

**SPRING CREEK FOREST CIVIC ASSOCIATION**

**ARCHITECTURAL CONTROL GUIDELINES as Revised November 16, 2021**

WHEREAS the property encumbered by these Architectural Control Guidelines (Guidelines) is that property restricted by the documents titled "Modification of Declaration of Covenants, Conditions, and Restrictions for Spring Creek Forest" for Sections One, Two, Three, Four and Five, recorded in the Official Public Records of Real Property of Harris County, Texas, as same has been and may be amended and/or supplemented from time to time (collectively known as the Deed Restrictions), and any other property which has been or may be annexed thereto and made subject to the authority of Spring Creek Forest Civic Association (Association); and

WHEREAS Article III, Sections 3.2.5 and 3.2.6 of the Deed Restrictions give the Architectural Control Committee (ACC) the authority to promulgate Guidelines for the original construction or modification of a Building, structure or improvement on a Lot and to modify the Guidelines as the needs of the Spring Creek Forest (SCF) change with the approval of a majority of the Board of Directors (Board) for the Association; and

WHEREAS pursuant to the Deed Restrictions, the Board and the ACC hereby adopted the Guidelines on March 1, 2021 and recorded at Clerk's File No. 2021-102650, the Board has adopted these revised Guidelines; and

WHEREAS reference is hereby made to the Deed Restrictions for all purposes, and any and all capitalized terms used herein shall have the same meaning set forth in the Deed Restrictions, unless otherwise specified in these Guidelines.

NOW, THEREFORE, the following revised Guidelines are hereby adopted by the Board.

## TABLE OF CONTENTS

	Page No.
Introduction and Overview	4
Article I. General Requirements, Process, Obtaining ACC Approval and Process for Appealing a Denial of an ACC Request	
A. General Requirements	4
B. Process for Requesting and Obtaining ACC Approval	5
C. Process for Appealing a Denial	5
Article II. Guidelines for Land Use	
A. Carports and Porte Cochere's	6
B. Detached Buildings and Structures	6
C. Patios and Decks	7
D. Fences	7
1. Side and Rear Yard Fencing	7
2. Perimeter Security Fencing For Front Yard	8
E. Pools, Pool Enclosures, Spas and Hot Tubs	8
F. Signs	9
G. Garbage and Refuse Disposal – Commercial Trash Containers	9
H. Removal of Trees and Dirt	9
I. Structural Building Maintenance	10
1. Siding	10
2. Exterior Painting	10

	Windows	10
5.	Storm and Screen Doors	10
6.	Doors	11
7.	Roofing	11
8.	Rain Gutters	11
9.	Concrete and Solid Surfaces Driveways, Sidewalks and Pads	11
10.	Mailboxes	12
J.	Satellite Dish, Television and All Antennas	12
K.	Basketball Goals and Poles	12
L.	Play Structures and Equipment	13
M.	Utilities – Street, Landscape and Holiday Lighting	13
N.	Other ACC Control for Exterior Improvements	13
1.	Rain Barrels and Rain Harvesting Systems	13
2.	Solar Panels	14
3.	Standby Generators	14
4.	Water Heaters and Water Treatment Equipment	14
5.	Religious Displays	15

Attachment I – ACC Request Form and Instructions

## Introduction and Overview of Guidelines Relating to Deed Restrictions

Spring Creek Forest (SCF) is an established, family-oriented, residential subdivision that features large Lots with many mature trees, a clubhouse with a pool, and numerous other amenities for Owners of the Spring Creek Forest Civic Association (SCFCA). To maintain the character of the neighborhood, these Guidelines were established by the Board and are enforced by the Architectural Control Committee (ACC). By following the Deed Restrictions and these Guidelines, Owners will maintain the character and quality of life in SCF for the benefit of everyone.

