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ARCHITECTURAL GUIDELINES

KINGS CROSSING PATIO HOMEOWNERS ASSOCIATION

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*Ray E. [Signature]*  
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I. OVERVIEW

The Kings Crossing Patio Owners Association Board of Directors and the Architectural Review Committee (ARC) have established these architectural guidelines in accordance with the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions and grants made by Declarant. The guidelines are established to assure uniform and fair interpretation of the Declaration and of these guidelines. The guidelines are intended to provide all lot owners in Kings Crossing Patio Owners Association information about the type, color and quality and grade of materials which may be used in the construction of various kinds of improvements, the size and locations of such improvements, and the procedure followed by the Association for reviewing applications for proposed improvements.

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These procedures and guidelines may be amended by the Board of Directors from time to time as it deems necessary and appropriate.

II. ARCHITECTURAL REVIEW PROCEDURES AND GUIDELINES

1. Applications. All applications for approval to make any exterior changes, additions, or improvements must be submitted to the Architectural Review Committee (ARC) in writing by completing the applications form currently in use by the ARC, a copy of which is included in Section III, or such form as may be adopted by the ARC. Plans and specifications for any exterior change, addition, or improvement should be attached to the application. For room additions and sunrooms, applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom or room addition in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items. The ARC reserves the right to require certified architectural and/or engineering drawings. All applications, additional information, or requests for appeal shall be mailed or delivered to the office of the managing agent of the Association, not the members of the ARC or Board of Directors.

The ARC reserves the right to request any additional information it deems necessary to properly evaluate any application. In the event that the ARC requests additional information, the application shall be considered incomplete until such information is submitted to the ARC and the Thirty (30) day requirement for approval of the application as described in the Declaration, shall not begin until such information is received. In the event that the ARC requests additional information and the information is not received within thirty (30) days from the date of the re-

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quest, the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ARC for its review.

2. ARC Decisions. ARC committee members shall consider each application for compliance with the restrictive covenants of the Declaration and with these guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC.

ARC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within thirty (30) days of the date of its receipt shall be deemed to have been automatically approved. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be completed within forty-five (45) days of the date constructions, installation, or erection is commenced.

3. Board of Director Appeals. In the event the ARC disapproves an application, the applicant may submit a written appeal to the Board of Directors. Any member filing an appeal shall be entitled to a hearing before the Board upon at least seven (7) days prior written notice to all interested parties. The Board of Directors shall review the appeal at the next scheduled meeting. All decisions of the Board of Directors shall be final.

4. Status of Applications During Appeal. During the appeal period, the decision of the ARC on the original application shall remain in effect. Further, an appeal of a decision of the ARC shall not be considered a new application resulting in approval of the original application if a response to request for reconsideration is not submitted by the ARC or the Board of Directors within forty-five (45) days of the date of its receipt.

B. General Guidelines

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

1. Size and dimension.
2. Harmony with existing structures and improvements
3. Quality of materials and construction
4. Location (Note: The ARC may not grant Permission to construct or place an improvement upon or across any utility easement, or upon any drainage easement if the

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Improvement causes water to flow upon adjoining lots, greenbelts or common areas. Consent to encroach upon any utility easement must be obtained in writing from the owner of the easement.

- 5. Color of exterior materials, their appropriateness within the neighborhood, and appropriateness with the existing structure.
- 6. The provisions of applicable statutes, ordinances, building codes and covenants, conditions and restrictions.

Provided, however, that the approval of an application shall not be construed as a warranty or representation by the ARC that the change, addition, or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty of representation by the ARC of the fitness, design, or adequacy of the proposed construction.

**C.  
Fences**

Each patio home shall have a private front brick wall. All other fences shall be maintained in the color, location, and materials identical to the original fencing. Fencing may not be replaced or painted without ARC approval. Wood fencing must age, or turn gray, before it can be sealed. No rear fence, wall or hedge and no side fence wall or hedge shall be more than eight (8) feet in height.

**D.  
Pools**

An application for the construction of a swimming pool, spa, or jacuzzi, collectively referred to as "pool", must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures, and existing or proposed fences. The application shall also include a timetable for the construction of the pool, and indicate the direction for construction access on the plot plan.

During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, all building material shall either be used on-site or immediately removed from the premises by the pool contractor.

The construction and/or installation of all pools must be in compliance with the National Electrical Code. The installation must include a ground fault circuit interrupter and a back-flow preventer device in the water supply line. There shall be no sur-

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minimum of six feet (6') from all property lines. No gazebo shall be located on a utility easement, impede drainage on the lot, or cause water to flow onto an adjacent lot.

F. Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the constructions of the main residence; provided, however, that corrugated roofs for patio covers shall not be permitted under any circumstances. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in Section K of these guidelines.

G. Decks

All decks must be approved by the ARC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot.

H. Landscaping

Landscaping in the front lot area, forward of any front face of the house, shall be maintained in a manner which enhance the overall image of the neighborhood and provide unity in the landscape which compliments the unity of the architecture.

Statuary and Fountains. Statuary and Fountains shall be of modest scale, decorative, non-offensive and harmonious with the residence.

I. Exterior Lighting

Changes to Existing Lighting. Outside lighting which was installed at the time of original construction or which was installed after original construction with the approval of the ARC may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of the existing fixture, nor 100 watts, whichever is greater. Existing gas lighting may be converted to an electric incandescent bulb provided (a) the incandescent bulb is a clear glass type, and (b) the wattage of the bulb is not greater than the wattage of the existing gas fixture.

Security Lighting. Security lighting shall be permitted with the ARC's approval as long as the total wattage for all security lights does not exceed 100 watts. All security lighting shall be mounted behind the back plane of the house. No mounted security lights (including sodium

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vapor and mercury vapor) shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ARC if the design and location of the house and/or garage on a lot warrant an exception. No more than one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot unless a cul-de-sac or corner lot. Sodium vapor lights are permissible provided that each sodium vapor light does not exceed 70 watts.

- B. Landscaping Lighting. Exterior landscape lighting shall be permitted with the ARC's approval so long as the lighting is located within flower beds, shrubs, and/or trees. Pole-mounted landscape and/or decorative lighting shall also be permitted with ARC approval so long as (i) the pole does not extend more than seven feet (7') above the ground, (ii) the light fixture is not situated more than six feet (6') above the ground, and (iii) the light is neither sodium vapor nor mercury vapor.
- C. Gas Lights. Two (2) gas lights per lot shall be permitted with the ARC's approval; provided that the gas lighting color is white.
- D. Annoyances. All new lighting which is approved by the ARC shall be subject to a ninety (90) day trial period after installation to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period shall commence on the date of the ARC's written approval of the lighting. If, at the end of the ninety (90) day period, the ARC determines that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ARC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ARC. If the lights are offensive or objectionable this will be arbitrated by the ARC.

### J. Painting

The existing exterior color of the main body or trim of a house, garage, or other improvement on a lot shall not be changed. Any accent color shall not be changed without first submitting an application with at least two (2) color samples or paint chips to the ARC and receiving its written approval.

Accents including shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted an ARC approved earthtone color, or an approved shade of

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dark green, black, blue-gray, rust or navy blue. Window hoods may also be painted in a copper tone or black metallic based paint.

K. Roofing Materials and Additions.

1. Materials. A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ARC. Roofing material shall be either number one perfection wood shingles or asphalt or composition type shingles having a minimum weight classification of 240 pounds per square or equivalent, comparable in color and texture to weathered wood shingles.
2. Roofing Additions. No skylights, solar panels, or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure.

L. Sunrooms and Room Additions.

1. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures, regardless of whether or not the proposed sunroom complies with the appropriate technical specifications.

- A. Applications for sunrooms on out-de-sac lots and corner lots where the rear or side of the house faces a street or other community property and the sunroom will be visible from the street or other community property, will be considered on a case-by-case basis.
- B. Any wood or brick on the exterior must match the exterior color of the residence. Glass may be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval. Metal may be bronze anodized aluminum.
- C. The floor of the sunroom must be of reinforced concrete slab construction. No other structural flooring material will be permitted.
- D. Any electrical plug outlet installed within the sunroom must be of the UL approved Ground Fault Interrupt (GFI) type.

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- E. Sunrooms may not have turbine-type roof ventilators. Forced fan roof ventilators are allowed if they are not visible from any surrounding street. Natural draft/convection flow panels that open may be installed.
- F. Sunrooms may not have exposed air conditioning or heating ductwork installed within or to them.

2. Room Additions. A room addition is any expansion to the original building, whether any occupied space, or not. The ARC may reject any application to construct a room addition on a lot on the basis of its overall design and conformity with existing structures, regardless of whether or not the proposed room addition complies with the appropriate technical specifications.

- A. Applications for room additions will be evaluated on a case-by-case basis. The ARC will consider the relationship of the addition to the original building and to adjacent buildings, including views to and from adjacent buildings and visibility of the addition from the streets.
- B. Any exterior materials must match with the existing exterior building, including, but not limited to, brick, wood, roofing materials, windows, and doors.

