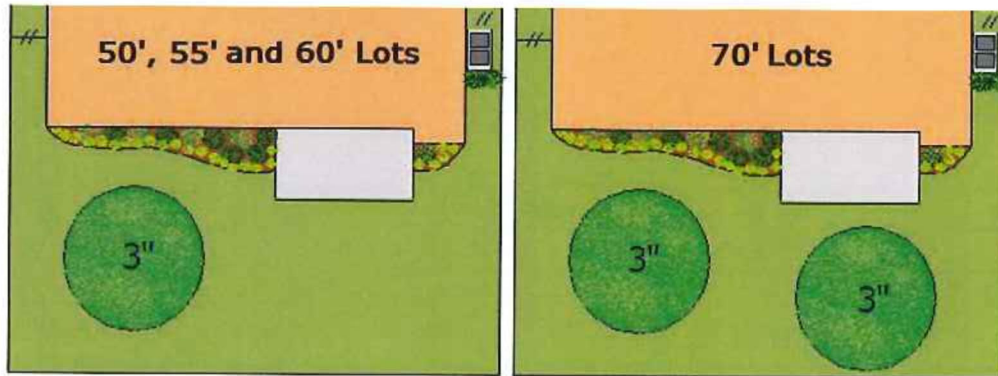
**Palm Trees are PROHIBITED in Front Yard Landscape.**





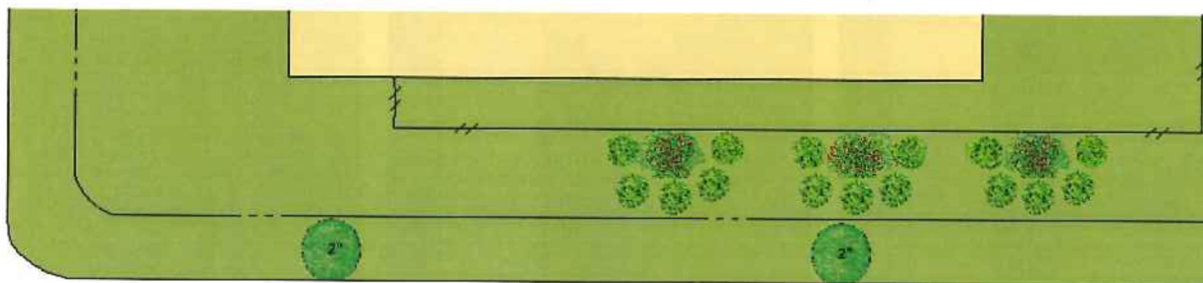
**2. Rear Yard:**

| Rear Yard with View                | 50'                     | 55' | 60' | 70'                      |
|------------------------------------|-------------------------|-----|-----|--------------------------|
| Yard Tree                          | One 3" caliper Live Oak |     |     | Two 3" caliper Live Oaks |
| 5 Gallon Shrub                     | 10                      |     |     | 15                       |
| 1 Gallon Plant                     | 25                      |     |     | 30                       |
| Foundation and Equipment Screening | Evergreen Shrubs        |     |     | Evergreen Shrubs         |



**3. Corner Lot/Landscape Buffer:**

| Corner Lot/Landscape Buffer                             |                     |
|---|---------------------|
| Street Tree**   | 2" caliper Live Oak |
| 15 Gallon Ornamental Trees                              | 3                   |
| 5 Gallon Shrubs   | 15                  |
| ** Street trees must be placed every thirty feet (30'). |                     |



**P. Preferred Plant List:**

**CANOPY TREES**

| <i>Botanical Name</i>           | <i>Common Name</i> |
|---------------------------------|--------------------|
| <i>Carya illinoensis</i>        | Pecan              |
| <i>Magnolia grandiflora</i>     | Southern Magnolia  |
| <i>Pistache chinensis</i>       | Chinese Pistache   |
| <i>Quercus macrocarpa</i>       | Burr Oak           |
| <i>Quercus nigra</i>            | Water Oak          |
| <i>Quercus shumardii</i>        | Shumard Oak        |
| <i>Quercus texana</i>           | Red Oak            |
| <i>Quercus virginiana</i>       | Live Oak           |
| <i>Ulmus parvifolia</i> 'Drake' | Drake Elm          |

**EVERGREEN TREES**

| <i>Botanical Name</i>      | <i>Common Name</i> |
|----------------------------|--------------------|
| <i>Ilex opaca</i>          | American Holly     |
| <i>Ilex opaca</i> Savannah | Savannah Holly     |
| <i>Ilex vomitoria</i>      | Youpon Holly       |
| <i>Pinus taeda</i>         | Loblolly Pine      |