Pursuant to Deed Restrictions 3.2.1, the ACC has the authority to approve and/or deny any, and all exterior modifications and improvements to any property. Any modifications and improvements should be consistent and harmonious with existing structures in SCF. The ACC and the subject Guidelines are not limited to the items addressed below and shall also include any property modifications that change the appearance of the structures or property from its original design. Unless specified otherwise herein, if there is a conflict between these Guidelines and the Deed Restrictions, the Deed Restrictions shall govern. If there is a conflict between these Guidelines and the laws of the State of Texas, Texas law shall govern, unless otherwise provided.

These Guidelines may be further modified, amended, or repealed by the majority of the Board at any time.

### Article I – ACC APPROVAL

#### A. General Requirements for Items Requiring ACC Approval

1. ACC approval is not required for maintenance or repairs to the Residence or garage siding, brick, roof, window, door or fence so long as the maintenance or repair uses exact materials and colors that do not modify the original look of the Residence. All maintenance or repairs must meet the requirements of the Deed Restrictions and these Guidelines, including the installation of gutters, removal of dead or diseased trees or pruning and trimming trees. Window replacements of similar color and design do not require prior ACC approval.

2. Approval from the ACC is required in writing and in advance for the following items (see the specific subject in these Guidelines for more details). NOTE: Submittal of a completed Architectural Control Committee Home Improvement Request (“ACC Request”) does not guarantee approval of said ACC Request:

a. Any change, alteration, modification, renovation, or addition to: the exterior of existing primary structures (e.g., Residence, garage) which includes but is not limited to a change in existing paint or brick color; roofing, existing detached structures (e.g., sheds, gazebos, etc.); or existing driveways, sidewalks, patios, decks, street lighting, and removal of healthy trees more than six (6) inches in diameter or removal of dirt from any Lot.

b. Any new exterior structure, driveway, sidewalks, deck or patio installation visible from anywhere on the street in front of or on the side of the Lot for a corner Lot; including any new swimming pool, spa, hot tub, water features, large patio, deck or concrete pad, play structures, basketball goals and poles, certain satellite dish and antennas, installation of religious displays, new fencing or replacing any existing fencing and addition of perimeter security fencing.

3. Any improvement must be located so that its use will not infringe upon the rights of adjacent Owners or increase the risk of damage to adjacent property.

When in doubt, submitting an ACC Request and receiving written approval from the ACC prior to beginning work will ensure compliance with the Deed Restrictions and Guidelines.

NOTE: The ACC has no authority to grant variances to the Deed Restrictions or to approve anything which violates the Deed Restrictions. If there is a Residence or multiple Residences that have existing modifications that violate Deed Restrictions or these ACC Guidelines, it sets no precedence or basis for future ACC decisions.

**B. Process for Requesting and Obtaining ACC Approval**

1. Owner should review Deed Restrictions and Guidelines prior to submitting an ACC Request. Complete the ACC Request as instructed with all required information and project specifications. If the ACC Request is incomplete, the Owner will be notified to amend the request and forward the requested information. Projects which do not conform to these Guidelines and violate Deed Restrictions will be subject to enforcement actions as required to meet the Guidelines, including legal action.

2. No work is to start until approval is received in writing from the ACC. If the ACC fails to respond within the 30 days of receipt of a properly completed ACC Request, the ACC Request is automatically considered approved; provided, however, that no such deemed approval shall operate to permit an Owner to construct any improvement that violates the Deed Restrictions and these Guidelines.

3. The approved ACC Request is valid for six (6) months. If the approved work is not completed within this time, Owner must submit a new ACC Request.

SCFCA DOES NOT INSPECT OR VERIFY THAT THE DESIGN AND WORK HAS BEEN DONE IN COMPLIANCE WITH HARRIS COUNTY OR STATE OF TEXAS BUILDING CODES.

**C. Process for Appealing a Denial of an ACC Request**

If an applicant wishes the Board to reconsider the denial of an ACC Request, then the applicant must file an appeal, including all appeal related documentation with the Board no later than thirty (30) days from the date of the written denial. Upon receipt of the written request of appeal, the Board has thirty (30) days to hold a hearing. Both the Board and applicant have the right to a continuance of not more than ten (10) days for which such continuance shall be

confirmed in writing. Audio recording of the hearing meeting may be allowed by agreement of the Board and applicant. The Board may affirm or reverse the ACC decision.

## Article II – Land Use

### A. Carports and Porte-Cocheres

New or proposed renovation of carports and porte-cocheres must be approved by the ACC in writing prior to construction work and shall not extend beyond any building setback lines, nor encroach upon any easements. No carport or porte-cocheres shall be erected with metal veneer. Carports and porte-cocheres shall be congruent and consistent with the architectural style and materials of the Residence on the Lot.

### B. Detached Buildings and Structures

1. Detached buildings and structures may only be located in the rear area of the Lot, behind the Residence structure and fencing and not attached to the main structure (i.e. garages), and includes storage sheds, gazebos, playhouse/forts, greenhouse and shade trellises. Also included are permanent detached structures such as workshops and studios. All such structures must be approved by the ACC in writing prior to installation.

2. Such buildings and structures shall not impede the drainage from the Lot or cause the drainage or roof runoff to flow onto any adjacent Lot. It must not encroach on any easements, side, and rear setback lines.

3. The ACC will consider the following:

a. The color shall match/blend with the predominant exterior color of the main Residence (siding, roofing, trim colors).

b. Materials shall match those of the main Residence in both size and color. Plywood is prohibited as siding. Material designed to be used for exterior siding shall be vinyl, fiber-cement (e.g. Hardie), stone, brick, wood, and masonry products. Other materials may be considered for approval on a case-by-case basis, considering harmony with the style of the Residence and quality of other materials.

c. A shade structure or gazebo shall have a peaked roof.

4. A gazebo should be placed a minimum of five feet (5') away from the main structure and ten feet (10') from the Fence on all sides of the Lot. A gazebo shall be constructed of cedar or pressure-treated wood with a footprint no larger than twelve feet by twelve feet (12' x 12'). Other materials including screening may be considered. The gazebo must be in harmony with surrounding structures.

5. Greenhouses over seven feet (7') tall are not permitted as the roofing material (glass/plastic) is not consistent with the main residential structure. Greenhouses must be under seven feet (7') tall and located in the back yard and not visible from the street.

6. Shade trellis/porch and patio covers shall be constructed of materials consistent with the Residence. Canvas may not be used as roofing material on a porch cover.

C. Patios, Decks, and Covers

1. Patios (paved outdoor areas adjoining a Residence) are not allowed in front of the building setback lines or otherwise visible from any street. Patios are only allowed in the rear yards (behind Residences, garages, and privacy Fences). Materials allowed include concrete, bricks, and pavers. Asphalt is prohibited.

2. Decks (above-ground, platform-type structures not attached to the Residence) are not allowed in front of the building setback lines or otherwise visible from any street. Decks are only allowed in the rear yards (behind Residences and privacy Fences). The following conditions apply to all decks:

- a. Materials that will be considered include wood, wood composites, simulated wood, or other residential construction materials.
- b. The deck height cannot compromise the privacy of surrounding Residences.
- c. The deck cannot extend beyond the side building setback lines.

D. Fences and Perimeter Security Fencing

New Fences that are different from the existing Fence and any fencing installed for security purposes in the front of the front building line of the Residence must be approved by the ACC in writing prior to construction.

1. Side and Rear Yard Fencing

a. Acceptable Fence material in SCF for side and rear yard perimeter is a nominal one inch by six inch by six feet (1" x 6" x 6'), dog-eared, cedar wood, or pressure treated pine vertical picket, with or without a bottom "rot board." If a rot board is used, pickets and rot board cannot exceed 8 ft. in height resulting in a total height of eight feet (8'). The top-of-picket finishes different from the dog-eared type, such as plain black-painted, wrought-iron type metal Fences and gates, or any other non-wood product may be allowed on a case-by-case basis.

b. Any part of the Fence parallel to and visible from the street shall have the pickets on the street side of the posts and stringers. If there is a "finished" side to the pickets, the finished side shall also face the street.

c. Painting, staining or varnishing of wooden fences is not permitted. Wooden fences (and gates) may be left in their natural state or treated with a clear preservative.

d. Fence posts may be galvanized steel pipe; or nominal four inch by four-inch (4" x 4") cedar, redwood or pressure-treated pine. Posts must be embedded in concrete at least up to ground level.