H.  
Miscellaneous

1. Birdhouses. Birdhouses shall be permitted subject to the prior approval of the ARC. A birdhouse shall not be visible from the street in front of the lot and shall not be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.

Awnings. Awnings visible from a front or side street shall not be permitted. Awnings on the rear portion of a lot must be approved by the ARC. Color and materials are subject to approval by the ARC.

3. Television antennas. One television antenna may be attached to the structure; however, the antenna's location shall be restricted to the rear of the structure or to the rear of the roof ridge line, gable, or center line, so as to be hidden from sight when viewed from the fronting street. No free-standing antennas shall be erected.

4. Children's Play Structures. For the purpose of these rules, a children's play structure shall mean any type of play set, climbing structure, play fort, slide, or swing set. A maximum of one (1) children's play structure is allowed on a residential lot. The play structure shall not exceed six feet

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(6') in height and shall not be located closer than six feet (6') to any property line. No play structure shall be located on a utility easement, impede the drainage on the lot, or cause water to flow to an adjacent lot. Tarps, wind socks, or streamers attached to the play structure are not allowed.

5. Basketball Goals. Basketball goals mounted on the structure or on permanent freestanding poles shall not be allowed.

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ARCHITECTURAL GUIDELINES FOR  
KINGS CROSSING PATIO HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

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COUNTY OF HARRIS

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BY THESE PRESENTS:

WHEREAS, the Architectural Guidelines for the Kings Crossing  
Patio Homeowners Association, Inc. ("Guidelines"), which were  
executed by the Board of Directors and the Architectural Review  
Committee of the Kings Crossing Patio Homeowners Association, Inc.,  
a Texas Non-Profit Corporation, are attached hereto.

EXECUTED this the 11 day of August, 1993.

Kings Crossing Patio Homeowners  
Association, Inc.

By: W. J. Reid

Printed Name: W. J. REID

Title: President

THE STATE OF TEXAS

§

COUNTY OF HARRIS

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§

BEFORE ME, the undersigned authority, on this day personally  
appeared W. J. REID, whose position is President of  
the Kings Crossing Patio Homeowners Association, Inc., a Texas Non-  
Profit corporation, known to me to be the person and officer whose  
name is subscribed to the foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and consideration and  
in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day  
of August, 1993.

George H. Simon  
Notary Public in and for  
State of Texas

After recording, return to:  
Ingle & Ingle  
3900 Essex, Suite 1070  
Houston, Texas 77027



GEORGE H. SIMON  
Notary Public, State of Texas  
My Commission Expires 7-15-99

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COUNTY CLERK OF HARRIS COUNTY, TEXAS, in and for the County of Harris, Texas, do hereby certify that this instrument was FILED in File Number 169-58-2603 on the date and at the time stated herein by me, and was duly recorded in the Official Public Records of Real Property of Harris County, Texas on



SEP 13 1993

*Ray A. Ryan*  
 COUNTY CLERK  
 HARRIS COUNTY, TEXAS

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KINGS CROSSING PATIO HOMEOWNERS ASSOCIATION

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2. ARC Decisions. ARC committee members shall consider each application for compliance with the restrictive covenants of the Declaration and with these guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC.

ARC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

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3. Board of Director Appeals. In the event the ARC disapproves an application, the applicant may submit a written appeal to the Board of Directors. Any member filing an appeal shall be entitled to a hearing before the Board upon at least seven (7) days prior written notice to all interested parties. The Board of Directors shall review the appeal at the next scheduled meeting. All decisions of the Board of Directors shall be final.

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B.  
General Guidelines

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

1. Size and dimension.
2. Harmony with existing structures and improvements
3. Quality of materials and construction
4. Location (Note: The ARC may not grant permission to construct or place an improvement upon or across any utility easement, or upon any drainage easement if the



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improvement causes water to flow upon adjoining lots, greenbelts or common areas. Consent to encroach upon any utility easement must be obtained in writing from the owner of the easement.

5. Color of exterior materials, their appropriateness within the neighborhood, and appropriateness with the existing structure.
6. The provisions of applicable statutes, ordinances, building codes and covenants, conditions and restrictions.

Provided, however, that the approval of an application shall not be construed as a warranty or representation by the ARC that the change, addition, or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty of representation by the ARC of the fitness, design, or adequacy or the proposed construction.

C.

Fences

Each patio home shall have a private front brick wall. All other fences shall be maintained in the color, location, and materials identical to the original fencing. Fencing may not be replaced or painted without ARC approval. Wood fencing must age, or turn gray, before it can be sealed. No rear fence, wall or hedge and no side fence wall or hedge shall be more than eight (8) feet in height.

D.