**30 GALLON ORNAMENTAL TREES**

| <i>Botanical Name</i>                           | <i>Common Name</i>  |
|---|---------------------|
| <i>Chionanthus virginica</i>                    | Chinese Fringe Tree |
| <i>Crateagus marshalli</i>                      | Parsley Hawthorn    |
| <i>Diospyros kaki</i>                           | Japanese Persimmon  |
| <i>Koelruteria bipinnata</i>                    | Golden Rain Tree    |
| <i>Lagerstroemia indica</i>                     | Crape Myrtle        |
| <i>Magnolia liliiflora</i>                      | Lily Magnolia       |
| <i>Magnolia soulangeana</i>                     | Saucer magnolia     |
| <i>Magnolia stellate</i>                        | Star Magnolia       |
| <i>Magnolia virginiana</i>                      | Sweet Bay Magnolia  |
| <i>Prunus Mexicana</i>                          | Mexican Plum        |
| <i>Pyrus calleryana</i> 'Aristocrat or Capitol' | Flowering Pears     |

**15 GALLON PLANTS**

| <i>Botanical Name</i>  | <i>Common Name</i> |
|--|--------------------|
| <i>Abelia</i>  | Abelia             |
| <i>Anisacanthus wrightii</i>   | Flame Acanthus     |
| <i>Callistemon citrinus</i> , 'Austraflora', 'Firebrand', 'Little John', and 'Splendens' | Dwarf Bottlebrush  |
| <i>Cortaderia selloana</i> 'Pumila'  | Dwarf Pampas Grass |
| <i>Cygas Revoluta</i>  | Sago Palm          |
| <i>Diets iridioides</i>  | Butterfly Iris     |
| <i>Eryobotrya japonica</i>   | Loquat             |
| <i>Feijoa sellowiana</i>   | Feijoa             |

|  |                           |
|--|---------------------------|
| Fortunella                                 | Kumquat                   |
| Ilex cornuta 'Burfordii compacta'          | Dwarf Burford Holly       |
| Ilex cornuta 'Rotunda'                     | Chinese Holly             |
| Ilex vomitoria 'Nana'                      | Dwarf Yaupon              |
| Iris louisiana                             | Louisiana Iris            |
| Lagerstroemia indica 'Nana'                | Dwarf Crape Myrtle        |
| Ligustrum japonicum                        | Ligustrum                 |
| Ligustrum lucidum                          | Waxleaf Glossy Privet     |
| Loropetalum chinense 'Monraz'              | Fringe Flower Razzleberri |
| Meuhlenbergia lindheimeri                  | Muhly Grass               |
| Miscanthus sinensis 'Morning Light'        | Dwarf Maiden Grass        |
| Miscanthus sinensis var.                   | Maiden Grass              |
| Myrica pusilla                             | Dwarf Wax Myrtle          |
| Nandina domestica                          | Nandina                   |
| Nerium oleander                            | Oleander                  |
| Nerium oleander 'Petite Pink'/'Little Red' | Dwarf Oleander            |
| Pittosporum tobika                         | Pittosporum               |
| Pittosporum tobika variegated              | Variegated Pittosporum    |
| Plumbago auriculata                        | Plumbago                  |
| Punica granatum 'Nana'                     | Dwarf Pomegranate         |
| Raphiolepis indica 'Clara'                 | Indian Hawthorn           |
| Spiraea prunifolia                         | Bridal Wreath Spirea      |
| Ternstroemia gymnathera                    | Japanese Cleyera          |
| Viburnum                                   | Sweet Viburnum            |

### 3 & 5 GALLON SHRUBS

| <i>Botanical Name</i>  | <i>Common Name</i>    |
|--|-----------------------|
| Anisacanthus wrightii  | Hummingbird Bush      |
| Aucuba japonica  | Aucuba                |
| Azalea indicum   | Indica Azalea         |
| Buddleia davidii   | Butterfly Bush        |
| Bulbine frutescens "orange"  | African Bulbine       |
| Buxus spp.   | Boxwood               |
| Callistemon citrinus 'Austraflora', 'Firebrand', 'Little John', 'Splendens | Dwarf Bottlebrush     |
| Callicarpa Americana   | American Beauty Berry |
| Camellia spp.  | Camellia              |
| Cassia corymbosa   | Flowery Senna         |
| Chaenomeles japonica   | Flowering Quince      |
| Clyera japonica  | Japanesc Cleyera      |
| Elaeagnus macrophylla  | Elaeagnus Ebbeningei  |
| Eleagnus fruitlandi  | Silverberry           |
| Eryobotrya japonica  | Loquat                |
| Gardenia spp.  | Gradenia              |
| Ilex cornuta 'Burfordii' compacta  | Dwarf Burford Holly   |
| Juniperus  | Juniper species       |
| Lagerstroemia indica "dwarf"   | Dwarf Crape Myrtle    |
| Ligustrum lucidum  | Glossy Privet         |
| Ligustrum japonicum  | Wax Leaf Ligustrum    |
| Lonicera fragrantissima  | Winter Honeysuckle    |

