

**PROPERTY OWNERS
ASSOCIATION of
PARK PLACE
SUBDIVISION, INC.**

**ARCHITECTURAL CONTROL
GUIDELINES**

and

RULES AND REGULATIONS

Amended and Restated

Revised November 2011

Park Place ACC Guidelines and Rules & Regulations

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Article I – Purpose & Objectives

The Deed Restrictions on file in the real property records of Montgomery County, Texas for all sections of land contained within the Park Place Subdivision (the “Restrictions”) specify that, *“written approval of the Architectural Control Committee (the “Committee”) is required before any Owner, Builder, or Contractor may begin any of the following: to construct any improvement of any nature, whether permanent or temporary; to alter, modify, remodel, relocate or remove, in whole or in part and to any degree, the exterior design or appearance of any existing improvement, regardless of whether or not such improvement is visible from any street.”* These Architectural Control Guidelines (the “Guidelines”) are intended to set forth the design guidelines used by the Architectural Control Committee (the “ACC”) which has jurisdiction over all modifications, additions, and alterations (the “Modifications”) made to residential properties within our community. The Board of Directors is responsible for ensuring enforcement of the Deed Restrictions and Rules & Regulations as well as overseeing the Architectural Control process and serving as the final authority on all actions taken. The purpose of these Guidelines and Rules & Regulations is to protect the beauty of the properties, to establish and preserve a harmonious and aesthetically pleasing design for the Park Place Subdivision (the “Subdivision”) and to protect and promote the value of the properties.

To preserve the architectural and aesthetic appearance of the Subdivision, no modifications shall be commenced or maintained by any owner of any lot within any section of the Subdivision, including, without limitation, site work, room additions, or the construction or installation of sidewalks, driveways, carports, decks, patios, courtyards, swimming pools, greenhouses, playhouses, walls, fences, garages, outbuildings, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, painting or staining of any exterior surface), unless and until the contemplated Modifications shall have been submitted to and approved in writing by the ACC as to the compliance of such plans and specifications with these Guidelines, including the harmony of external design, location, and appearance in relation to surrounding structures and topography.

Section 1.01 – Things to Remember

- A. Restrictions Protect All Property Owners** – All property owners are subject to the Restrictions and have agreed to comply with them. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Restrictions and these Guidelines. Compliance with the Restrictions and these Guidelines by all neighbors will permit property owners to enjoy living and raising their families in a pleasing environment and an attractive community with sustained property values.
- B. The Appropriate Guideline** – Many different kinds of Modifications to a property can be made. Those described on the following pages are the most common, but not all are described. If a project is not included on the following pages, please contact the ACC to obtain the Guidelines to use for preparing an application to the ACC.
- C. Don’t Copy Your Neighbors** – When considering a Modification to your property, do not rely on what your neighbors have done or said regarding their

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property. Your neighbor's modification may have been permitted under a prior guideline but is no longer allowed, may not have been approved, or it may have been disapproved and require modification.

- D. Changes by Previous Owners** – Purchasers of a previously occupied property sometimes are surprised and disturbed when they receive a notice that the previous owner made an unapproved alteration or addition and that they have purchased a property which is in violation of the Restrictions. Current owners are responsible for any existing violations. Any owner who finds himself in this situation should submit an application for approval of the improvements with an explanation of the circumstances.
- E. Limitation of Responsibilities** – The primary goal of the ACC is to review applications, plans, specifications, materials and samples submitted by homeowners in order to determine if the proposed improvement of modification conforms in appearance and design with the standards and policies as set forth by the ACC. The ACC does not assume responsibility for the following:
- The structure adequacy, capacity or safety features of the proposed improvement or structure.
 - Soil erosion of unstable soil conditions.
 - Compliance with any or all building codes, safety requirements, governmental laws or ordinances.
 - Performance or quality of construction performed by any applicant or his subcontractor(s).
 - Marketability of the product.

Section 1.02 – Types of Approval

The approval process is intended to minimize hardships or undue delays, while preventing a Modification that would be costly to correct if done improperly or in violation of the Restrictions or these Guidelines. The goal of the ACC in the review process is not to curtail changes to a residence but, rather, to assist in making a desired change in a manner which conforms to the character of the neighborhood and the beauty of the Subdivision.

Any owner who seeks approval for a Modification to their property should review Articles III and IV of the Deed Restrictions which provides extensive detail concerning the approval process. However, in keeping with the goal of minimizing the approval process, the following categories of Modification require no ACC approval or, because of the nature of the modification, are pre-approved. All other Modifications require written approval from the ACC.

