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**Architectural Control Guidelines**  
**Ashford West Community Association, Inc.**

**This document supersedes all previous  
Architectural Control Guidelines for Ashford  
West Community Association, Inc.**

**Approved by the Board of Directors**  
**May 21, 2013**

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# ARCHITECTURAL CONTROL GUIDELINES

for

## ASHFORD WEST COMMUNITY

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The ARCHITECTURAL CONTROL COMMITTEE (ACC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity, and design. It is the general purpose of the ACC to approve or disapprove applications made to it for proposed alterations, additions, or changes to be made to the exterior of the house and/or lot itself. Landscaping does not require ACC approval unless specifically referenced in the deed restrictions or these guidelines.

### Procedure

An Architectural Control Committee Modification Request Form (ACCMRF) must be completed in its entirety and mailed to the Ashford West Community's Association's Management office. Use [www.ashfordwest.com](http://www.ashfordwest.com) for our current management company's contact information and to get the form. The forms are also available at our management company's office. All pertinent information such as plans, specifications, building permits, locations indicated on a copy of the survey, etc. should be included with the application. The ACCMRF may be scanned and emailed to the Ashford West Community Association's management company.

The ACC cannot respond to verbal requests for approval - all applications must be made in writing.

The ACC has thirty (30) days from date of receipt of an application in which to accept or deny the request. If the application is denied then changes can be made and reapply.

When an application is not approved, the ACC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision made by the ACC, and the Designated Representative should be contacted at a specific number.

### Guidelines

The following are guidelines adopted by the Board of Directors to specify their standards, requirements, and thought processes used in evaluating an application. These guidelines will be amended from time to time as the circumstances, conditions/or opinions of the ACC dictate. It should be noted that each may grant a variance from these guidelines. This is to be done to allow reasonable variances and adjustments to the restrictions set forth herein in order to overcome practical difficulties and to prevent unnecessary hardships in the application of the restrictions contained herein; provided, however, that such is done in conformity with the intent and purposes hereof; and provided further, that in every instance such variances or adjustment will not be materially detrimental or injurious to other property, improvements or the Owners thereof. It should also be noted that ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

#### 1.0 OUTBUILDINGS

An ACC application must be submitted with elevation, street visibility, material, and light.

1.1 The ACC will consider the following:

- a. The outbuilding must not be visible from the front street but may be visible from a side or back street.
- b. The outbuilding should have a sloped roof, no higher than eight (8) feet from the ground, to the highest point (eight feet if placed in the side yard or if visible from the street), and a maximum floor space of 100 square feet. Its door cannot be a garage door and cannot exceed six (6) feet in width. Structure must be kept a minimum of three (3) feet off rear property line and distance from side fence will be determined based on visibility from the street in front of the lot. At no time, however, will that distance from side fence be less than three (3) feet, regardless of visibility. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot. Building permits as required by the municipality (city, county, etc.) must be submitted with the ACCMRF form. Detailed plans must be submitted to HOA.
- c. If the outbuilding is visible from the neighbors or the street, the colors should match or blend with the predominant exterior colors of the main residence.
- d. Materials should match those of the main residence in both size and color. This also includes roofing material.
- e. Storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach as it will not be considered portable.
- f. No storage area can be built up against any side or rear wall of home or garage unless its maximum height is less than six (6) feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size, and location.
- g. Playhouses and forts should not exceed six (6) feet in height. If fort has platform, then platform can be no higher than four (4) feet off ground and centered in back yard to protect neighbor's privacy. The playhouse or fort must not be visible from the front street.
- h. Gazebo - ACC must approve construction of gazebos.