|  |                         |
|--|-------------------------|
| Myrica cerifera                            | Southern Wax Myrtle     |
| Myrica pussila                             | Dwarf Wax Myrtle        |
| Nandina domestica                          | Dwarf Nandina varieties |
| Nerium oleander                            | Oleander                |
| Pittosporum tobira 'Wheeleri'              | Dwarf Pittosporum       |
| Podocarpus macrophylla                     | Yew Podocarpus          |
| Prunus Carolina                            | Cherry Laurel           |
| Pyracantha crenato-serrata                 | Dwarf Pyracantha        |
| Rhaphiolepis indica                        | Indian Hawthorn         |
| Rhododendron indicum 'Formosa'             | Formosa Azalea          |
| Rosa x Rodrazz                             | Knock-out Rose          |
| Spiraea prunifolia                         | Bridal Wreath           |
| Spiraea bumalda or similar dwarf varieties | Spirea                  |

#### 1 GALLON GOUND COVER

| <i>Botanical Name</i>                            | <i>Common Name</i>    |
|--|-----------------------|
| Ajuga reptans                                    | Carpet Bugle          |
| Antigonon leptopus                               | Coralvine             |
| Asparagus densiflorus 'Meyersii'                 | Foxtail Fern          |
| Asparagus sprengeri                              | Sprengeri Fern        |
| Bignonia capreolata                              | Crossvine             |
| Campsis radicans                                 | Trumpet Creeper       |
| Carex morrowii                                   | Japanese Sedge        |
| Cuphea hyssopifolia                              | Mexican Heather       |
| Dianella tasmanica "variegata"                   | Variegated Flax Lilly |
| Dryopteris normalis                              | Wood Fern             |
| Festuca cinerea                                  | Fescue                |
| Gelsimium sempervirens                           | Carolina Jasmine      |
| Hedera helix                                     | English Ivy           |
| Hemerocallis species                             | Daylily               |
| Lantana camara 'Radiation'                       | Lantana               |
| Liriope muscari                                  | Liriope               |
| Lonicera spp.                                    | Honeysuckle           |
| Millettia reticulata                             | Evergreen Wisteria    |
| Ophiopogon jaburan                               | Giant Liriope         |
| Ophiopogon japonicum                             | Monkey Grass          |
| Osteopermum fruticosum                           | African Daisy         |
| Parthenocissus quinquefolia                      | Virginia Creeper      |
| Portulaca grandiflora                            | Moss Rose             |
| Rosa banksiae                                    | Lady Bank's Rose      |
| Rosa Meidiland                                   | Meidiland Roses       |
| Santolina incana                                 | Lavender              |
| Sedum spp.                                       | Sedum                 |
| Trachelosperum asiaticum                         | Asian Jasmine         |
| Trachelosperum jasminoides                       | Confederate Jasmine   |
| Veronica latifolia, scrophulariaceae and spicata | Veronica              |

**WOODRIDGE FOREST CA ARCHITECTURAL CONTROL/REVIEW COMMITTEE**

**HOME IMPROVEMENT REQUEST FORM**

All improvements MUST be drawn to scale on a photo copy of the survey. Please indicate how the new structure or improvement relates to the existing structure, and if possible provide a side and rear view. A sketch for mailboxes and gutters is acceptable. **The original request form and one copy are required for submittal.**

**THE ACC REVIEW COMMITTEE WILL REVIEW YOUR APPLICATION. THE PROCESS CANNOT BEGIN UNTIL THE COMPLETED APPLICATION IS RECEIVED. NO WORK SHOULD BEGIN UNTIL YOU HAVE WRITTEN APPROVAL. PLEASE CAREFULLY REVIEW THE REQUIREMENTS FOR SUBMITTAL BELOW. YOU WILL RECEIVE A WRITTEN NOTIFICATION OF THE DECISION OF THE COMMITTEE, AND NO INTERIM UPDATES WILL BE GIVEN DURING THE REVIEW PROCESS NOR WILL MANAGEMENT SPEAK WITH YOUR CONTRACTOR.**

NAME OF ASSOCIATION \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

Please indicate the improvement(s) which you propose.