A. No Approval Required

The following Modifications are NOT subject to ACC approval:

- Interior Improvements – Modifications to the interior unless the modification visually effects the outside of the improvement or requires structural modifications such as moving outside walls, changing or adding windows, changing or adding outside doors, etc.
- Landscaping – Modifications to landscaping (defined as living plants, trees, shrubs, flowers, etc., and utilization of non-living material

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necessary for growth, e.g., bark, mulch, etc.) and irrigation systems are generally not subject to ACC review and approval except in circumstances where the landscaping is intended to accomplish a structural objective, such as a hedge or a visual barrier.

NOTE: Texas law requires that an owner ensure that the placement of any improvements or landscaping does not halt or materially impede drainage flowing off of a neighboring property and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring property. Enforcement of this requirement is by the affected property owner(s).

- Yard Structures – Trellises, garden benches, windmills, wind vanes, wishing wells, birdbaths, birdhouses, fountains, seasonal greenhouses, and barbeque grills. Although not subject to ACC approval, yard structures must be in good taste and compatible with and appropriate in scale, color and mass to the architectural character of the dwelling and the neighborhood.
- Holiday Decorations – Seasonal decorations are generally not subject to ACC approval but should be installed no earlier than thirty (30) days prior to the holiday and but must be promptly removed within fifteen (15) days after the calendar date of the holiday.
- Religious Items – One or more religious items may be displayed or attached to each or any entry to the dwelling. Such items may include any thing related to any faith that is motivated by the resident's sincere religious belief or tradition. Individually or in combination with each other, the items may not exceed 25 square inches total in size. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not threaten public health or safety, violate any law or contain language, graphics or any display that is patently offensive to a passerby. As provided by the Texas Property Code Section 202.018, the Association or its assigned agent may remove any items displayed in violation of these guidelines.
- Basketball Goals – Basketball goals must be stored on the personal property of the owner. When not in use, they should be stored in the vicinity of the garage entrance. Permanently installed basketball goals are not allowed.

B. Pre-Approved

Certain Modifications have been Pre-Approved and require no action by the owner other than compliance with the Restrictions and Guidelines. Pre-Approval modifications must be completed within 30 days.

- Replacement of roof shingles of the same type and color.
- Repainting the exterior of the improvement and/or trim the same color.

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- Replacement of damaged brick, siding, or trim material with the same, or like, material of the same color and/or texture.
- New gutters or replacement gutters if painted the same color as the surface to which they are attached.
- Replacement exterior doors, windows, garage doors if of the same color (or a natural stained or varnished wood color such as walnut, mahogany, etc) and type as the original.
- Screens or storm sash if the frames match the window/door color.
- Satellite dishes less than 18" diameter and must be hidden from view from the street.
- Replacement of an existing air conditioning unit or its component parts so long as the replacement is at the location of the pre-existing unit.
- Repair or painting of fences with the same material and/or color.

C. Standard Approval

All other Modifications require a written ACC approval. If the approved modifications are not complete within the prescribed time period, the approval is no longer valid, and the application must be resubmitted unless a written extension is granted by the ACC.

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Variance to these Guidelines may be granted by the ACC as approved by the Board of Directors when it can be demonstrated that strict compliance would create an undue hardship by depriving the owner of the reasonable utilization of the site, or where unusual circumstances or characteristics which affect the site make strict compliance impractical. However, NO variance will be granted unless the general purposes and intent of the Restrictions and Guidelines are maintained. Any variance granted will not modify or change any Restriction or Guideline as they apply to other sites or conditions.

Section 2.01 – Requirements for All Modifications

- Access** – If construction work requires access through an adjacent property (e.g. an open space reserve, drainage easement, or vacant lot), written permission from the adjacent property owner and a pre-construction photo of the proposed access route must be included with the application submitted to the ACC.
- Applicant's Lot** – All improvements must be entirely located on the applicant's lot.
- Architectural Compatibility** – All Modifications must be architecturally compatible. Architectural compatibility is an agreeable relationship in, and, in some instances, actual continuity of architectural style, mass, proportion, scale, materials, color and design detail with existing and planned improvements on adjacent properties and in the neighborhood.