**2.0 BASKETBALL GOALS**

- 2.1 The basketball backboard, net, and post must be maintained in excellent condition at all times.
- 2.2 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.
- 2.3 Rims must not exceed ten (10) feet in height.
- 2.4 Backboard must be regulation size and color of white, clear, gray, or beige.
- 2.5 Must be mounted on garage or placed on the side of driveway. The pole must have a manufacturer's weather resistant finish or be painted black or white.
- 2.6 Written approval of neighbors on both sides must be obtained.
- 2.7 If any complaints are received, by the Management Company or Board of Directors within six (6) months after installation, the basketball goal will be subject to immediate removal at the request of the ACC. This condition should be made evident to the homeowner upon approval.

### **3.0 PATIO COVERS**

3.1 It is the opinion of the ACC that patio covers are not "temporary" structures and are therefore not prohibited.

3.2 It should be constructed of materials which complement the main structure.

3.3 If attached to house, must be integrated into existing roof line (flush with eaves) and the shingles must match the roof. Entire patio cover and posts should be trimmed out to match house. All supports (i.e. columns) whether wooden or metal, must be painted. At no time, however, shall a shingled roof of a patio cover be allowed with an unpainted frame (this does not apply to deck covers). Frame will have to be painted to match trim of house whether treated or untreated wood is used.

3.4 Acceptable patio construction materials are as follows:

- a. Painted wood or metal (to match the trim of the house).
- b. Wood such as cedar, fir, redwood, or pressure treated pine may be used.
- c. If sun-screen canvas or woven material is used as roofing material on a patio cover it must be an earth tone color and the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition, without fading, holes or tears, or its removal will be requested by the HOA.
- d. Screened walls, storm windows, and vinyl windows are allowable, if these additions do not change the patio cover into a room addition.

3.5 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

3.6 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five (5) feet away from a side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover. It may require a drain be installed to send the water off the property to the street.

### **4.0 DECKS & DECK COVERS**

4.1 It is the opinion of the ACC that decks and deck covers are not "temporary" structures and are therefore not prohibited.

4.2 Decks cannot be higher than eighteen (18) inches.

4.3 Deck covers generally must comply with the patio cover guidelines; however, their frames do not have to be painted. If they are painted, the paint should match the house.

4.4 Decks may not encroach into any utility easement unless companies involved have granted their written consent to such encroachment.

4.5 Decks should be situated on the rear of the lot and so that they may not pose a problem to the effective draining of the lot or neighboring lot.

### **5.0 ROOM ADDITIONS**

5.1 Exterior materials and colors should match the house.

5.2 Detailed plans must be submitted to the ACC.

5.3 Room additions must comply with all setbacks and building lines per the subdivision plat and the Declaration. They may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

5.4 Size and shape will depend on architectural style and layout of house, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bona fide room addition and will not be permitted. Plans for a room addition must show a room internally attached to main structure being of reasonable size which will then constitute a legitimate request for a room addition. Roof of addition must integrate with existing roof line so as to appear to have been part of the original home, however, an exception may be made for prefabricated sunrooms, or solariums. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e., structural integrity, architectural suitability, etc., even if it does use only one-third of the remaining yard.

5.5 Building permits as required by the municipality (city, county, etc.) must be submitted with the ACCMRF form. In some instances, the ACC will grant approval with provision that a copy of the permit be received by the ACC within thirty (30) days of the approval letter.

#### **6.0 EXTERIOR PAINTING / SURFACES**

6.1 ACC must approve house painting and maximum of a three (3) color scheme is acceptable. Extreme color differences should be avoided and may not be approved by ACC.

6.2 An ACC application must be submitted with a first and second choice color sample (paint chips).

6.3 Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive ACC approval.

6.4 The colors must be harmonious with each other. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.

6.5 If a non-approved color has been placed on a new addition or existing structure, the HOA has the right to require you to change the color to an approved color.

6.6 All painted surfaces must be kept clean and smooth with no bare spots or peeling paint. All surfaces must be kept free of mildew.

6.7 All rotting and damaged wood must be replaced and any damaged brickwork repaired.

6.8 Gutters must be kept in good repair and not allowed to sag or hang down.

#### **7.0 STORM WINDOWS AND STORM / SCREEN DOORS**

7.1 Providing the frames and screens of these are of a color compatible with the exterior house colors, storm windows and storm or screen doors should receive ACC approval.