- Basketball Goal  Deck  Driveway Expansion  Fence  Flagpole  Gazebo  Paint
- Patio  Pool/Spa  Rain Barrel  Room Addition  Roof  Solar Energy  Storage Shed
- Other \_\_\_\_\_ **\*\*\$1,000 Damage Deposit Required for Pools.**

**Please describe improvement in more detail which you marked above (Be Specific)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Location of improvement(s) which you propose, backyard, side yard, etc. Be specific, showing to scale the property lines, building set back lines, easements, fences, sidewalks, patios, pools, distances from all sides of the improvement to property lines and pool equipment location. A PLAT OR SURVEY IS REQUIRED.**

\_\_\_\_\_  
\_\_\_\_\_

**Materials planned for the improvement you propose.**

Lumber-  
Type(s) \_\_\_\_\_  
Brick-  
Type(s)&Color \_\_\_\_\_  
Screen-  
Type(s) \_\_\_\_\_  
Fence  
Type(s) \_\_\_\_\_  
Shingles – Manufacturer \_\_\_\_\_ Manufact. Color \_\_\_\_\_ Warr. Yr \_\_\_\_\_  
Other \_\_\_\_\_

**If you are painting or staining - YOU MUST include paint/stain sample and brand/manufacturer. Please give particular consideration to the color of the brick when making your paint selection.**

Brick Color: \_\_\_\_\_ House Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_ Garage Door Color: \_\_\_\_\_

Dimensions of Planned Improvement:    \_\_\_ Width    \_\_\_ Height    \_\_\_ Length

Who will work on this improvement?     Homeowner     Contractor

If Contractor, list name and phone #: \_\_\_\_\_  
\_\_\_\_\_

Anticipated Start Date \_\_\_\_\_    Anticipated Completion Date \_\_\_\_\_

\*\*Homeowner understands that they are responsible for obtaining any necessary permits from the City and/or County.

IN AN EFFORT TO PROVIDE AND PROTECT EACH INDIVIDUAL HOMEOWNER'S RIGHTS AND VALUES, IT IS REQUIRED THAT ANY HOMEOWNER OR GROUP OF HOMEOWNERS CONSIDERING IMPROVEMENT (EXAMPLES: EXTERIOR PAINT, PATIO COVERS, FENCES, LANDSCAPING, SIDEWALKS, DECKS, ETC.) ON THEIR DEEDED PROPERTY, SUBMIT A REQUEST FOR HOME IMPROVEMENT APPROVAL TO THE ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL BY THE HOMEOWNERS ASSOCIATION PRIOR TO INITIATING WORK ON PLANNED IMPROVEMENTS. IF ANY CHANGE IS MADE THAT HAS NOT BEEN APPROVED, THE COMMITTEE HAS THE RIGHT TO ASK THE HOMEOWNER TO REMOVE THE IMPROVEMENT FROM HIS PROPERTY. **I UNDERSTAND THAT THE ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE WILL ACT ON THIS REQUEST AS QUICKLY AS POSSIBLE AND CONTACT ME IN WRITING REGARDING THEIR DECISIONS. I UNDERSTAND NO INTERIM UPDATES AND STATUS WILL BE GIVEN ON MY APPLICATION. I AGREE NOT TO BEGIN PROPERTY IMPROVEMENT(S) UNTIL THE ARCHITECTURAL CONTROL COMMITTEE NOTIFIES ME OF THEIR DECISION. I AGREE TO COMPLETE THE WORK WITHIN 6 MONTHS AFTER APPROVAL OR RESUBMIT FOR REVIEW.**

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Date

**APPLICATION IS COMPLETE IF YOU HAVE COMPLETED IN DETAIL:**

1. Described improvements, and attached required drawings, if any
2. Attached your survey showing the exact location of the proposed improvements
3. Attached a sample of the paint (and photo of main home if painting), photo of stain if staining
4. Signed the application
5. Defined the dimensions (height, width & length) of the structure, play structure, improvements and/or fence

**You may attach a separate sheet of additional information to assist in the process.**

| FOR ASSOCIATION & OFFICE USE ONLY       |                                   |                                      |
|---|-----------------------------------|--------------------------------------|
| Date Received:                          | Date Submitted To ACC/ARC:        | DEPOSIT \$                           |
| Comments For Committee From Mgmt.       | <input type="checkbox"/> D/R:     | <input type="checkbox"/> Assessment: |
| Date Reviewed:                          | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied      |
| Comments Or Contingencies From ACC/ARC: |                                   |                                      |
| ACC/ARC Signatures:                     | Signed                            | Attest:                              |

RETURN REQUEST FORM TO: Preferred Management Services, PO Box 690269, Houston, TX 77269.

Phone - 281.897.8808

Fax - 281.897.8838

**E-FILED FOR RECORD**

09/30/2016 11:20AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**09/30/2016**



County Clerk  
Montgomery County, Texas