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- Colors and materials used to accomplish the modifications must be in context with their environment.
- Colors that harmonize with the natural landscape are strongly encouraged. Muted earth tones are considered to be most appropriate (i.e. black, brown, tan, beige, white or gray).
- Construction materials must be compatible with the original architectural character of the existing dwelling and neighborhood. While enlarging, extending, or remodeling an existing improvement, the materials must be compatible with those of the existing improvements. Materials must harmonize with the natural landscape.

D. Drainage – Texas law requires that the Owner ensure that the placement of any Modifications of landscaping does not halt or materially impede drainage flowing off a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

E. Easements – Modifications are not permitted within easements, except fences, limited landscaping, swimming pool piping, air conditioning equipment, light poles, and driveways. Other limited exceptions are set out in the applicable Guidelines. Any improvement constructed within an Easement without the written consent of the Easement holder is subject to removal by the Easement holder. ACC approval is not approval by the Easement holder. Written consent from the appropriate owner of the Easement must accompany any application for a modification submitted to the ACC.

F. Neighborhood Character – Modifications must be consistent with and not adversely impact the neighborhood's existing character.

G. Neighborhood Criteria – All Modifications must comply with the Deed Restrictions applicable to that Section. In case of a conflict between the Deed Restrictions and the provisions of these Guidelines, the Deed Restrictions prevail.

H. Impact on Neighbors – All structures must be located so as to minimize the impact on the neighboring properties. It is the property owner's responsibility to insure that their contractors conduct themselves in an orderly manner so as not to be a nuisance to other property owners. Examples of nuisances are: speeding, reckless driving, loud music, profane language, etc. Work that creates excessive or loud noises should not begin before sunrise and should end at sunset.

All construction trash and debris should be picked up at least once a week and should be contained in appropriate receptacles or should be contained within construction fencing so it will not blow onto surrounding properties. Food and beverage packages should be contained in containers with locked lids. Concrete trucks should be washed out and the excess concrete dumped on the property owner's lot only. They shall not be washed out or the excess dumped

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on streets, road easements, ditches or any other lot or property within the subdivision.

- I. **Use** – Modifications are approved for the stated use only.
- J. **Vacant Lots** – Vacant lots shall not be used for the purpose of the storage of any items at any time.
- K. **Inspection** – All improvements are subject to inspection, at any time, by the Association or its assigned agent.
- L. **Complaints** – Property owners are encouraged to help maintain the beauty of the community. To this end, all property owners have an obligation to conform to the Restrictions and Guidelines and to ensure non-complying improvements get corrected. If you should have a complaint regarding a violation, please notify the Association or its assigned agent. All complaints will be handled in a professional manner, and to the extent permitted by law, shall remain confidential.

Section 2.02 – Guidelines for Specific Modifications

- A. **Decks, Patios & Covers** – Decks/patios may not encroach into any easement unless the easement holder(s) have granted permission and provided written consent to such encroachment.

Decks/patios should be situated on a lot such that they pose no problem to the effective drainage of the lot or a neighboring lot.

Deck/patio covers shall be constructed of materials which complement the main structure and, if attached to the house, such covers must be integrated into the existing roofline (flush with eaves). If the cover is to be shingled, the shingles used must match shingles used on the residence. Deck/patio covers and posts should be trimmed out to match the residence. Supports must be brick, or painted wood.

Acceptable patio construction materials include treated wood or naturally rot and insect resistant woods (such as cedar and redwood) and brick.

- B. **Driveways/Sidewalks** – An application must be submitted for any driveway removal, addition or modification. Driveways are to be constructed of concrete, and entry walks and sidewalks may be constructed of concrete or other materials approved by the ACC. In order for masonry material to be approved on walkways, it must be compatible with the home and other, entry walks and sidewalks on the lot.

No excessive concrete will be allowed on lots.

Asphalt driveways and sidewalks are prohibited.

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Any concrete spilled, poured or washed on a street must be immediately removed leaving the street cleaned and unstained.

- C. **Fences, Fence Extensions & Walls** – All fences, fence extensions and walls must comply with the “Building Line” requirement set forth in the restrictions.

Any fence, or wall intended for the purposes of privacy and/or security, must be no greater than six feet (6’) in height. Acceptable materials for fence construction are wood or black rod iron. Wooden fences must be comprised of single picket construction resulting in a unified construction and an even fence line both within public view as well as private view utilizing a single rot board to achieve a maximum height of six (6’) feet.

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- D. **Gutters & Downspouts** – New or replacement gutters and downspouts which match the color of the surface they are attached to are Pre-Approved. All gutters and downspouts must be installed so water runoff does not adversely affect adjacent properties.