Pools

An application for the construction of a swimming pool, spa, or jacuzzi, collectively referred to as "pool", must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures, and existing or proposed fences. The application shall also include a timetable for the construction of the pool, and indicate the direction for construction access on the plot plan.

During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, all building material shall either be used on-site or immediately removed from the premises by the pool contractor.

The construction and/or installation of all pools must be in compliance with the National Electrical Code. The installation must include a ground fault circuit interrupter and a back-flow preventer device in the water supply line. There shall be no sur-



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face discharge on the lot or to an adjacent property. No swimming pool shall be constructed in a manner to impede drainage on a lot, or to cause water to flow on an adjacent lot.

E.  
Outbuildings

1. General Rules. Any type of building that exists on a lot which has a floor and/or walls and/or a permanent roof, but is not attached to the residential dwelling, or, to a detached garage on the lot, shall be considered an outbuilding. Gazebos and children's play structures, as hereinafter defined, or subject to separate requirements as set forth in Subparagraphs E.2 and M.4, respectively. Only one (1) outbuilding not exceeding ten feet (10') in length, ten feet (10') in width and eight feet (8') in height shall be permitted on a lot. The standard type, quality and color of the materials used in the construction of the outbuilding shall be harmonious with those of the main residence on the lot. No exterior portion of an outbuilding shall be made of metal. The proposed roofing material must conform to the provisions relating to roofing materials set forth in Section K of these guidelines and is otherwise compatible with the color and type of materials used in the construction of the remainder of the outbuilding.

An outbuilding shall be located in the rear portion of the lot, but may not be located on the rear utility easement unless the outbuilding is movable and the appropriate approval has been received from the utility companies with the easements. Outbuilding locations must also conform to the building front and side setback restrictions. Location of the outbuilding on a lot will be evaluated based on its orientation to surrounding properties and visibility from streets. No outbuilding shall impede drainage from the lot or cause water to flow onto an adjacent lot. A fence approved in conjunction with an application to construct an outbuilding must be completed within thirty (30) days of the date that the outbuilding construction begins.

2. Gazebos. For the purpose of these ARC guidelines, a gazebo shall be defined as a free-standing, open-framed structure with or without lattice-type walls, whose purpose should not be for any type of storage. These typically are circular or octagonal shaped structures.

For gazebo structures, the maximum footprint area is one-hundred (100) square feet (typically 10' by 10'). All gazebos must have a permanent roof with materials as set forth in Section K of these Guidelines. The quality and color of gazebo roofing shall match that of the main residence on the lot. Louvered or trellis-style gazebo roofs may be allowed as long as the quality of the materials is approved. Pressure-treated wood may be stained, painted or covered by shingles. Water and electricity may be permitted upon approval and according to the National Electrical Code. All pipes and cables must be underground. Gazebos must be located in the rear or side yard and a

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minimum of six feet (6') from all property lines. No gazebo shall be located on a utility easement, impede drainage on the lot, or cause water to flow onto an adjacent lot.

F.  
Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the constructions of the main residence; provided, however, that corrugated roofs for patio covers shall not be permitted under any circumstances. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in Section K of these guidelines.

G.  
Decks

All decks must be approved by the ARC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot.

H.  
Landscaping

Landscaping in the front lot area, forward of any front face of the house, shall be maintained in a manner which enhance the overall image of the neighborhood and provide unity in the landscape which compliments the unity of the architecture.

Statuary and Fountains. Statuary and Fountains shall be of modest scale, decorative, non-offensive and harmonious with the residence.

I.  
Exterior Lighting

1. Changes to Existing Lighting. Outside lighting which was installed at the time of original construction or which was installed after original construction with the approval of the ARC may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of the existing fixture or 150 watts, whichever is greater. Existing gas lighting may be converted to an electric incandescent bulb provided that (a) the incandescent bulb is a clear glass type, and (b) the lighting color is white.

New Lighting

Security Lighting. Security lighting shall be permitted with the ARC's approval so long as the total wattage for all security lights does not exceed 300 watts. All security lighting shall be mounted behind the back plane of the house. No pole-mounted security lights (including sodium

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vapor and mercury vapor) shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ARC if the design and location of the house and/or garage on a lot warrant an exception. No more than one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot unless a cul-de-sac or corner lot. Sodium vapor lights are permissible provided that each sodium vapor light does not exceed 70 watts.