2. Perimeter Security Fencing for Front Yard

a. Any fencing installed for security purposes in front of the front Residence building line is subject to Section 202.023 of the Texas Property Code and shall first be approved in writing by the ACC prior to installation. Any such security fencing shall be in harmony with the exterior of the Residence and neighboring properties.

b. Wood, vinyl, wire or chain link fencing is strictly prohibited in front of the front building line of the lot.

c. Wrought iron-style fencing no higher than six feet (6') is acceptable and the design and layout of the fencing shall also be subject to approval in writing by the ACC prior to installation. Whenever possible, any such fencing shall contain columns which match the exterior masonry of the Residence.

d. All fencing must be in compliance with all city, county, state, or federal guidelines, laws or ordinances that regulate visibility, roadway sight line requirements, safety, structure, easements, or any other matter related to building codes, traffic codes, and any other relevant regulations.

e. All fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the Residence.

E. Pools, Pool Enclosures, Spas and Hot Tubs

1. Construction of any pool, spa or hot tub requires prior ACC written approval. Detailed plans reflecting size, depth, easements, fencing, drainage and placement of mechanical equipment must be submitted and approved prior to any excavation.

2. No pool or spa may encroach into any utility easement.

3. Mechanical equipment (pumps, heaters, etc.) must not be visible from the street and should be placed to provide the least noise disturbance to neighbors.

4. Rock waterfall structures, diving apparatus and slides may not exceed fencing height or seven feet (7'); whichever is less. No high dive structures are allowed.

5. Above ground pools (except small wading/baby pools) are not allowed.

6. Swimming pool enclosures are allowed pursuant to Section 202.022 of the Texas Property Code, and are subject to all applicable local or state safety requirements and the following guidance:

A. consists of transparent mesh or clear panels set in black metal frames; be no taller than six feet (6') in height;

C. is designed so as not to be climbable.



F. Signs

No sign shall be permitted on any Lot within SCF without prior written ACC approval, except for the following:

1. "For Sale" and/or "For Lease" signs.
2. Political Signs must be compliant to Texas Election Code, Title 15. Section 259.002. Owner can display signs advertising a candidate or measure for election on or after the 90th day before the date of the election to which the sign relates and before the 10th day after that election date. The ACC has the authority under this statute to require other restrictions and retains such authority to require removal of any sign that contains language, graphics or any display that could be offensive. Only one sign per candidate or political measure is permitted. Political signs should be ground mounted and not attached to any existing structure. Political signs shall be no larger than four feet by six feet (4'x6'). Political-themed flags or banners, whether mounted on a permanent standalone flagpole, ground mounted, mounted to a tree or any structure, are not allowed.
3. School extracurricular activities signs that are not more than six (6) square feet.

G. Garbage and Refuse Disposal – Commercial Trash Containers

1. Commercial trash containers (including "porta-potties") must be approved by the ACC in writing before being brought onto Owner's Lot. In most cases, such containers will only be allowed in the driveway. Approval will include a time limit for use of the container. Commercial trash containers must be emptied or removed when they become full.
2. Flexible, cloth-type containers may only remain on site for up to fourteen (14) days and do not require ACC approval.

H. Removal of Trees and Dirt

1. Prior ACC approval is required for the removal of any healthy trees as described in the Deed Restrictions. When trees are removed from the front or side yard, no stumps or roots shall be left visible from the street.
2. Replacement of one (1) or more comparable trees may be required for the removed tree, as the ACC may deem necessary.
3. Removal of dirt from the Lot is prohibited except when necessary for construction, in which case prior ACC written approval is required.

I. Structural Building Maintenance

1. Siding. ACC approval is required for installation of new siding. Material designed for exterior siding that is allowed includes vinyl, fiber-cement (e.g. Hardie), stone, brick, wood, and masonry products. Other materials may be considered for approval on a case-by-case basis, considering harmony with the style of the Residence and quality of other materials.

2. Exterior Painting. The goal of restricting exterior paint colors is to maintain SCF's architectural color scheme in a consistent and aesthetic manner. Consideration of the color of surrounding Residences and the applicant's brick or masonry color will factor into ACC approval. All paint color choices (primary exterior color, trim, doors, shutters, garage and garage doors) must be approved by the ACC in writing prior to painting. The Residence and the garage colors must complement each other. The following specifications and Guidelines also apply to doors, shutters, trim, soffit, fascia and windows.

- a. Selected colors must be harmonious with other colors used on the structure, (e.g. roofing and brick) and must be harmonious with the other colors used in SCF.
- b. Generally, earth-tone colors (light, muted and neutral) will be considered. Colors that are vivid, flamboyant, loud, bright or brilliant will not be considered.
- c. The ACC, in its discretion, will determine if a specific color complies with architectural and aesthetic style of the community.

3. Windows. Replacement or repairs of windows do not require ACC approval provided that they are of similar color and design and the frame matches or complements the Residence colors.

4. Solar screens fitted over windows are allowed without ACC approval.

- a. Window shutters of various types (decorative or functional) are allowed but must be approved by the ACC prior to installation. The ACC will consider harmony with the existing Residence architecture and color in evaluating a request.
- b. No shades, awnings, or canopies are allowed above windows or doors in the front or side of the Residence, they are only allowed in the rear of the Residence and then do not require ACC approval.

5. Storm and Screen doors

Storm and screen doors do not require ACC approval provided they meet the following requirements:

- A. The storm/screen door is the same size as the entry door (with a full-length glass or screen); and
- B. The color of the frame matches or complements the entry door and Residence colors.

Hurricane roll down shutters, functional shutters and hurricane screens do not require ACC approval.

6. Doors. Prior ACC approval is required for any change in color for entry and garage door visible from any street.

7. Roofing. All roof replacements for Residence and garage must be approved by the ACC in writing prior to construction. Minor roof repairs may be performed without prior ACC approval provided that the material used is the same as the existing roof materials. Roof colors should complement the Residence/garage colors and the ridge cap must be the same color as the roof.

a. Roofing materials that will be considered include architectural-style, composite (asphalt-fiberglass) shingles that resemble wood, metal shingles with the appearance of architectural-style, composite shingles. Metal, tile (and tile-look metal) materials and shingles of other styles may be approved depending on the architecture of the Residence/garage structures, on a case-by case basis.

b. Any corrugated or 3-tab composite shingles are not permitted.

8. Rain Gutters. ACC approval is not required to install or repair rain gutters so long as the gutter color matches the existing Residence fascia and trim color.

9. Concrete or Solid Surface Areas - Driveways, Sidewalks and Pads

a. All new and replacement driveways and sidewalks must be approved by the ACC in writing prior to installation. All driveways visible from the street shall be constructed of concrete. Concrete surfaces may have a decorative finish, but such finish must also be approved by the ACC in writing prior to installation.

b. Driveways, sidewalks and pads shall not impede Lot drainage or cause Lot to drain on adjacent Lots.

c. U-drives (also called circular drives) will be considered on a case-by-case basis. Considerations will include Lot width and depth available, excessive tree removal, overall aesthetics, and harmony with the neighboring Lots.

d. Driveways on non-corner Lots shall be width-limited to the greater of twelve feet (12') or the existing footprint and some widening near the street may be allowed. Modifications to the existing driveway footprint may be considered by the ACC. Decorative bricks or stones may be placed alongside the driveway at any location but may not be used for parking.

e. Driveways on corner Lots shall be limited to the width of the garage plus up to ten feet (10') towards the rear of the Lot past the garage. Modifications to the existing driveway footprint may be considered.

f. Pads of any kind are not allowed in the front or side of the property. Pads may be installed in the rear yard of the Lot (behind Residence structure or Fence) with ACC approval.

g. Sidewalks may connect the front porch or entryway/landing of the Residence to the street, or the driveway, or both. Acceptable sidewalk materials include concrete, bricks, decorative stone and pavers. Sidewalks shall not be constructed of asphalt.