- E. **Rainwater Recovery Systems** – Rainwater Recovery Systems may be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas. All components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area.

A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering systems on the structure precludes screening. The barrel must not exceed 55 gallons, must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle, must be fully painted in a single color to blend with the adjacent home or vegetation, and any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.

Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering barrels, tanks or other storage devices. Open top storage containers are not allowed. Harvested water must be used and not allowed to become stagnant or a threat to health. All systems must be maintained in good repair. Unused systems should be drained and disconnected from the gutters and must be removed.

- F. **Outbuildings** – An “outbuilding” is defined as any structure that is not attached to the main building. This definition does not include bonafide

additions to the main residence or garages but does include storage sheds, gazebos, and playhouse/forts.

All outbuildings shall be placed in the backyard of a residence.

The colors of the outbuilding should match or blend with the predominant exterior colors of the main residence.

Materials used to construct the outbuilding shall match those of the residence in both size and color. The ACC will consider prefabricated storage buildings providing the color blends with the main residence.

Storage sheds shall have a maximum floor space of six by eight (6' x 8') feet, and the roof of the outbuilding shall be no higher than seven (6') feet from the ground to the highest point to achieve minimal visibility and presence as required by the Deed Restrictions (see Article 3.17). The structure must be placed a minimum of five (5') feet from any property line and be screened from public view, and the location must allow for drainage to occur entirely on the Owner's lot.

Any Storage building placed on a concrete slab may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

A playhouse/fort cannot exceed ten (10') feet in height. If the playhouse/fort has a platform, then the platform can be no higher than six (6') feet off the ground. The playhouse/fort cannot be placed within five (5') feet of any property line and must be located at the rear of the property screened from public view.

A freestanding gazebo must be placed at least six (6') feet away from the house, and materials and color must match the main residence. The gazebo, at the peak of the structure, cannot exceed twelve (12') feet in height and must be placed at least five (5') feet from any property line. The location of the gazebo must allow for drainage to occur entirely on the Owner's lot. If the roof of the gazebo is shingled, the shingles used must match the shingles of the main residence.

- G. Painting, Exterior** – Color changes to the exterior of an improvement must be approved by the ACC. The color of the brick used in the house and the color of neighboring houses are considerations.

Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used.

Siding and trim should generally stay within the earth tone color family (i.e. black, brown, tan, beige, white or gray).

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Extremely bold colors, such as orange, yellow, or blue, are discouraged. The variety and number of exterior colors on each house should be held to a maximum of three, excluding the brick or front door color.

Front doors may be stained a natural wood or painted the same color as the house trim or a complimentary color.

H. Room Additions – All room additions must comply with the “Building Line” requirements set forth in the Restrictions.

All room additions shall have ACC approval. Detailed plans must be submitted to the ACC as specified in Section III.

Building permits, as required by the City of Conroe, must be submitted with the application.

Exterior materials and colors must match the house.

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

Size and shape will depend on architectural style and layout of home, size of lot and how the room integrates with existing home. Plans for room additions must show room size in proportion to room dimensions of the residence. The roof of any addition must integrate with the existing roofline so as to appear to have been a part of the original house.

Room additions cannot exceed one-third (1/3) of the remaining back yard.

I. Roofing Materials – All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC. Wood shingles are specifically prohibited for safety reasons. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows. Roof shingles must be dark brown or dark gray tones.

Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.

With advance written approval, Alternative Shingles designed primarily to be wind or hail resistant, provide heating or cooling efficiencies or solar energy capture capabilities may be installed. Alternative Shingles must resemble the shingles used within the Association, be more durable or equal or superior in quality and must match the aesthetics of properties surrounding the owner’s property.

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- J. **Solar Panels/Screens/Film** – The ACC will only approve solar panels which are unobtrusive and which blend in with the roof shingle color. (See specific requirements of Solar Energy Devices below.)

Solar screens are allowed on windows only if they blend with the window color.

Solar window film must be of a non-reflective type and professionally installed. Samples of window film must accompany each application.

- K. **Solar Energy Devices** – As defined by the Texas Tax Code Section 171.107(a), a solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. Such devices must be installed on land or structure owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas. Such Devices may only be installed on the roof of the main residential dwelling, on the roof of any other approved structure or within a fenced yard or patio.