- B. Landscaping Lighting. Exterior landscape lighting shall be permitted with the ARC's approval so long as the lighting is located within flower beds, shrubs, and/or trees. Pole-mounted landscape and/or decorative lighting shall also be permitted with ARC approval so long as (i) the pole does not extend more than seven feet (7') above the ground, (ii) the light fixture is not situated more than six feet (6') above the ground, and (iii) the light is neither sodium vapor nor mercury vapor.
- C. Gas Lights. Two (2) gas lights per lot shall be permitted with the ARC's approval; provided that the gas lighting color is white.
- D. Annoyances. All new lighting which is approved by the ARC shall be subject to a ninety (90) day trial period after installation to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period shall commence on the date of the ARC's written approval of the lighting. If, at the end of the ninety (90) day period, the ARC determines that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ARC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ARC. If the lights are offensive or objectionable this will be arbitrated by the ARC.

J.

Painting

The existing exterior color of the main body or trim of a house, garage, or other improvement on a lot shall not be changed. Any accent color shall not be changed without first submitting an application with at least two (2) color samples or paint chips to the ARC and receiving its written approval.

Accents including shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted an ARC approved earthtone color, or an approved shade of

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dark green, black, blue-gray, rust or navy blue. Window hoods may also be painted in a coppertone or black metallic based paint.

K.  
Roofing Materials and Additions

1. Materials. A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ARC. Roofing material shall be either number one perfection wood shingles or asphalt or composition type shingles having a minimum weight classification of 240 pounds per square or equivalent, comparable in color and texture to weathered wood shingles.

2. Roofing Additions. No skylights, solar panels, or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure.

L.  
Sunrooms and Room Additions

1. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures, regardless of whether or not the proposed sunroom complies with the appropriate technical specifications:

- A. Applications for sunrooms on cul-de-sac lots and corner lots where the rear or side of the house faces a street or other community property and the sunroom will be visible from the street or other community property, will be considered on a case-by-case basis.
- B. Any wood or brick on the exterior must match the exterior color of the residence. Glass may be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval. Metal may be bronze anodized aluminum.
- C. The floor of the sunroom must be of reinforced concrete slab construction. No other structural flooring material will be permitted.
- D. Any electrical plug outlet installed within the sunroom must be of the UL approved Ground Fault Interrupt (GFI) type.

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E. Sunrooms may not have turbine-type roof ventilators. Forced fan roof ventilators are allowed if they are not visible from any surrounding street. Natural draft/convection flow panels that open may be installed.

F. Sunrooms may not have exposed air conditioning or heating ductwork installed within or to them.

2. Room Additions. A room addition is any expansion to the original building, whether any occupied space, or not. The ARC may reject any application to construct a room addition on a lot on the basis of its overall design and conformity with existing structures, regardless of whether or not the proposed room addition complies with the appropriate technical specifications.

A. Applications for room additions will be evaluated on a case-by-case basis. The ARC will consider the relationship of the addition to the original building and to adjacent buildings, including views to and from adjacent buildings and visibility of the addition from the streets.

B. Any exterior materials must match with the existing exterior building, including, but not limited to, brick, wood, roofing materials, windows, and doors.

M.

Miscellaneous

1. Birdhouses. Birdhouses shall be permitted subject to the prior approval of the ARC. A birdhouse shall not be visible from the street in front of the lot and shall not be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.

2. Awnings. Awnings visible from a front or side street shall not be permitted. Awnings on the rear portion of a lot must be approved by the ARC. Color and materials are subject to approval by the ARC.

3. Television antennae. One television antenna may be attached to the structure; however, the antenna's location shall be restricted to the rear of the structure or to the rear of the roof ridge line, gable, or center line, so as to be hidden from sight when viewed from the fronting street. No free-standing antennae shall be erected.

4. Children's Play Structures. For the purpose of these guidelines, a children's play structure shall mean any type of play set, climbing structure, play fort, slide, or swing set. A maximum of one (1) children's play structure is allowed on a residential lot. The play structure shall not exceed six feet



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(6') in height and shall not be located closer than six feet (6') to any property line. No play structure shall be located on a utility easement, impede the drainage on the lot, or cause water to flow to an adjacent lot. Tarps, wind socks, or streamers attached to the play structure are not allowed.

5. Basketball Goals. Basketball goals mounted on the structure or on permanent freestanding poles shall not be allowed.

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ARCHITECTURAL GUIDELINES FOR  
KINGS CROSSING PATIO HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS           §  
  §           KNOW ALL MEN  
COUNTY OF HARRIS           §           BY THESE PRESENTS:

WHEREAS, the Architectural Guidelines for the Kings Crossing Patio Homeowners Association, Inc. ("Guidelines"), which were executed by the Board of Directors and the Architectural Review Committee of the Kings Crossing Patio Homeowners Association, Inc., a Texas Non-Profit Corporation, are attached hereto.