7.2 Screen doors when placed on doors facing front or side streets must be of quality, design, and color to match or blend with color scheme of home.

## **8.0 SWIMMING POOLS, SPAS, AND POOL ENCLOSURES**

- 8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval.
- 8.2 Ideally, any pool or spa should be located at least five (5) feet from a side and rear lot line to maintain proper drainage on lot. However, a minimum of three (3) feet will be allowed in certain instances.
- 8.3 Above ground pools will receive special consideration. Above ground pool is acceptable provided it is not over four (4) feet in height. Decking around pool cannot be over eighteen (18) inches above ground so to ensure privacy of neighbors. Railings for walkway cannot be visible above the six (6) foot fence. It must be three (3) feet to five (5) feet from the side and rear fences.
- 8.4 Pool enclosures will be reviewed on an individual basis. Committee finds screened enclosures acceptable providing adequate tree planting is installed as per ACC recommendations for screening. These must meet state and local requirements.

## **9.0 SOLAR PANELS**

- 9.1 The Owner shall first apply to and receive written approval from the Association prior to installation of any solar panels or other solar items (collectively "Solar Panels") permitted by 202.010.
- 9.2 Solar Panels shall be located in a fenced-in yard or patio OR on the roof of the house or other approved structure, not visible from the front of the structure, and in a location approved by the Association (subject to any limitation imposed by 202.010).
- 9.3 Solar Panels shall be located entirely on the property of the owner erecting the Solar Panels and shall not be located on any other lot, property, or common area.
- 9.4 When mounted on a structure, no Solar Panel may be higher or wider than the roofline of the structure it is mounted on.
- 9.5 When mounted on a structure, the top edge of all Solar Panels shall be parallel with the roofline and shall conform to the slope of the roofline.
- 9.6 If located in a fenced-in yard or patio, the Solar Panels shall be lower than the fence line of the yard or patio.
- 9.7 If located in a yard or patio that is fenced-in by a wrought iron fence, the Solar Panels shall be screened from public view using vegetation, or otherwise, as required and as approved by the Association, at its sole discretion.
- 9.8 Solar Panels shall not cause an unreasonable or disproportionate visual impact on neighboring lots. If the Solar Panels would substantially interfere with the use and enjoyment of land causing unreasonable discomfort or annoyance to persons of ordinary sensibilities, it will not be allowed unless all adjoining owners give their written approval. The Association will decide what is an unreasonable, or disproportionate visual impact on neighboring lots and will inform the property owner of what changes must be made to correct any unreasonable or disproportionate visual impact.

## **10.0 SATELLITE DISHES**

10.1 Large commercial satellite dishes are not permitted.

10.2 The smaller dish units normally mounted on or near the roof must be placed as unobtrusively as possible.

## **11.0 FENCE AND FENCE EXTENSIONS**

11.1 Will be reviewed on a case by case basis.

11.2 Painting of wooden fences is allowed if color matches home. Wooden fences may be stained with ACC approval. Wrought iron fences must be black.

11.3 Cedar and wrought iron material fences must be maintained.

11.4 No split rail fences or decorative fencing permitted at the front of the home. No structure may be attached to a fence unless otherwise provided by these guidelines or ACC approval.

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

11.6 All fence extensions repair or refurbishment must meet Residential Deed Restriction No. 11.

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

11.8 Only fence extensions which will be installed picket side out shall be considered by the ACC. Fences facing the front street or along any side street or rear street property line shall be constructed with all pickets on the outside so that no posts or rails are visible from the street. (Privacy fence type)

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

11.10 Chain link fences are prohibited.

11.11 A "rot" board constructed at the base of the fence is acceptable as long as the fence does not exceed 6'6" in height and is in agreement with connecting neighbors.

11.12 Wrought iron fence height, location, and spacing of the bars of all wrought iron fences must be approved by the ACC.