10. Mailboxes

ACC approval is required to replace existing mailboxes. Materials acceptable for the mailbox include metal, wood and brick enclosures. Brick color should either match the Residence brick or complement the Residence brick. Other materials may be considered by the ACC on a case-by-case basis, using consistency and harmony with the neighborhood as the primary evaluation factors. Plastic mailboxes are not permitted.

J. Satellite Dish, Television and All Antennas

1. Federal law requires that satellite dishes less than 1 meter in diameter may be installed without prior ACC approval. However, the ACC may recommend preferred areas of placement. It is preferred that the satellite dishes be located on/at the rear of the Residence or garage, or on the side towards the rear. Satellite dishes no longer in service must be removed.

2. All satellite dishes greater than 1 meter in diameter must be approved by the ACC in writing prior to installation. The ACC will consider visibility from the street, overall aesthetics, and harmony with the surrounding structures and Lots.

3. All ham radio antennas must be approved by the ACC in writing prior to installation. They must be removed when the Owner sells the property.

K. Basketball Goals and Poles

1. No permanent basketball goal or pole may be placed or positioned without prior written approval of the location by the ACC. Such approval will consider proposed materials for the pole and backboard.

2. Free-standing flagpoles are considered an architectural improvement, and therefore require ACC approval prior to installation. Flagpoles are also subject to Section 202.012 of the Texas Property Code. Only one (1) free-standing flagpole is allowed per Lot and such flagpole shall be located behind the front and side property lines. A flagpole cannot exceed twenty feet (20') in total height. All flagpoles must be constructed of permanent long-lasting materials with a finish that is in harmony with the Residence. The external halyard (hoisting rope) must be installed securely to minimize any noise. Any illumination of the flag shall not exceed 150 watts (incandescent equivalent) and requires prior, written ACC approval. A flagpole must be constructed as to not affect neighboring Residences.

3. Flagpoles affixed to a tree, Residence or garage does not require ACC approval. US flags, installed for the purposes of fundraising, may be temporarily displayed at the curb without ACC approval.

4. Only flags of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces may be displayed on the free-standing flagpole.

L. Play Structures and Equipment

1. All play structures including play forts, treehouse, swing sets, climbing apparatus and other play equipment whether temporary or permanent require prior ACC written approval.
2. Any such structure/equipment which elevates the individual(s) using it (e.g. trampoline, zip line), must be placed at least ten feet (10') from rear and side property lines and shall be centered in the backyard to protect neighbor's privacy.

M. Utilities – Street, Landscape and Holiday Lighting

1. Prior ACC written approval is required for installation of streetlights which require similar style and function consistent with SCF street lighting.
2. Landscape, exterior and security lighting shall not be of an intensity or directionality (or lack of directionality) that shines over Fences into to neighboring Residences (front, side or rear).
3. Any holiday lighting must be removed within thirty (30) days after the holiday.
4. Certain Residence security measures of exterior home video surveillance cameras are allowed pursuant to Section 202.023 of the Texas Property Code. Such devices are subject to the following:
  - a. cameras should be compact in size and as obscured from view as possible so as not to detract from the appearance of the Residence;
  - b. cameras must be placed only on the owner's private property, and not on any right-of-way, public sidewalk or street, common area or neighboring private property. Any camera lens must be angled such that the camera does not observe or record the private properties of others;
  - c. a property owner may not use exterior cameras to unreasonably intrude on the privacy of neighboring properties or their occupants.
  - d. Security measures, including but not limited to, security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between owners or residents regarding security measure fencing, or a dispute between owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the owners or residents.**

N. Other Architectural Control for Exterior Improvements

1. Rain Barrels and Rain Harvesting Systems
  - a. Installation of rainwater collection systems and storage containers requires prior, written ACC approval and is subject to Section 202.007 of the Texas Property Code.