EXECUTED this the 12 day of August, 1993.

Kings Crossing Patio Homeowners Association, Inc. *P*

By: W. J. Reid

Printed Name: W. J. REID

Title: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared W. J. REID, whose position is President of the Kings Crossing Patio Homeowners Association, Inc., a Texas Non-Profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of August, 1993.

Leigh A. Sitton  
Notary Public in and for  
State of Texas

After recording, return to:  
Ingle & Ingle  
3900 Essex, Suite 1070  
Houston, Texas 77027



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ANY PROVISION HEREIN WHICH RELIES TO THE SALE, RENTAL OR USE OF THE REFERRED 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 hereon by me; and was  
duly RECORDED in the Official Public Records of Real Property of  
Harris County, Texas on

SEP 1 9 1993



*Orly G. Payne*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS



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ARCHITECTURAL GUIDELINES

KINGS CROSSING PATIO HOMEOWNERS ASSOCIATION

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- II. Architectural Review Procedures and Guidelines
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  - B. General Guidelines
  - C. Fences
  - D. Pools
  - E. Out Buildings
  - F. Patio Covers
  - G. Decks
  - H. Landscaping
  - I. Exterior Lighting
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  - L. Sunrooms and Room Additions
  - M. Miscellaneous

III. Architectural Review Committee Application Form

*Ray & P*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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I. OVERVIEW

The Kings Crossing Patio Owners Association Board of Directors and the Architectural review Committee (ARC) have established these architectural guidelines in accordance with the authority granted to them by the provisions of the Declaration of Covenants, Conditions and Restrictions and grants made by Declarant. The guidelines are established to assure uniform and fair interpretation of the Declaration and of these guidelines. The guidelines are intended to provide all lot owners in Kings Crossing Patio Owners Association information about the type, color and quality and grade of materials which may be used in the construction of various kinds of improvements, the size and locations of such improvements, and the procedure followed by the Association for reviewing applications for proposed improvements.

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Draw*

These procedures and guidelines may be amended by the Board of Directors from time to time as it deems necessary and appropriate.

II. ARCHITECTURAL REVIEW PROCEDURES AND GUIDELINES

1. Applications. All applications for approval to make any exterior changes, additions, or improvements must be submitted to the Architectural Review Committee (ARC) in writing by completing the applications form currently in use by the ARC, a copy of which is included in Section III, or such form as may be adopted by the ARC. Plans and specifications for any exterior change, addition, or improvement should be attached to the application. For room additions and sunrooms, applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom or room addition in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer. Applications may be rejected for failure to provide any of these required items. The ARC reserves the right to require certified architectural and/or engineering drawings. All applications, additional information, or requests for appeal shall be mailed or delivered to the office of the managing agent of the Association, not the members of the ARC or Board of Directors.

The ARC reserves the right to request any additional information it deems necessary to properly evaluate any application. In the event that the ARC requests additional information, the application shall be considered incomplete until such information is submitted to the ARC and the Thirty (30) day requirement for approval of the application as described in the Declaration, shall not begin until such information is received. In the event that the ARC requests additional information and the information is not received within thirty (30) days from the date of the re-

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quest, the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ARC for its review.

2. ARC Decisions. ARC committee members shall consider each application for compliance with the restrictive covenants of the Declaration and with these guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ARC.

ARC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within thirty (30) days of the date of its receipt shall be deemed to have been automatically approved. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be completed within forty-five (45) days of the date constructions, installation, or erection is commenced.

3. Board of Director Appeals. In the event the ARC disapproves an application, the applicant may submit a written appeal to the Board of Directors. Any member filing an appeal shall be entitled to a hearing before the Board upon at least seven (7) days prior written notice to all interested parties. The Board of Directors shall review the appeal at the next scheduled meeting. All decisions of the Board of Directors shall be final.

4. Status of Applications During Appeal. During the appeal period, the decision of the ARC on the original application shall remain in effect. Further, an appeal of a decision of the ARC shall not be considered a new application resulting in approval of the original application if a response to request for reconsideration is not submitted by the ARC or the Board of Directors within forty-five (45) days of the date of its receipt.

B.  
General Guidelines

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

1. Size and dimension.
2. Harmony with existing structures and improvements.
3. Quality of materials and construction.
4. Location (Note: The ARC may not grant permission to construct or place an improvement upon or across any utility easement, or upon any drainage easement if the

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improvement causes water to flow upon adjoining lots, greenbelts or common areas. Consent to encroach upon any utility easement must be obtained in writing from the owner of the easement.