## **12.0 DECORATIONS / SIGNS**

12.1 On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments unless such items have been approved in writing by the ACC.

12.2 Benches and gates will be reviewed on an individual basis. These decorations/structures must be maintained.

12.3 House numbers may be placed on the house or mailbox. House numbers must be visible for emergency response.



12.4 Lawn decorations will be allowed for any holiday four weeks prior and four weeks after that holiday. Approval for seasonal decorations is not required by ACC as long as it is not offensive and harmonious with neighborhood.

**12.5 Signs:**

- a. No foreclosure notices.
- b. Remove garage sale signs promptly.
- c. Professional looking home "for sale/lease" sign.
- d. No car or other miscellaneous items "for sale" sign.
- e. No morally offensive signs in yard.
- f. Professional security signs - 2 signs discretely posted in the yard.
- g. AWCA, Women's Club signs are approved.

**12.6 Religious items:**

- a. Cannot threaten public health or safety.
- b. Cannot violate any law.
- c. Cannot contain language, graphics, or other display that is patently offensive to a passerby.
- d. Religious plaques or decorations can be located on the entry door or entry door frame but they cannot extend past the outer edge of the door frame of the dwelling.
- e. Maximum space allotted to a religious item or combination of religious items shall be no more than 25 square inches.
- f. The Association may remove any item that does not conform to these regulations.

**13.0 EXTERIOR LIGHTING**

13.1 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes. The Board reserves the right to require removal or modification of any lighting which it reasonable determines to be annoying to neighbors.

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

13.3 Low voltage (white in color) landscape lighting shall be permitted with ACC approval so long as the lighting is located within flower beds, shrubs, and/or trees, along walkways, and all wiring is buried.

13.4 Security lights may be attached to the front of the house, preferably on the garage. No more than 4 security lights per home are allowed. None may be pole mounted or mounted on the fence.

13.5 Yard lights may be gas or electric with a maximum height six (6) feet. Gas or electric lights must be black, brown, or white, depending on color of the house and determination of suitable color will be the decision of the ACC. One gas light per lot with ACC approval and the gas lighting color must be white.

**14.0 MAILBOXES**

14.1 If a mailbox is replaced, it would need to be equal to the original. Otherwise, changes or improvements made to the initial mailbox will require ACC approval.

14.2 The ACC will consider the effect a painted or stained post will have on the street. If the proposed color will not readily blend in with the surrounding material, an application will be denied.

14.3 Bricked mailbox stands should receive approval providing the brick matches or blends with the house, the stand is appropriate in size and design, and will meet U.S. Post Office requirements. A specific sketch should be included with the application. If the brick is not the exact brick used in the construction of the home, the new brick must meet with ACC approval.

14.4 Mailboxes must be harmonious with neighborhood and maintained.

#### **15.0 ATTIC VENTILATION WIND TURBINES**

15.1 Wind turbines should be mounted in the rear portion of the roof so as to minimize visibility from the front or above the roof line. It is preferred to have a ridge vent that matches the roof color when the roof is replaced.

15.2 The wind turbines preferably should either be a color which will blend with the shingle color or be painted to match the shingle color.

#### **16.0 OUTDOOR CARPETING AND TILE**

16.1 Can only be installed on porch area - no walkways, etc.

16.2 Only Earth tone colors acceptable, specifically no green or blue.

16.3 Visibility from street will be considered.

#### **17.0 BIRDHOUSES**

17.1 Maximum preferred height twelve (12) feet, and no more than two (2) birdhouses per lot at this height.

17.2 Those exceeding height of the fence must be mounted on two-inch diameter metal pipe painted white or black. No birdhouse shall be larger than 2 feet in width, 2 feet in length, and 2 feet in height. The materials and color used in construction of each birdhouse must be harmonious with the home.

17.3 The birdhouse should be placed towards the middle of the backyard and must not be visible from the front street. It must be five (5) feet from any fence line, therefore not mounted on the fence.