Devices mounted on a roof must have no portion higher than the roof section, have no portion extending beyond the perimeter boundary of the roof section, conform to the slope of the roof, be aligned to the top edge of the roof line, have framing, brackets and visible piping or wiring of a color matching the roof shingles or a silver, bronze or black tone and be located in the least visible position from any street or common area, so long as the location does not reduce estimated annual energy production more than 10% over alternative roof locations.

For Devices locate in a fenced yard or patio, no portion of the Device may extend above the tope of the fence. If not a solid fence, the Association or its assigned agent may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.

All Devices must be installed in compliance with the manufacturer's instruction and in a manner that does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law. Installed Devices may not threaten public health or safety or violate any law or substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner. All Devices must be maintained in good repair, and unused Devices must be removed.

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L. **Storm Windows & Storm Doors** – Storm windows and storm doors are Pre-Approved if the frames match the window frame of the house. Other colors must be approved.

M. **Swimming Pools and Spas** – No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking encroachment also requires a consent agreement. Copies of the consents granted by the utility companies must be received prior to approval.

Ideally, any pool or spa should be located at least five (5') feet from a side lot line and seven (7') feet from rear lot line to maintain proper drainage on the lot. However, a minimum of three (3') feet will be allowed in certain instances. The pool must meet all building line and easement restrictions on the recorded plat. Pools may only be constructed in the backyard.

All swimming pools and spas shall be completely enclosed by a solid wood or wrought iron type fence enclosure, being not less than four (4') feet, nor more than six (6') feet in height and having pickets spaced not more than three (3") inches apart. All openings to any such enclosure shall be closed with a self-closing and self-locking gate of the same construction and material as the fence.

Above ground spas, Jacuzzis or hot tubs are allowed provided they are screened from public view by landscaping or a privacy fence; otherwise they must be part of a deck system.

N. **Home Maintenance** – Each Owner is expected to keep their property and improvements in good order and repair in a manner and with such frequency as is consistent with safety and good property management. The requirements of proper home maintenance include, but are not limited to:

- Prompt repair of broken windows.
- Painting, repainting, staining, or restaining any exterior surfaces that are faded, chipped, peeling, or badly soiled.
- Prompt repair of rotten, sagging, damaged, or broken siding, trim, columns, exterior doors, windows, garage doors, gutters, fences, shutters, screens, decks, or yard structures.
- Prompt repair of damaged or broken driveways, walkways or other pavement areas.
- Mowing of lawn areas to the curb of the street.
- Pruning and cutting of trees and shrubbery.
- Removal of all trash and debris.
- Storage of all equipment, materials, supplies, appliances, etc. within the garage, and ACC approved storage building, or other enclosed area.

O. **Vehicles, Trailers and Boats** – Trailers, trailer houses, recreational vehicles, mobile homes and boats may be stored in a garage provided that such storage

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does not result in the displaced automobile(s) being parked outside the boundary of the lot or in a manner inconsistent with these Guidelines.

Streets, cul-de-sacs, or road rights of ways shall not be used as a storage area for cars, trucks, trailers, trailer houses, recreational vehicles, mobile homes or boats.

Tractor trailers, semi trucks and rigs shall not be allowed in the subdivision except for necessary deliveries and, in no case, can they be parked overnight in the subdivision.

Vehicles that are disabled, not currently licensed or registered, or are otherwise inoperable cannot be stored at a location visible at ground level from any street or adjacent property.

All vehicles parked on a lot must be parked on concrete or other approved hard surface material. Parking on lawns, ditches, open space areas, or other dirt, gravel or grassy areas is prohibited except if parked parallel to a street and within 12" of the edge of the street.

P. Unsightly Objects – No unsightly objects, which might reasonably be considered to give annoyance to neighbors of ordinary sensibility, shall be placed or allowed to remain on the yard, residential structure, outbuilding, storage shed, yard structure, street or driveway. Unsightly objects include, but are not limited to, the following:

- Wood or lumber stored in open view.
- Empty plant containers that remain in public view for over 30 days.
- Old bicycles, tricycles (rusted), and toys that remain in public view for over 30 days.
- Bricks, sawhorses, paint cans, building materials, etc., that remain in public view for over 30 days.
- Old trash cans in public view that are not discarded within 30 days.
- Bagged lawn clippings or leaves that are not discarded on regular trash days and are left in public view.
- Dirt or mulch piles which are not spread within 30 days.

Q. Pets -- Pets may not constitute a danger or nuisance to persons in the neighborhood, nor shall they cause a health hazard.

Pets are not allowed to run at large and must be confined to the owner's lot or controlled by a restraint device when being walked.

R. Yard Appearance – Seasonal decorations should be installed no earlier than thirty (30) days prior to the holiday and but must be promptly removed within fifteen (15) days after the calendar date of the holiday.

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Skateboard ramps may not be permanently affixed to the ground and must be stored where they are not visible from streets or adjacent property when not in use.

Dead trees must be promptly removed. No tree greater than 2" in diameter may be cut or removed without approval (see Article 3.06 of the Deed Restrictions).

- S. Signage** – Only approved signs are permitted. Signs may not be attached to street signs, stop signs or trees and must be professionally printed. Acceptable signs include Real Estate and Alarm/Security. Alarm/Security signs must be placed in the vicinity of front entrances and doors. No sign shall be larger than 2' X 3'.
- T. Display of Flags** – Permitted Flags, i.e. United States, State of Texas and official flags of any branch of the United States armed forces, may be displayed according to the following guidelines.

Advance written approval of the ACC is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.

Permitted Flags must be displayed in a respectful manner, from a pole attached to a structure or to a free-standing pole and shall be no larger than three foot (3') by five foot (5') in size. Only one Permitted Flag may be displayed on a flagpole attached to a structure which may be up to six feet (6') long and securely attached with a bracket at an angle of 30 to 45 degrees. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen (14') tall and no taller than twenty (20') tall, including ornamental caps, and steps should be taken to reduce noise levels by using vinyl or plastic hooks, snap hook covers or securing a loose halyard rope around the flagpole with a flagpole clasp.

Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street, must honor the setback lines as described in the restrictions and may not be closer to a dwelling on an adjacent lot than the height of the flagpole. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.

Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must be ground mounted in the vicinity of the flag with minimal spillover, facing the main structure on the property and not exceed a 60 watt incandescent bulb.

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If a flagpole is no longer used on a daily basis, it must be removed. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

Article III – Approval Process

Section 3.01 - Application Procedure – Applications shall be submitted to the Association or its assigned agent. Three complete sets of plans/drawings and specifications shall include the address and phone number. Incomplete applications shall be rejected and returned. Applications shall be submitted via mail or hand delivered to the Association or its assigned agent. All applications must be in writing. The ACC will not respond to fax or verbal requests. It is the applicant's responsibility to ensure that the Association or its assigned agent has received the application when sent by mail. Do not assume it was received.

Section 3.02 - Approval/Disapproval/Processing Period – The ACC will respond in writing to all completed applications. Upon approval, one (1) copy of the application and a set of plans/drawings will be marked “Approved” and returned.

Please note that the ACC has thirty (30) calendar days from the date of receipt of a complete application within which to respond. If additional information is required by the ACC, the thirty (30) days processing period will commence upon receipt of additional information. Scheduling for the implementation of the proposed improvement(s) should allow for the time required for completion of the approval process.

In the event the ACC fails to indicate its approval or disapproval within the thirty (30) days after receipt of the required documents, the owner will provide written notice of such failure by certified mail. If the ACC fails to indicate approval or disapproval within thirty (30) days after receipt of the notice, the approval process and the related covenants set out in the Restrictions shall be deemed to have been fully satisfied, provided that the proposed improvements are in general harmony with the scheme of the development as set forth in the Restrictions and these Guidelines and do not violate any of the covenants. However, failure to respond on the part of the ACC does not imply permission to encroach on an easement or building line or violate a provision of the Restrictions or the Guidelines promulgated.

If an application is not approved, the ACC will respond in writing as to why such approval was denied. If an applicant wishes to discuss the decision made by the ACC, the applicant must contact the Association or its assigned agent to make arrangements for a meeting. **The Board of Directors shall have the final authority over all actions taken by the ACC.**

Park Place ACC Guidelines and Rules & Regulations

No ACC member can approve his/her own improvement.

Please note that written ACC approval is required PRIOR TO the installation or construction of any improvement or modification to an existing improvement. If an improvement is made without ACC approval, the Association has legal right to enforce its removal or modification at the property owner's expense.

If construction has not begun within twelve (12) months from the date of the approval, the approval is no longer viable and the application must be resubmitted. ACC approval is non-transferable.

All construction shall be completed within six (6) months of construction start date.

PROPERTY OWNERS ASSOCIATION OF
PARK PLACE SUBDIVISION, INC.

By: Chrissie West

Name: CHRISSIE WEST

Title: President

FILED FOR RECORD

01/09/2012 10:24AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

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

01/09/2012



County Clerk
Montgomery County, Texas