- b. Storage containers and associated rainwater collection equipment must not be visible from any street or above the Fence line from a neighboring Lot.
- c. Unused or inoperable systems must be removed.

2. Solar Energy Collectors (Solar Panels)

- a. Installation of solar panels for the purpose of powering, heating, or cooling the Residence (or garage) requires prior written ACC approval and is subject to Section 202.010 of the Texas Property Code.
- b. It is preferred that solar panels be installed in the rear yard below the Fence line, or on the rear roof or side roof (not facing the side street on a corner Lot) of the Residence and/or garage.
- c. Roof-mounted solar panels and appurtenances shall conform to the slope of the roof, with a top edge parallel to the roofline, and shall not extend beyond the top of the roofline or extend beyond the edges of the roof.
- d. Roof-mounted solar panels shall have frames, brackets, visible piping and wiring which match the color of the roof; or be silver, bronze, or black tones which are commonly available in the marketplace.
- e. Unused or inoperable solar panels (and related equipment) must be removed.

3. Standby Generators

- a. Installation of fixed standby generators requires prior, written ACC approval and is subject to Section 202.019 of the Texas Property Code. Such approval will include consideration of the noise impact on neighbors and a possible request for installation of a sound barrier around the unit. Barrier materials may include cedar or similar treated wood to blend with existing fencing with a rubber coated sound dampener inside.
- b. Fixed standby generators (along with all pertinent gear) may only be installed in rear yards; no more than six inches (6") above grade and may not be visible from any street.
- c. Standby generator testing cycles should be programmed for a weekday between the appropriate daylight hours (9:00 a.m. through 5:00 p.m.)

4. Water Heaters and Water Treatment Equipment

- a. Installation of exterior water heaters or other water treating equipment visible from the street requires prior written ACC approval. Such equipment shall be shielded from view by placement behind a solid (i.e. privacy) Fence, a structure, or vegetation. Shielding materials must be included in the ACC approval process.
- b. All equipment must be located behind the front of the Residence.

5. Religious Displays

An owner or resident may display a religious item by displaying or affixing it to the owner's or resident's property or dwelling which is motivated by the owner's or resident's sincere religious belief subject to Section 202.018 of the Texas Property Code. The owner or resident shall **not** display or affix a religious item on the owner's or resident's property or dwelling that:

- a. threatens public health or safety;
- b. Violates a law other than a law prohibiting the display of religious free speech;
- c. Contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
- d. Is installed on property owned or maintained by the Association;
- e. Violates any applicable building line, right-of-way, setback or easement; or
- f. Is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.

The Association shall determine if the religious item is in violation of either sections "5a" through "5f" above.

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CERTIFICATION

I hereby certify that, as Secretary of Spring Creek Forest Civic Association, that these Architectural Control Guidelines were approved on the 16 day of November 2021, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 16 day of November, 2021.

[Handwritten Signature]

Print Name: Evin S Maxwell

Secretary

STATE OF TEXAS §

§

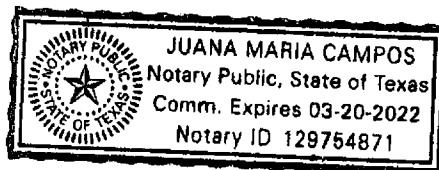
COUNTY OF HARRIS §

BEFORE ME, on this day personally appeared Evins Maxwell, the Secretary of Spring Creek Forest Civic Association known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 18 day of November, 2021.

Juana Maria Campos

Notary Public – State of Texas



After Recording, Return To:  
Sipra Boyd  
Roberts Markel Weinberg Butler Hailey PC  
2800 Post Oak Blvd., 57th Floor  
Houston, TX 77056

RP-2021-678569