5. Color of exterior materials, their appropriateness within the neighborhood, and appropriateness with the existing structure.
6. The provisions of applicable statutes, ordinances, building codes and covenants, conditions and restrictions.

Provided, however, that the approval of an application shall not be construed as a warranty or representation by the ARC that the change, addition, or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty of representation by the ARC of the fitness, design, or adequacy of the proposed construction.

C.  
Fences

Each patio-home shall have a private front brick wall. All other fences shall be maintained in the color, location, and materials identical to the original fencing. Fencing may not be replaced or painted without ARC approval. Wood fencing must age, or turn gray, before it can be sealed. No rear fence, wall or hedge and no side fence, wall or hedge shall be more than eight (8) feet in height.

D.  
Pools

An application for the construction of a swimming pool, spa, or jacuzzi, collectively referred to as "pool", must include a plot plan showing the proposed location of the pool in relation to the property lines, building lines, existing structures, and existing or proposed fences. The application shall also include a timetable for the construction of the pool, and indicate the direction for construction access on the plot plan.

During construction, the pool area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is removed during construction, a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Further, all building material shall either be used on-site or immediately removed from the premises by the pool contractor.

The construction and/or installation of all pools must be in compliance with the National Electrical Code. The installation must include a ground fault circuit interrupter and a back-flow preventer device in the water supply line. There shall be no sur-





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minimum of six feet (6') from all property lines. No gazebo shall be located on a utility easement, impede drainage on the lot, or cause water to flow onto an adjacent lot.

F.  
Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the constructions of the main residence; provided, however, that corrugated roofs for patio covers shall not be permitted under any circumstances. Roofing materials on patio covers shall conform to the provisions relating to roofing materials set forth in Section K of these guidelines.

G.  
Decks

All decks must be approved by the ARC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot.

H.  
Landscaping

Landscaping in the front lot area, forward of any front face of the house, shall be maintained in a manner which enhance the overall image of the neighborhood and provide unity in the landscape which compliments the unity of the architecture.

Statuary and Fountains. Statuary and Fountains shall be of modest scale, decorative, non-offensive and harmonious with the residence.

I.  
Exterior Lighting

1. Changes to Existing Lighting. Outside lighting which was installed at the time of original construction or which was installed after original construction with the approval of the ARC may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of the existing fixture or 150 watts, whichever is greater. Existing gas lighting may be converted to an electric incandescent bulb provided that (a) the incandescent bulb is a clear glass type, and (b) the lighting color is white.

2. New Lighting.

Security Lighting. Security lighting shall be permitted with the ARC's approval so long as the total wattage for all security lights does not exceed 300 watts. All security lighting shall be mounted behind the back plane of the house. No pole-mounted security lights (including sodium

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vapor and mercury vapor) shall be permitted. No security light fixture shall be allowed above the eaves of the house or garage. Exceptions to mounting security lighting behind the back plane of the house and/or allowing security lighting above the eaves of the house or garage may be granted by the ARC if the design and location of the house and/or garage on a lot warrant an exception. No more than one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot unless a cul-de-sac or corner lot. Sodium vapor lights are permissible provided that each sodium vapor light does not exceed 70 watts.

- B. Landscaping Lighting. Exterior landscape lighting shall be permitted with the ARC's approval so long as the lighting is located within flower beds, shrubs, and/or trees. Pole-mounted landscape and/or decorative lighting shall also be permitted with ARC approval so long as (i) the pole does not extend more than seven feet (7') above the ground, (ii) the light fixture is not situated more than six feet (6') above the ground, and (iii) the light is neither sodium vapor nor mercury vapor.
- C. Gas Lights. Two (2) gas lights per lot shall be permitted with the ARC's approval; provided that the gas lighting color is white.
- D. Annoyances. All new lighting which is approved by the ARC shall be subject to a ninety (90) day trial period after installation to assure that the lighting is not objectionable to surrounding residents. The ninety (90) day period shall commence on the date of the ARC's written approval of the lighting. If, at the end of the ninety (90) day period, the ARC determines that the lighting is not unreasonably offensive or an annoyance to surrounding residents, the ARC's approval shall be final; otherwise, the lighting shall be removed or modified in accordance with the decision of the ARC. If the lights are offensive or objectionable this will be arbitrated by the ARC.

J.  
Painting

The existing exterior color of the main body or trim of a house, garage, or other improvement on a lot shall not be changed. Any accent color shall not be changed without first submitting an application with at least two (2) color samples or paint chips to the ARC and receiving its written approval.

Accents including shutters, window hoods, the side panels of doors and windows and the exterior surfaces of doors may be painted an ARC approved earthtone color, or an approved shade of

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dark green, black, blue-gray, rust or navy blue. Window hoods may also be painted in a coppertone or black metallic based paint.