#### **18.0 ANTENNAE**

18.1 No Ham or long distance antennae are permitted unless registered with the Association and any interference filters for radio or TV will be furnished by the radio operator to all who request it. It cannot be visible from the street.

#### **19.0 SWING SETS / CHILDREN'S PLAY STRUCTURES**

19.1 Maximum height of eight (8) feet.

19.2 Location will be considered for neighbor's privacy. No play structure shall be approved for construction on utility easements unless it can be picked up and moved by one or two people easily.

#### **20.0 DRIVEWAY AND SIDEWALKS**

20.1 Will be reviewed on a case by case basis.

20.2 Driveways and sidewalks must be constructed only of approved material. They cannot be painted.

20.3 ACC approval is required to widen or change location.

### **21.0 GARAGE CONVERSIONS AND ATTACHMENTS / CARPORTS / DETACHED GARAGES**

21.1 Carports are permitted only on attached garages that set towards back of lot. No carport will be allowed to be placed on detached garage that faces side street unless the garage location is at far side of street side property line. Carport must be attached to garage.

21.2 Driveways can never be removed from the front yard. Each home should have a garage. The garage must have a garage door (s) (rolls upward) and have the appearance of being a garage.

21.3 The addition of a detached garage may be approved on a standard sized lot, if the garage is converted into a family room (or other living area), and it does not exceed deed restrictions for size and setback.

21.4 Garage conversions need ACC approval. Garage doors must remain on building to emulate a garage.

21.5 Garages utilizing dual doors must have matching doors. All glass panels must be whole. No panel shall be boarded over; the exception being temporary repairs in progress.

21.6 Any storage structure built up against a garage must have the same roofing material as applied to the garage. This structure must be painted so as to match the structure it is attached to.

### **22.0 WINDOW AIR CONDITIONERS**

22.1 No window or wall air conditioning units are permitted that are visible from the street or a neighbor's property.

### **23.0 WINDOW - SHADES / AWNINGS / COVERINGS / GLASS / TREATMENT**

23.1 Canvas awnings will be permitted with ACC approval to be installed on windows to reduce solar exposure if they are on the back side of the house on an interior lot and not visible at all from the street. On a corner lot that backs onto a street, canvas awnings will not be permitted at all. Corner lots can be held separately accountable. When allowed, they must be acceptable colors and harmonious with the exterior of the home, and must be kept in excellent condition at all times or will be subject to immediate removal upon notification by the HOA of their unacceptable condition.

23.2 Awnings will still be allowed for use on playhouses and patio covers, provided they also comply with the above mentioned requirements for proper location and color.

23.3 External mounted metal and wooden slat-type shades may not be allowed by the ACC. If they are deemed necessary in the reduction of solar exposure, then an alternative window screen can be considered. ACC approval may be granted for an alternative sunscreen installation, if appropriate.

23.4 Temporary window treatments may not be left in windows for longer than sixty (60) days. (e.g. sheets used as draperies)

23.5 Use of aluminum reflective material shall not be used.

23.6 All glass surfaces must be whole. No glass surface may be boarded up, the exception being while temporary repairs are being made.

#### **24.0 ACTS OF NATURE**

24.1 If a house/lot sustains damage or destruction due to elements outside homeowner's control, the homeowner must secure ACC approval within sixty (60) days for repairs and improvements. The work must be completed within six (6) months of approval. A variance to this section can be made by the ACC when extenuating circumstances are presented.

#### **25.0 FLAGS, FLAGPOLES, AND BANNERS**

To the extent required by 202.011 of the Texas Property Code, Owners are entitled to display a United States Flag, a Texas State Flag, and a replica flag of any branch of the United States Armed Forces, ("Permitted Flags"), and to install a flagpole on their property for the purpose of displaying the Permitted flags; subject to the following regulations:

25.1 The Owner shall first apply to and receive written approval from the Association prior to installation of any flagpole.

25.2 United States Flags must be displayed in accordance with 4 U.S.C. Sections 5 - 10.

25.3 The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.

25.4 Only permitted Flags may be displayed within the Association.

25.5 Permitted Flags shall be displayed from a pole attached to a structure OR from a free-standing pole. 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 or entry door.

25.6 A flagpole attached to a structure shall be limited to one per lot, shall be no more than six (six) feet long and shall be securely attached by a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole shall be attached in such a manner as to not damage the structure. One attached flagpole is allowed on the front portion of a structure facing the street in a location approved by the Association. Brackets which accommodate multiple flagpoles are prohibited.

25.7 A flagpole, 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 flagpole and harmonious with the dwelling. Flagpoles shall be commercially produced and not home-made, they shall not be constructed of wood or plastic.

25.8 Only one of each Permitted Flag may be displayed at any one time.

25.9 The flag display and flagpole shall conform to all setbacks, casements, and zoning ordinances.

25.10 Flags and flagpoles must be maintained in good condition; flags and poles that are deteriorating or represent an unsafe condition shall be repaired, replaced or removed.

25.11 Free-standing flagpoles, are limited to one (1) per lot, in a location approved by the Association in writing, and shall not exceed 20 feet in height (including any ornamental cap) and 9 inches in diameter. Free-standing flagpoles shall be permanently installed to the ground according to the manufacturer's instructions.

25.12 Permitted Flags are limited to size 3 feet tall by 5 feet wide.

25.13 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 Association prior to installation, and
- b. shall be ground mounted in this 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.
- e. shall not provide illumination exceeding the equivalent of a 60-watt incandescent bulb.

25.14 Flagpoles shall not generate unreasonable noise levels which would disturb the surrounding residents. In order to minimize noise, all flagpoles shall utilize vinyl or plastic snap hooks, shall utilize snap hook covers, may secure a rope around the flagpole with a flagpole clasp, or do whatever else is necessary to comply.

25.15 An owner can only place a flagpole or flag on his own property and no other lot, property, or common area.

25.16 Flagpoles are permitted solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it shall be removed by the Owner.

25.17 The American Flag must be displayed above any other flag.

## **26.0 BURGLAR BARS**

26.1 ACC approval is required for the installation of burglar bars.

26.2 Burglar bars must be harmonious with exterior design of the home. Color and design (pattern) will be considered in the approval process.

26.3 Burglar bars must be installed on the inside of any window.

26.4 Burglar bars must be painted a light, neutral color.

26.5 Burglar bars must meet any codes or standards set by the city including that they must be opened from inside the house.

## **27.0 ROOFING MATERIALS**

27.1 A sample of the proposed asphalt shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to ACC. Manufacturer's Specifications Sheet and proposal should also be submitted.

27.2 Acceptable colors are of earth tones including black, dark brown, etc.

27.3 Minimum 30-year warranty shingles.

27.4 Please see section 15.0 concerning wind turbines. Ridge vents are acceptable.

27.5 Alternative Shingles

- a. The owner shall first apply to and receive written approval from the Association prior to installation, alteration, or modification of Alternative Shingles.
- b. Alternative Shingles shall resemble the shingles commonly used on property in the Association.
- c. Alternative Shingles shall be more durable than and of equal or superior quality than the shingles commonly used on property in the Association.
- d. Alternative Shingles shall match the aesthetics of the property surrounding the owner's property.
- e. Standing ridge metal, tile, and aluminum shingles are not permitted.

## **28.0 TREES**

28.1 When trees are removed, the homeowner must also remove the remaining stump and fill any resulting hole that is visible to public view.

## **29.0 YARD / LAWN / LOT MAINTENANCE**

The owner or occupants of all lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner as spelled out in the Residential Deed Restrictions Item No. 13.

29.1 Lawns must be kept planted as to obtain a complete carpet of grass. Bare spots should be replanted to maintain this affect.

29.2 Trees and shrubs that appear in public view or can be seen by neighbors must be kept trimmed in an attractive manner.

29.3 All borders facing front or side streets, regards of material, must be maintained in good condition.

29.4 All vegetation must be trimmed back from edges, expansion joints, separations, and cracks of public walkways and curbsides. This also applies to any private driveway, walkway, or concrete surface that is in public view.

29.5 All brush, shrub, trees, or other plants that obstruct the public use of any sidewalk or street, or encroaches into the airspace from the surface to seven (7) feet above any sidewalk or street must be trimmed back to keep the walkway or street clear.

29.6 Any uprooted, felled, or dead tree, bush, or shrub in public view or viewed by neighbors must be removed. However, removal of a live and viable tree in public view for any other reason requires ACC approval.

## **30.0 RAIN WATER RECOVERY BARREL OR SYSTEMS**

30.1 The Owner shall first apply to and receive written approval from the Association prior to installation of any Barrel/System.

30.2 The Barrel/System must be of a color that is consistent with the color scheme of the Owner's home.

30.3 The Barrel/System cannot be located between the front of the Owner's home and an adjoining or adjacent street. (The front yard)

30.4 The Barrel/System must not display any language or other content that is not typically included on the item when it is manufactured.

30.5 The Association may regulate the size, type, materials and manner of screening for Barrel/System that are visible from the street, another lot, or common area.

30.6 If located in a yard or patio that is fenced-in by a wrought iron fence, the Barrel/System shall be screened from public view using vegetation, or otherwise, as required and as approved by the Association, in its sole discretion.

30.7 There must be sufficient area on the Owner's property to install the Barrel/System, no Barrel/System shall be located on or extend onto any property other than the Owner's lot.

30.8 Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Barrel/System, such as tanks, barrel filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area.

30.9 Screening may be accomplished by an approved solid fence, structure or vegetation; by burying the tanks/barrel; or by placing the equipment in an outbuilding approved by the Association.

30.10 A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above, so long as:

- a. The barrel does not exceed 55 gallons.
- b. The barrel is installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle.
- c. The barrel is fully painted in a single color to blend with the adjacent home or vegetation.
- d. Any hoses attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible location when not in use.

30.11 Overflow lines from a System must not be directed onto or adversely affect adjacent properties or common areas.

30.12 Inlets, ports, vents, and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks, or other storage devices. Open top storage containers are prohibited; however, where space allows and where appropriate as determined by the Association. Association approved ponds may be used for water storage.

30.13 Harvested water must be used and not allowed to become stagnant or a threat to health.

30.14 All Systems shall be maintained in good repair. Unused systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view of any street or common area.

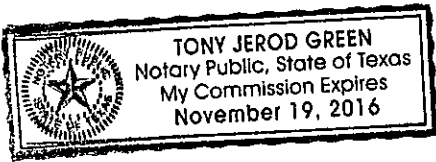
### **31.0 ARCHITECTURAL CONTROL COMMITTEE (ACC)**

31.1 As stated in the Residential Deed Restrictions Item No. 2, the ACC has thirty (30) days to respond to an application. Failure of the association to respond within this time frame results in an automatic approval of the change or improvement.

31.2 Once an application is approved, the homeowner has forty-five (45) days to begin the change or improvement, unless otherwise approved by the ACC. If the work does not begin within this time frame, the application is no longer approved and the homeowner must resubmit an application for approval.

*Joseph A. Pistor* 7/12/2013  
AS AGENT FOR THE ASSOCIATION

TONY GREEN 7-12-13  
Harris County  
*[Signature]*



ASHFORD WEST  
COMMUNITY ASSOCIATION *im*

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on the  
12TH Day of July 2013

*per* Mail To  
PLANNED COMMUNITY MANAGEMENT *N*  
15995 A BARKERS LANDING #162  
HOUSTON TX 77079



FILED

2013 JUL 12 AM 8:59

*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

JUL 12 2013



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

14-60-58-280 411 087-85-0344