K.

Roofing Materials and Additions

1. Materials. A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to the ARC. Roofing material shall be either number one perfection wood shingles or asphalt or composition type shingles having a minimum weight classification of 240 pounds per square or equivalent, comparable in color and texture to weathered wood shingles.

2. Roofing Additions. No skylights, solar panels, or similar types of additions shall be permitted on the front of the roof ridge line and/or gable of a structure.

L.

Sunrooms and Room Additions

1. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures, regardless of whether or not the proposed sunroom complies with the appropriate technical specifications.

A. Applications for sunrooms on cul-de-sac lots and corner lots where the rear or side of the house faces a street or other community property and the sunroom will be visible from the street or other community property, will be considered on a case-by-case basis.

B. Any wood or brick on the exterior must match the exterior color of the residence. Glass may be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval. Metal may be bronze anodized aluminum.

C. The floor of the sunroom must be of reinforced concrete slab construction. No other structural flooring material will be permitted.

D. Any electrical plug outlet installed within the sunroom must be of the UL approved Ground Fault Interrupt (GFI) type.



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E. Sunrooms may not have turbine-type roof ventilators. Forced fan roof ventilators are allowed if they are not visible from any surrounding street. Natural draft/convection flow panels that open may be installed.

F. Sunrooms may not have exposed air conditioning or heating ductwork installed within or to them.

2. Room Additions. A room addition is any expansion to the original building, whether any occupied space, or not. The ARC may reject any application to construct a room addition on a lot on the basis of its overall design and conformity with existing structures, regardless of whether or not the proposed room addition complies with the appropriate technical specifications.

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B. Any exterior materials must match with the existing exterior building, including, but not limited to, brick, wood, roofing materials, windows, and doors.

M.

Miscellaneous

1. Birdhouses. Birdhouses shall be permitted subject to the prior approval of the ARC. A birdhouse shall not be visible from the street in front of the lot and shall not be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height. The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.

2. Awnings. Awnings visible from a front or side street shall not be permitted. Awnings on the rear portion of a lot must be approved by the ARC. Color and materials are subject to approval by the ARC.

3. Television antennae. One television antenna may be attached to the structure; however, the antenna's location shall be restricted to the rear of the structure or to the rear of the roof ridge line, gable or center line, so as to be hidden from sight when viewed from the fronting street. No free-standing antennae shall be erected.

4. Children's Play Structures. For the purpose of these guidelines, a children's play structure shall mean any type of play set, climbing structure, play fort, slide, or swing set. A maximum of one (1) children's play structure is allowed on a residential lot. The play structure shall not exceed six feet

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5. Basketball Goals. Basketball goals mounted on a structure or on permanent freestanding poles shall not be located within the front yard.

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ARCHITECTURAL GUIDELINES FOR  
KINGS CROSSING PATIO HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS           §  
  §           KNOW ALL MEN  
COUNTY OF HARRIS           §           BY THESE PRESENTS:

WHEREAS, the Architectural Guidelines for the Kings Crossing  
Patio Homeowners Association, Inc. ("Guidelines"), which were  
executed by the Board of Directors and the Architectural Review  
Committee of the Kings Crossing Patio Homeowners Association, Inc.,  
a Texas Non-Profit Corporation, are attached hereto.

EXECUTED this the 11 day of August, 1993.

Kings Crossing Patio Homeowners  
Association, Inc. P

By: W. J. Reid  
Printed Name: W. J. REID  
Title: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally  
appeared W. J. REID, whose position is President of  
the Kings Crossing Patio Homeowners Association, Inc., a Texas Non-  
Profit corporation, known to me to be the person and officer whose  
name is subscribed to the foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and consideration and  
in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day  
of August, 1993.

Leigh A. Sitton  
Notary Public in and for  
State of Texas

After recording, return to:  
Ingle & Ingle  
3900 Essex, Suite 1070  
Houston, Texas 77027



LEIGH A. SITTON  
Notary Public, State of Texas  
My Commission Expires 7-19-95

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ANY PROVISION HEREIN WHICH ATTEMPTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY IN VIOLATION OF THE LAWS OF THE STATE OF TEXAS IS HEREBY REPEALED AND UNENFORCEABLE UNDER TEXAS LAW.  
I, hereby certify that this instrument was FILED in File Number \_\_\_\_\_  
Sequence on the date and at the time stamped hereon by me, and was  
Duly RECORDED in the Official Public Records of Real Property of  
Harris County, Texas on \_\_\_\_\_

SEP 19 1993



*Dee C. Ryan*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS